



CITY OF CLEVELAND
Mayor Justin M. Bibb

St. Clair Superior & Hough Zoning Change

April 2026



Growth that Starts with Residents

Modern Zoning Changes



**Cleveland does not need to be
discovered; it needs to be invested in.**



For generations, residents in the Hough and St. Clair-Superior neighborhoods have carried the strength, culture, and identity of this city forward, often without the level of investment they deserved.

To better reflect what Clevelanders want to see in their neighborhoods, the City is updating its zoning code using a form-based approach.



Why Here? Why Now?

St. Clair Superior & Hough Zoning Change



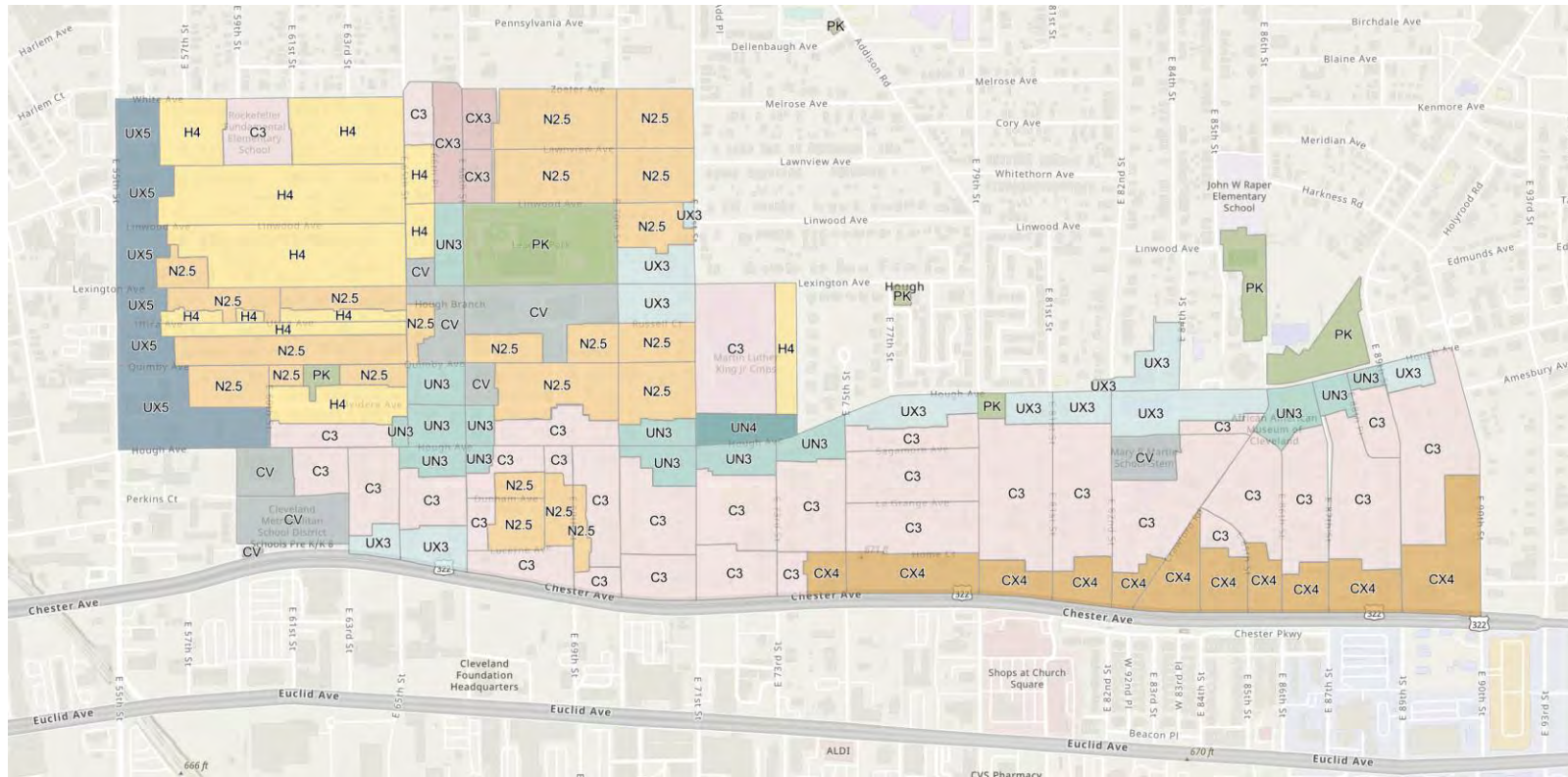
Modern Zoning Through **Form-Based Code**

- Today, Cleveland’s zoning primarily focuses on how buildings are used—like residential, commercial, or industrial—and applies similar rules across different areas of the city. But our neighborhoods aren’t all the same. Each one has its own character, history, and needs.
- Form-based code shifts the focus from how buildings are used to how they look, feel, and fit within a neighborhood. This approach allows for more flexibility while ensuring new development matches the scale and design of the surrounding community. It also helps expand equitable options for housing and transportation, so every neighborhood can grow in a way that works for the people who live there.
- **The City has already piloted this in parts of the Hough neighborhood – the proposal is an expansion of this effort north to St. Clair Avenue.**



Modern Zoning Through Form-Based Code

- Hough FBC Pilot Eff. 7/3/24



Modern Zoning Through **Form-Based Code**

This is about giving Cleveland the tools to grow with intention, so every neighborhood can evolve in a way that reflects its character, supports its residents, and attracts the investment it deserves.



Modern Zoning Through **Form-Based Code**

Current Neighborhood Challenges & Form-Based Code Solutions:

Walkability & Safety

- **Current zoning:** Separates land uses, which can lead to sprawl and make it harder to access everyday amenities and jobs without a car.
- **FBC:** Encourages a mix of uses along commercial corridors, making it easier to walk to shops, services, and job opportunities.



Modern Zoning Through **Form-Based Code**

Current Neighborhood Challenges & Form-Based Code Solutions:

Affordability & Inclusivity

- **Current zoning:** Limits housing supply and can fall out of step with demand due to complex, restrictive regulations.
- **FBC:** Expands the range of housing options for different incomes and life stages, while ensuring new development fits the character of the neighborhood.
- **Current zoning:** Restricts many home-based and small-scale businesses, creating barriers for blue-collar entrepreneurs.
- **FBC:** Supports a wider range of building types and uses, making it easier for small businesses to start, grow, and thrive within their communities.



Modern Zoning Through **Form-Based Code**

Current Neighborhood Challenges & Form-Based Code Solutions:

Streamlined Administrative Process & User Friendly

- **Current zoning:** Lacks a clear, consistent permit process, making applications difficult for both staff and the public to navigate.
- **FBC:** Establishes a clear, modern application and permitting process that reflects how development works today.
- **Current zoning:** Text-heavy and difficult to interpret, making regulations hard to understand and apply.
- **FBC:** Uses clear language and visual standards, making the code easier to navigate, understand, and use.



Modern Zoning Through **Form-Based Code**

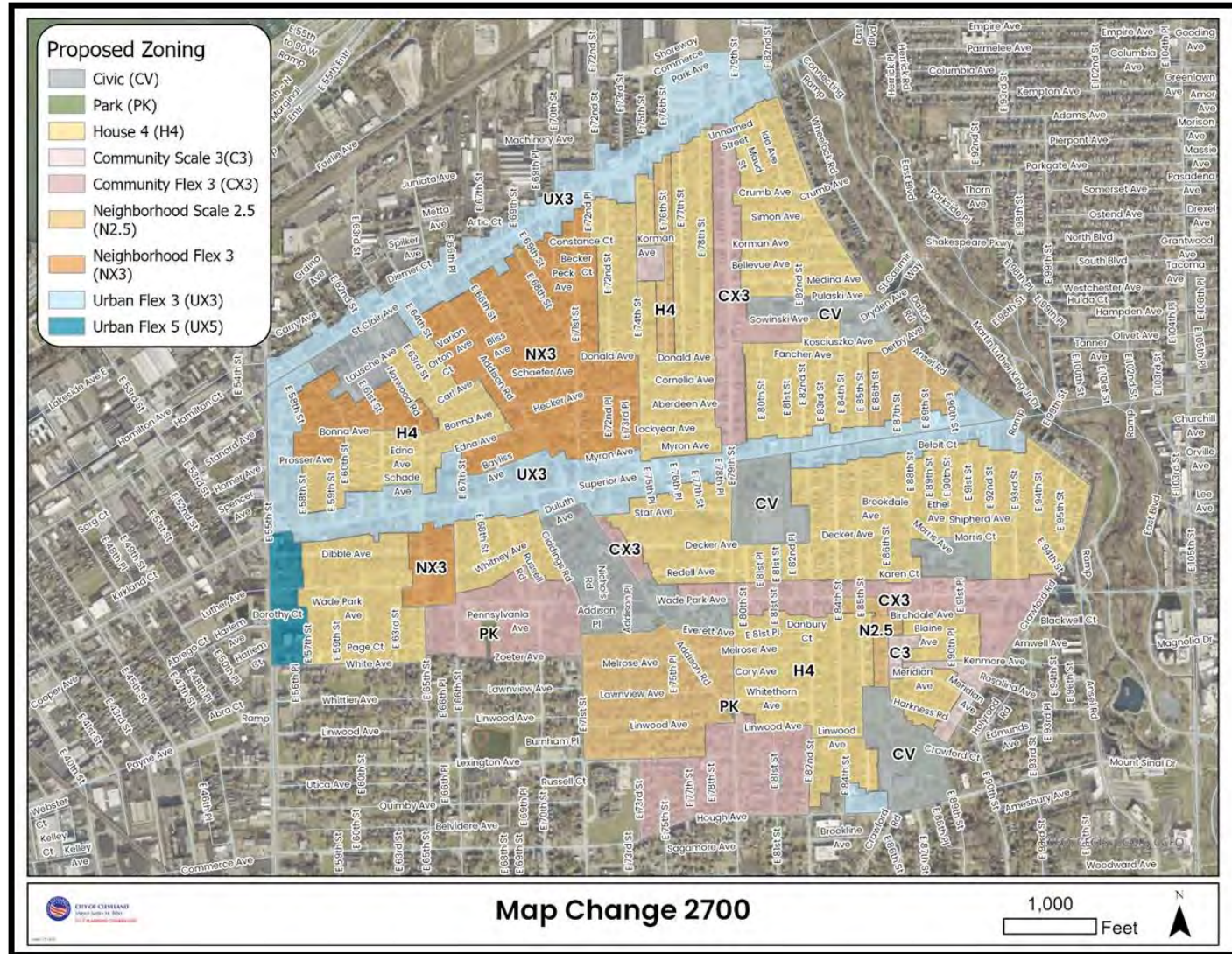
Form-based code makes it easier for residents to invest in their homes, attracts new housing and local businesses, and removes barriers so good projects can move forward faster.

What This Means as Examples:

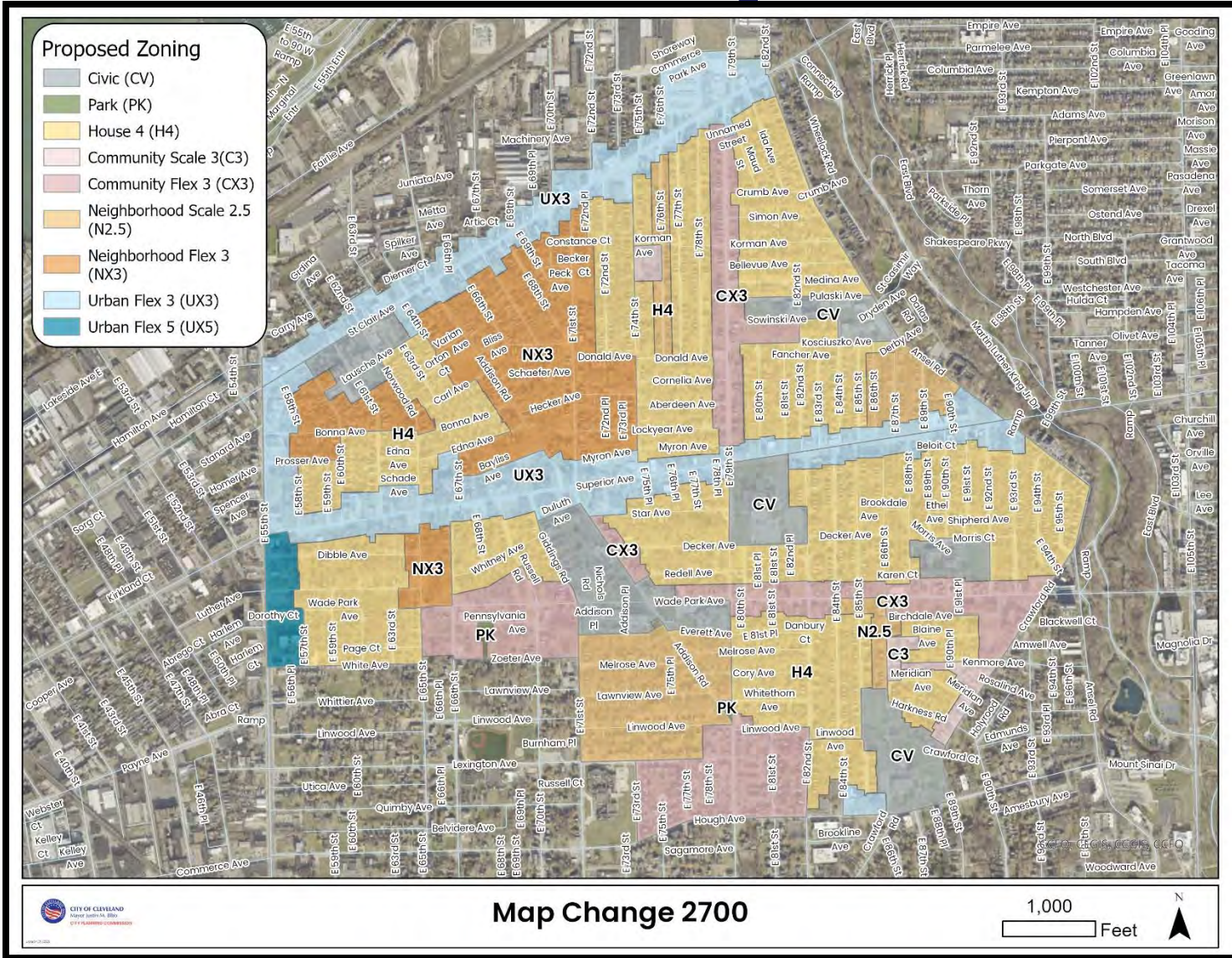
- A vacant storefront can more easily become a café or small business
- A homeowner can add a unit for family or rental income
- New housing can be built that fits the scale of the block
- Mixed-use corridors can support shops, services, and jobs within walking distance



St. Clair Superior & Hough Zoning Change



Form Based Code Proposal Overview



Rationale:

Expanding the Hough pilot FBC area to respect both existing and desired development patterns, consolidate hodgepodge zoning districts, and update legacy industrial zoning classifications.

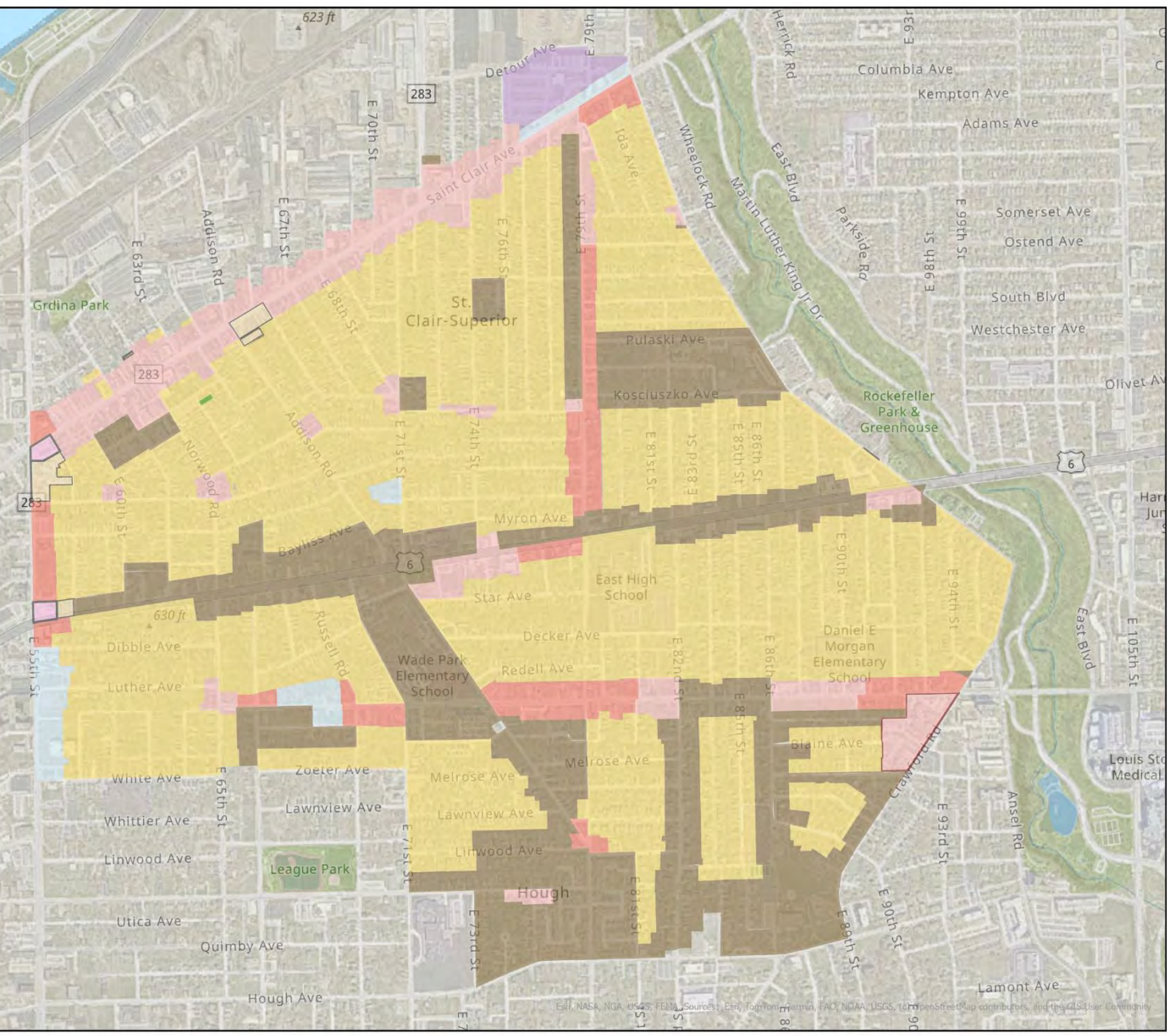
Purpose:

The purpose of this Zoning Map Change is to promote adaptive reuse and rehab of vacancy in the St. Clair-Superior Neighborhood. This rezoning will also create a more walkable transit oriented area by allowing more mixed uses and diverse housing typologies which is in alignment with the Connecting Cleveland Citywide Plan.



Current Zoning

- General Industry
- Semi-Industry
- Residence-Industry
- Institutional-Research District
- Limited Retail Business
- General Retail Business
- Local Retail Business
- Residence Office
- Multi-Family
- Two Family
- One Family
- Urban Garden District



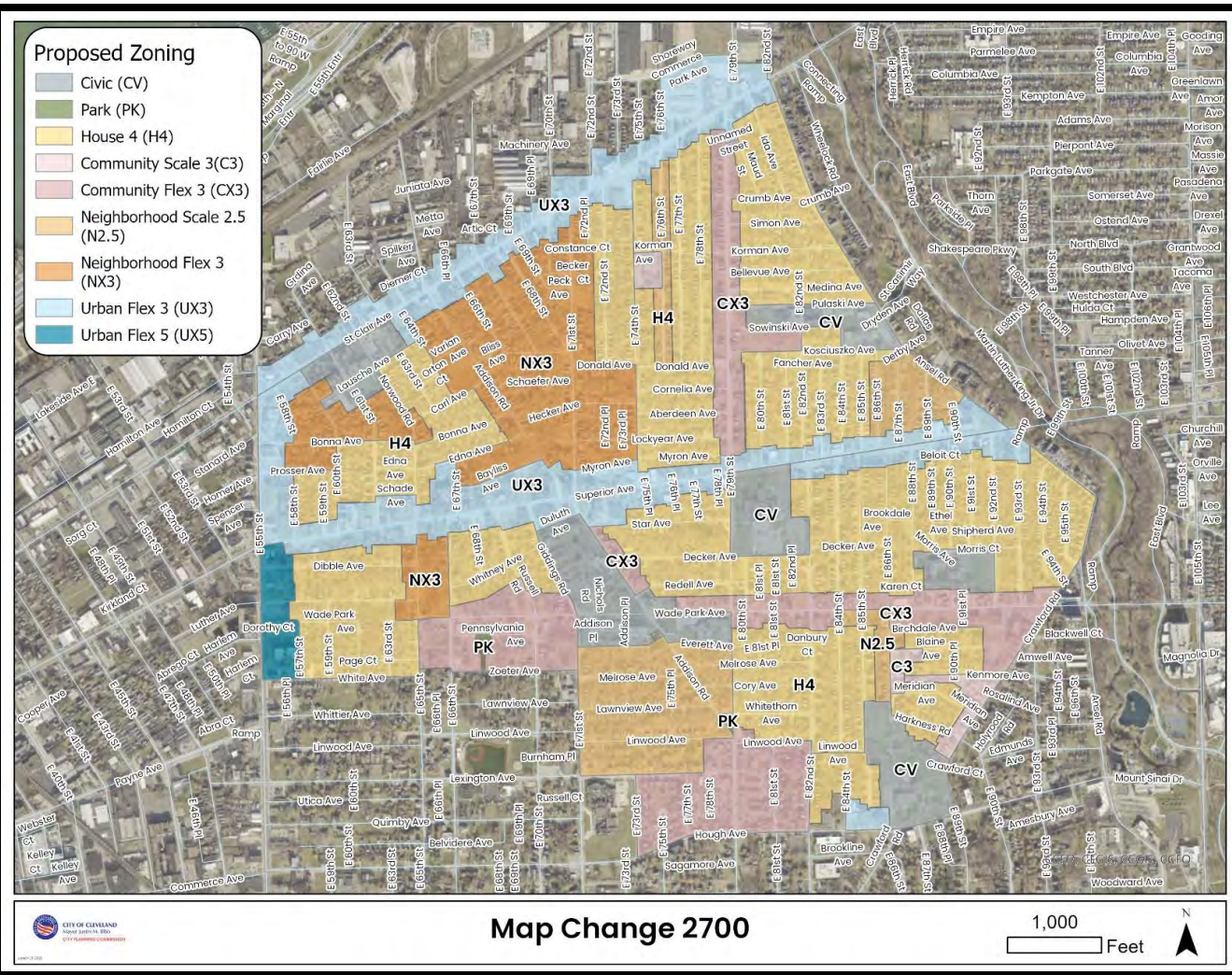
Current Zoning

Existing Zoning

- Existing Legacy Industrial Districts
- Hodgepodge Zoning Classifications
- Restrictive Zoning

House 4 (H4)

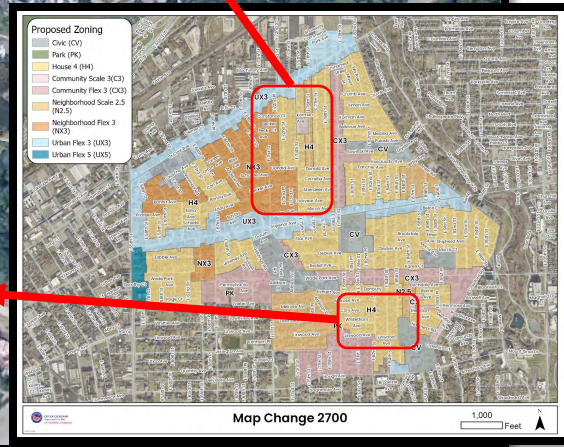
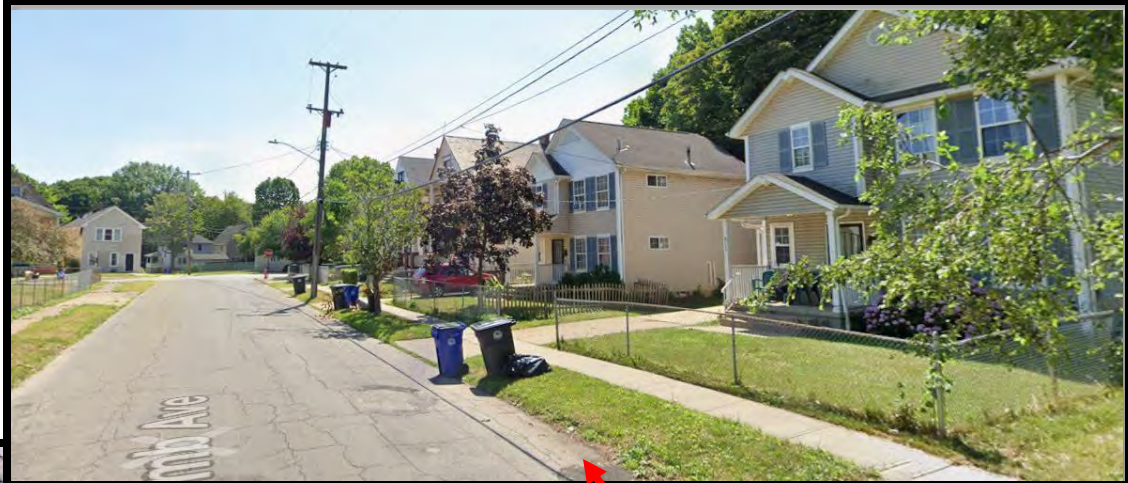
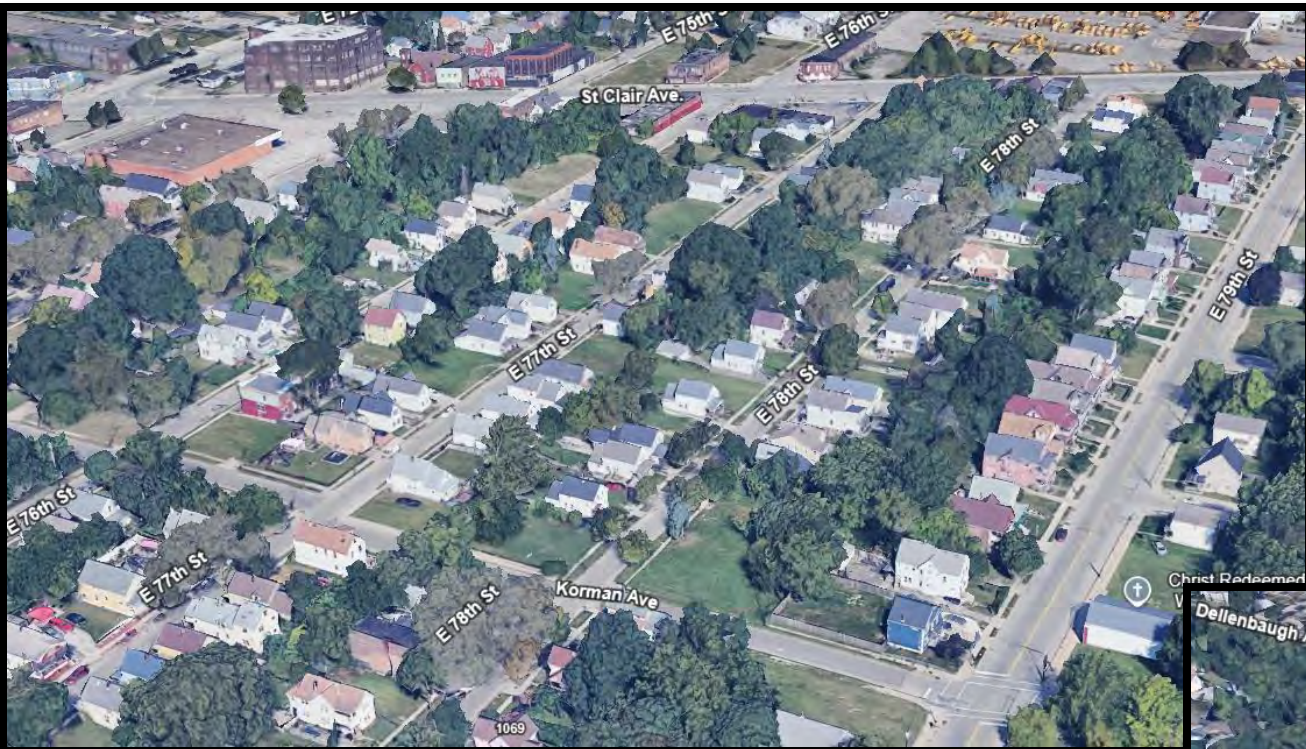
- Existing Zoning Two-Family & Multi-Family Residential Districts
- Low density residential context.



H4
4 dwellings units per site
20' site width
2.5 stories/32' in height
35' building width

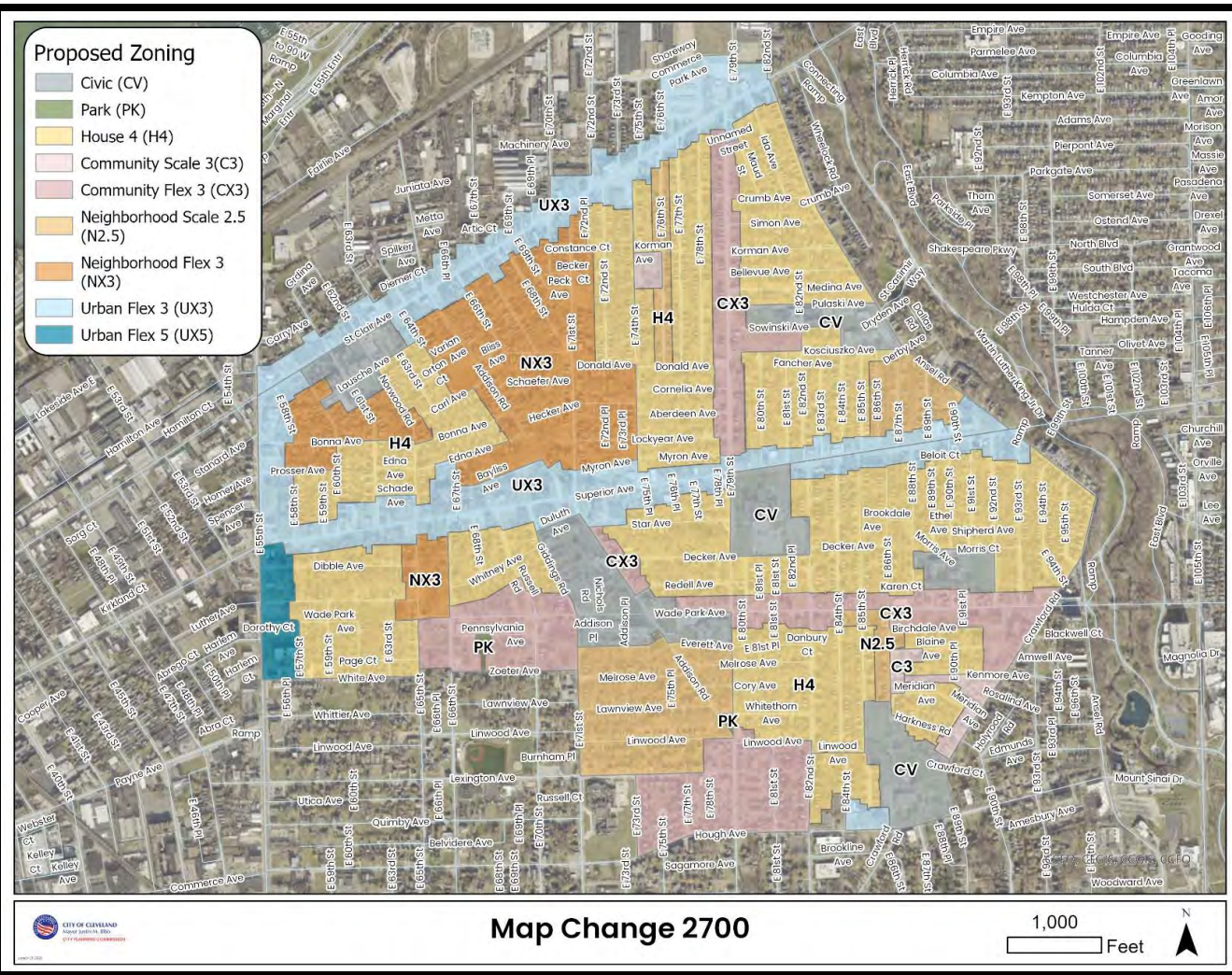
House 4: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses.

House 4 Context



Neighborhood Scale 2.5 (N2.5) Neighborhood Flex 3 (NX3)

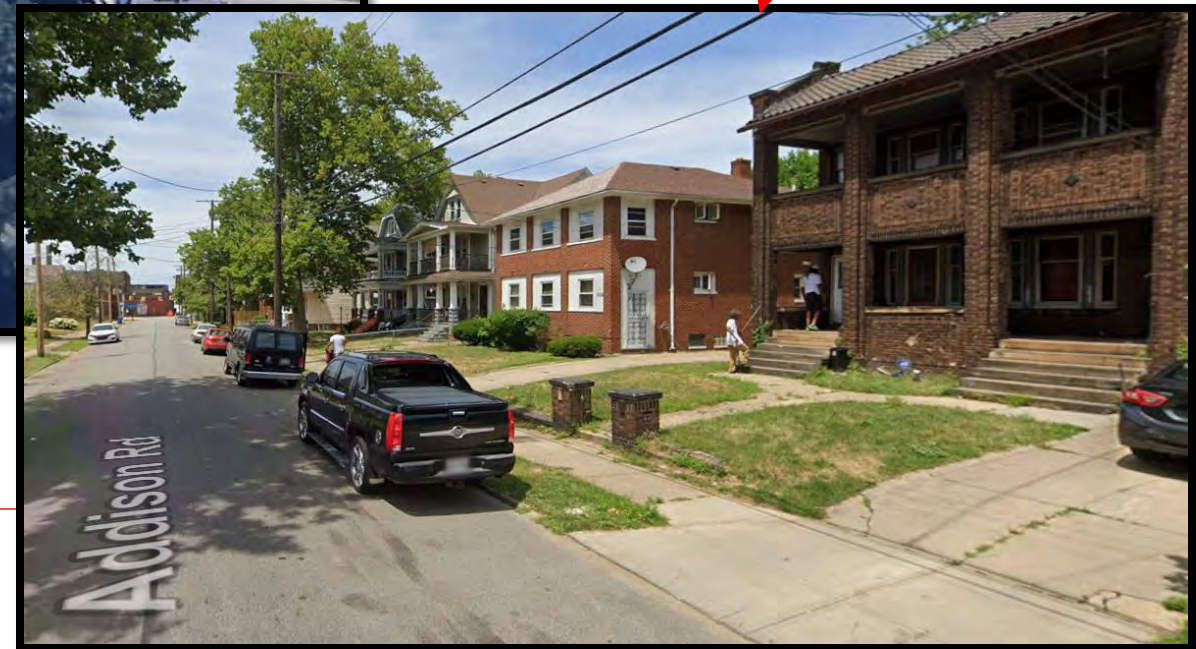
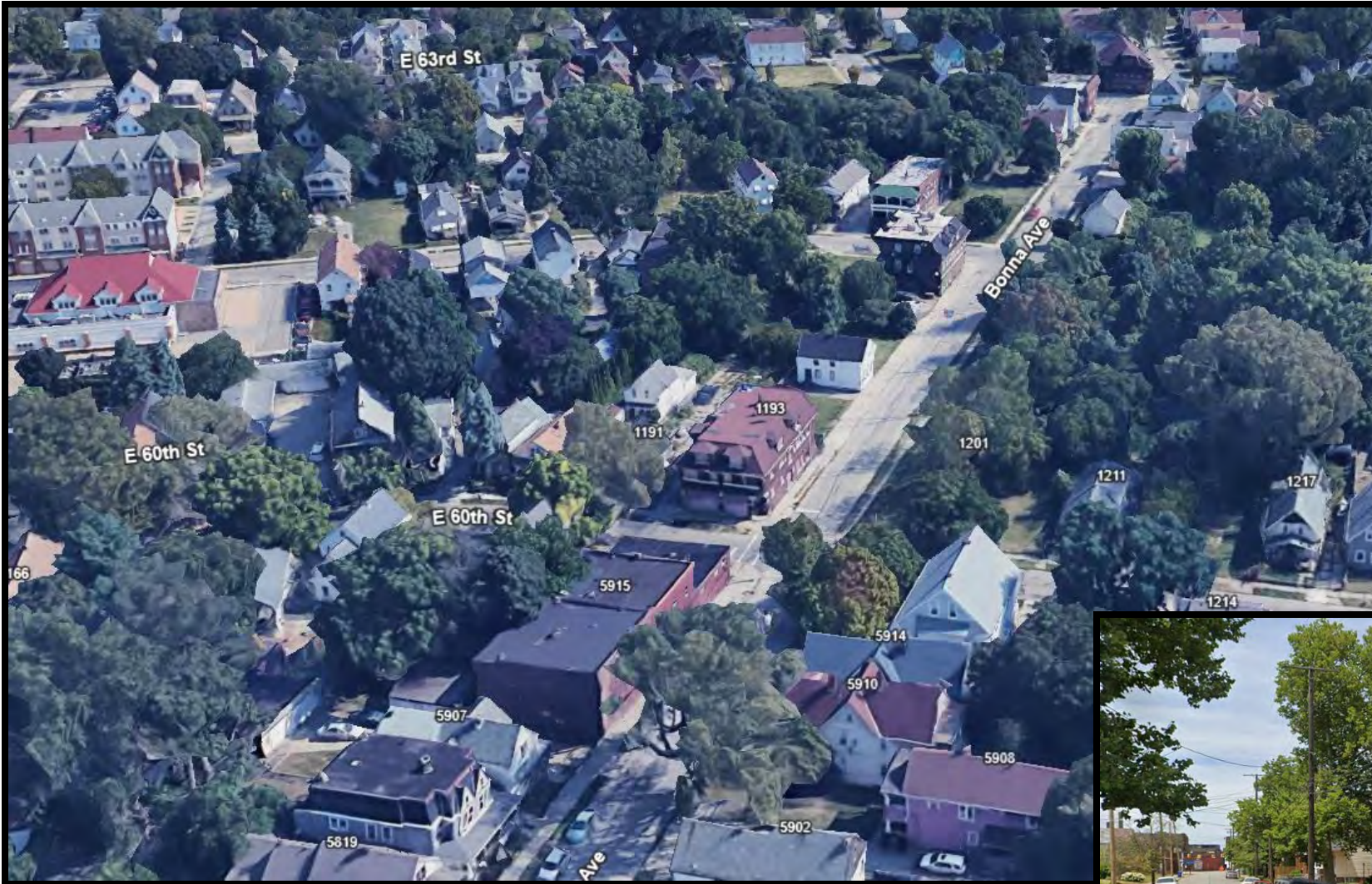
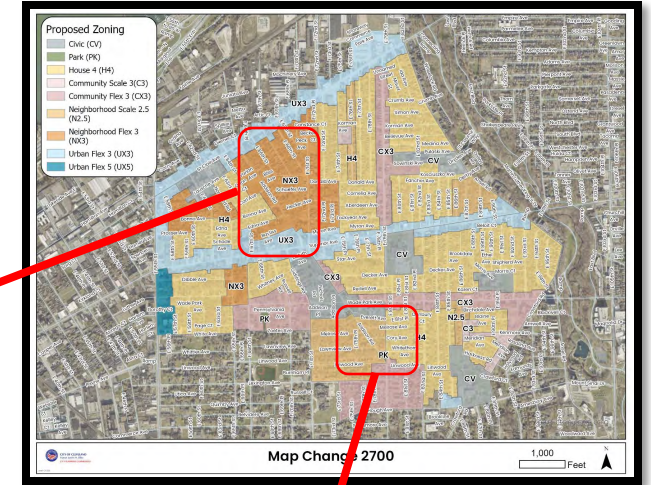
- Existing Zoning 2F, MF, SI
- Low density mixed use



N2.5	NX3
8 dwellings units	8 dwellings units
15' site width	15' site width
2.5 stories/32' in height	3 stories/42' in height
40' building width	40' building width
	Allows limited small-scale commercial

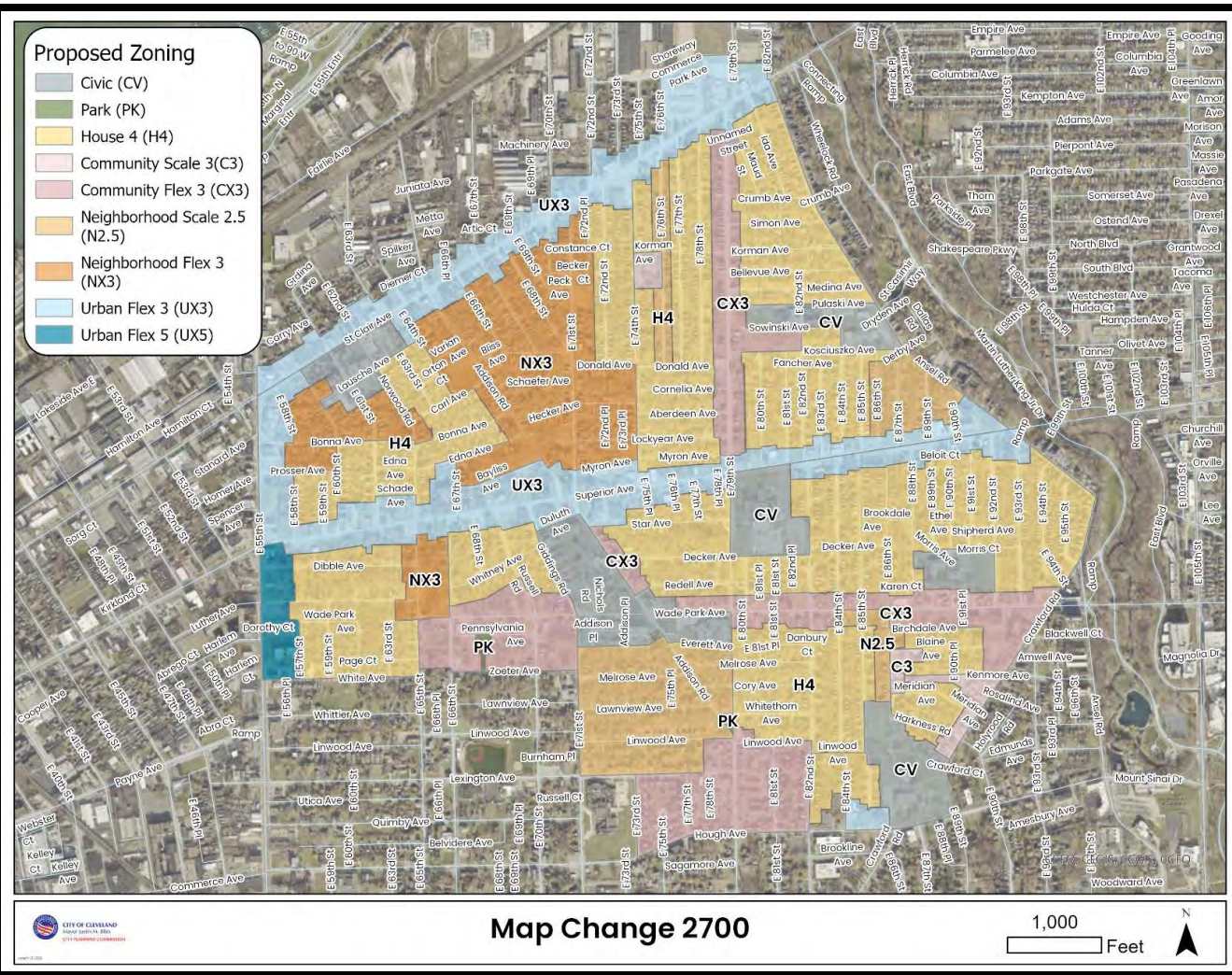
Neighborhood 2.5 & 3: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

Neighborhood Scale / Flex Context



Community 3 (C3) Community Flex 3 (CX3)

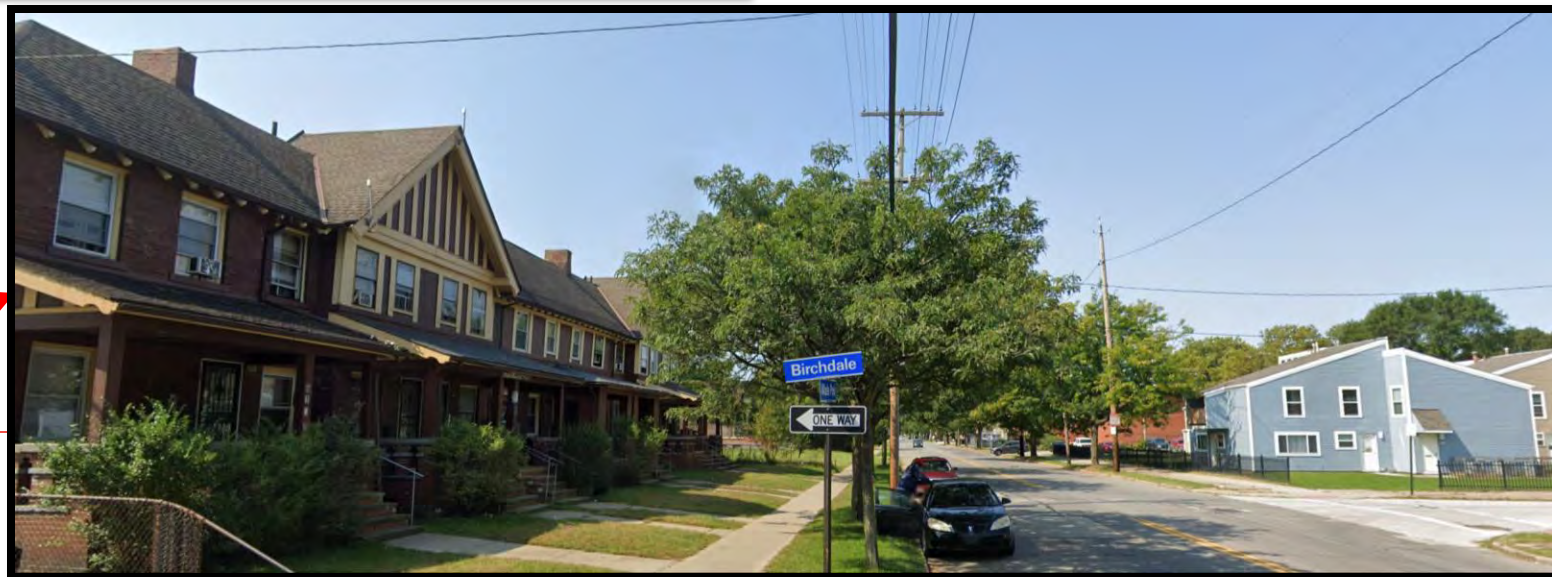
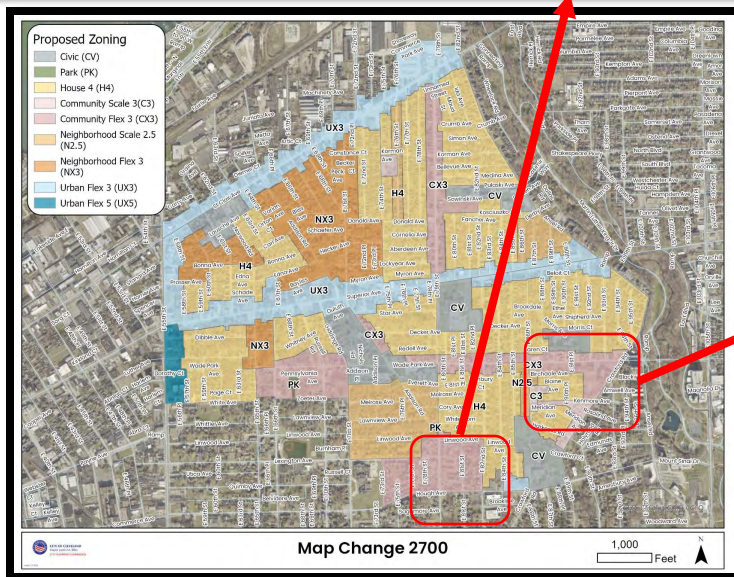
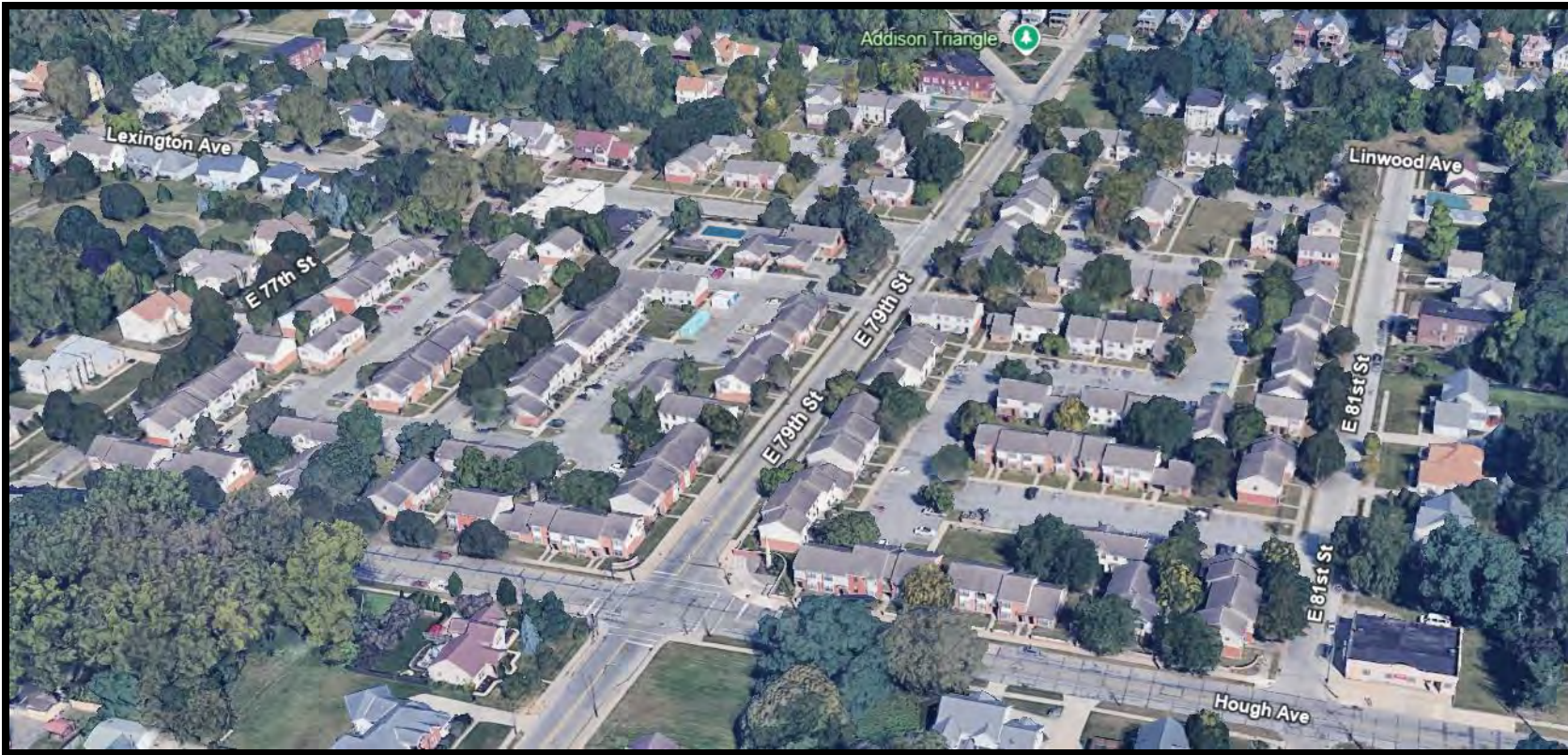
- Existing Zoning MF, LR, GR, LLR
- Higher density residential & mixed use



C3	CX3
No density restrictions	No density restrictions
15' side width	15' side width
3 stories/42' in height	3 stories/42' in height
175' building width	175' building width
	Allows limited small-scale commercial

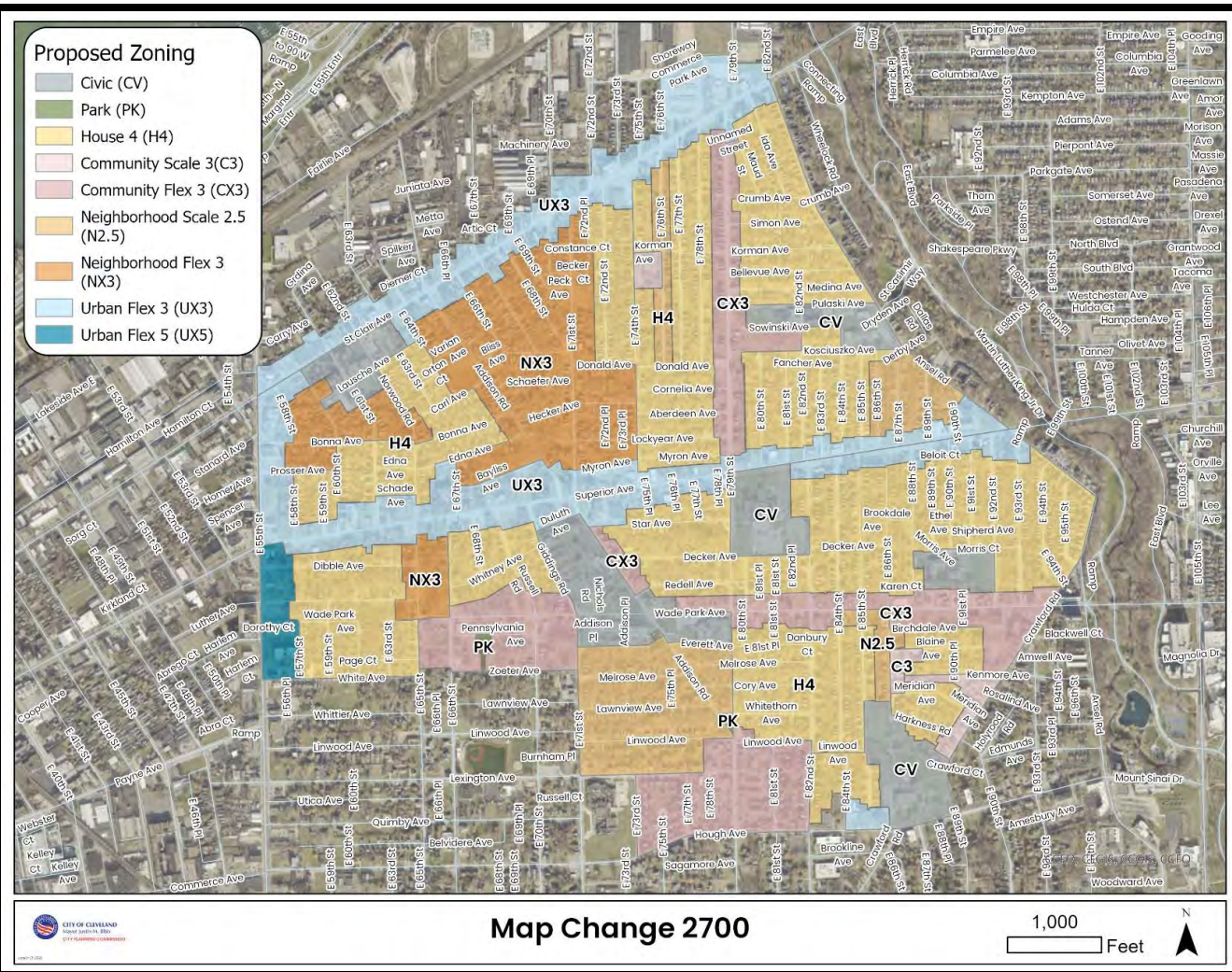
Community 3: A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

Community Scale/Flex Context



Urban Flex 3 & 5 (UX3 & UX5)

- Existing Zoning (MF, LR, GR, LLR) uses/Residential Districts
- Higher density mixed use & retail context



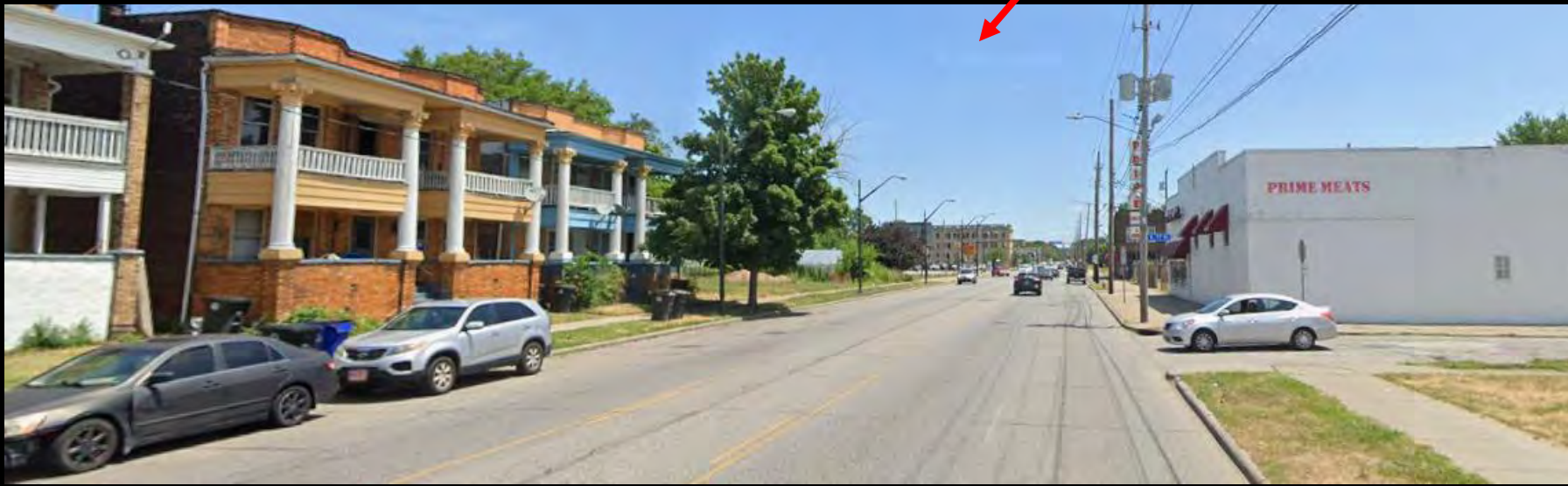
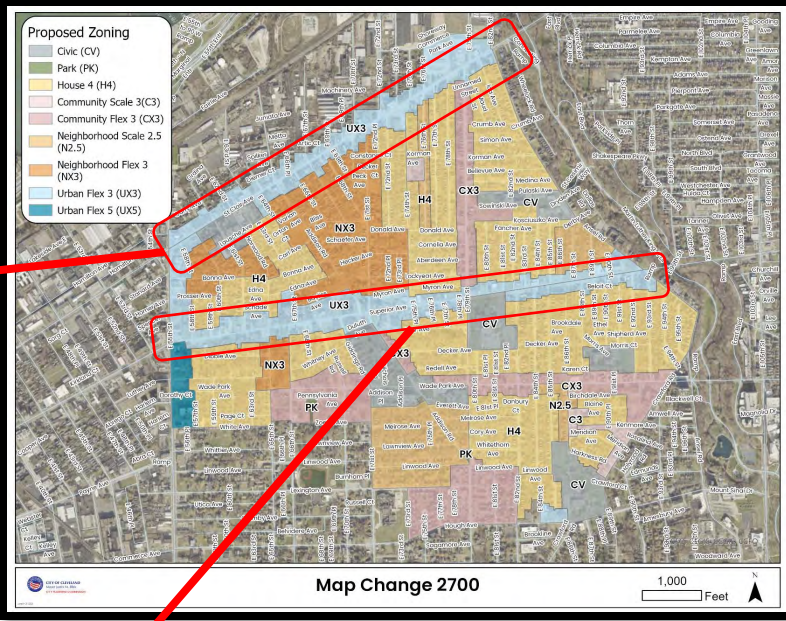
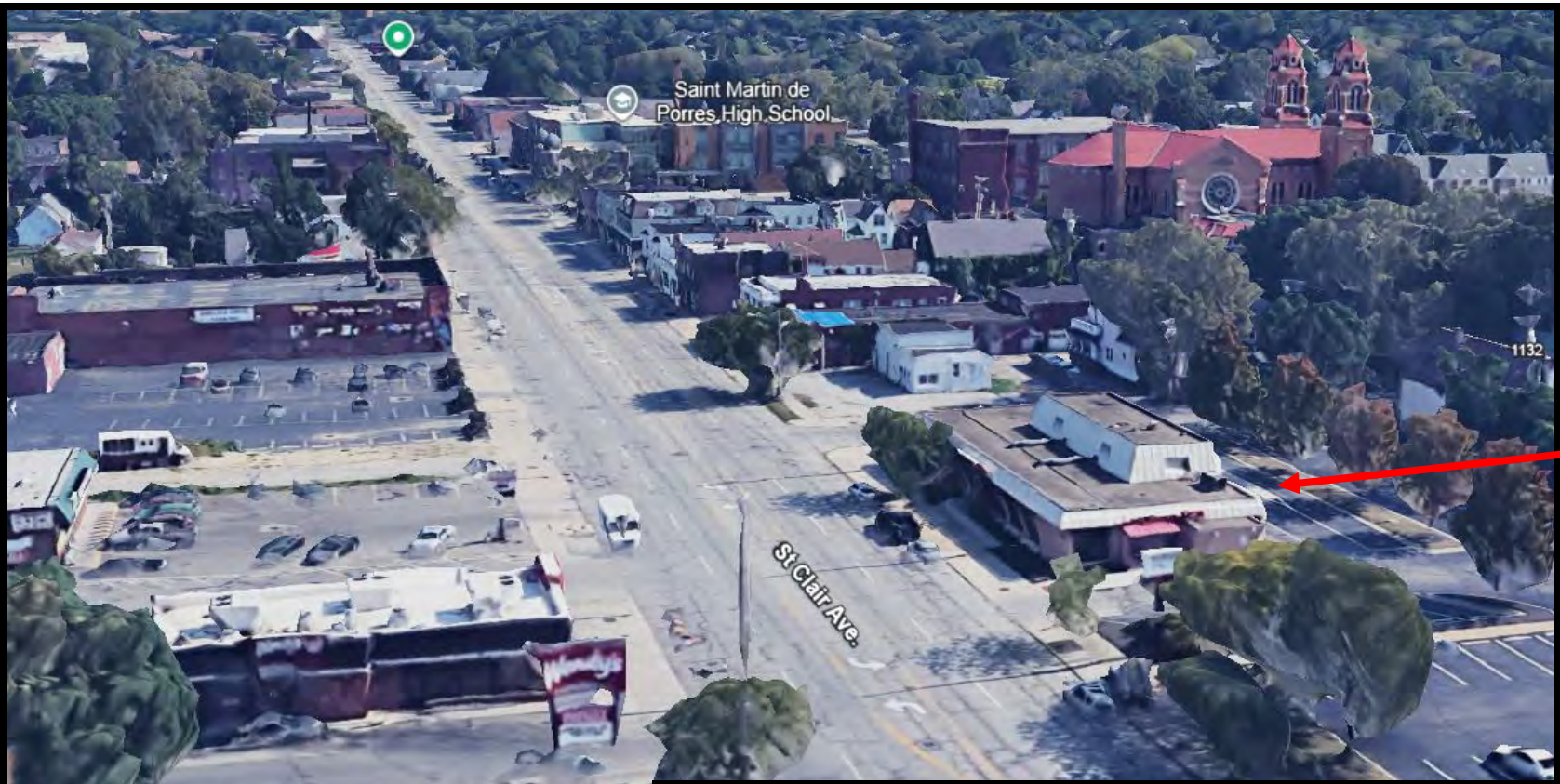
UX3
No density restrictions
15' site width
3 stories/42' in height
275' building width

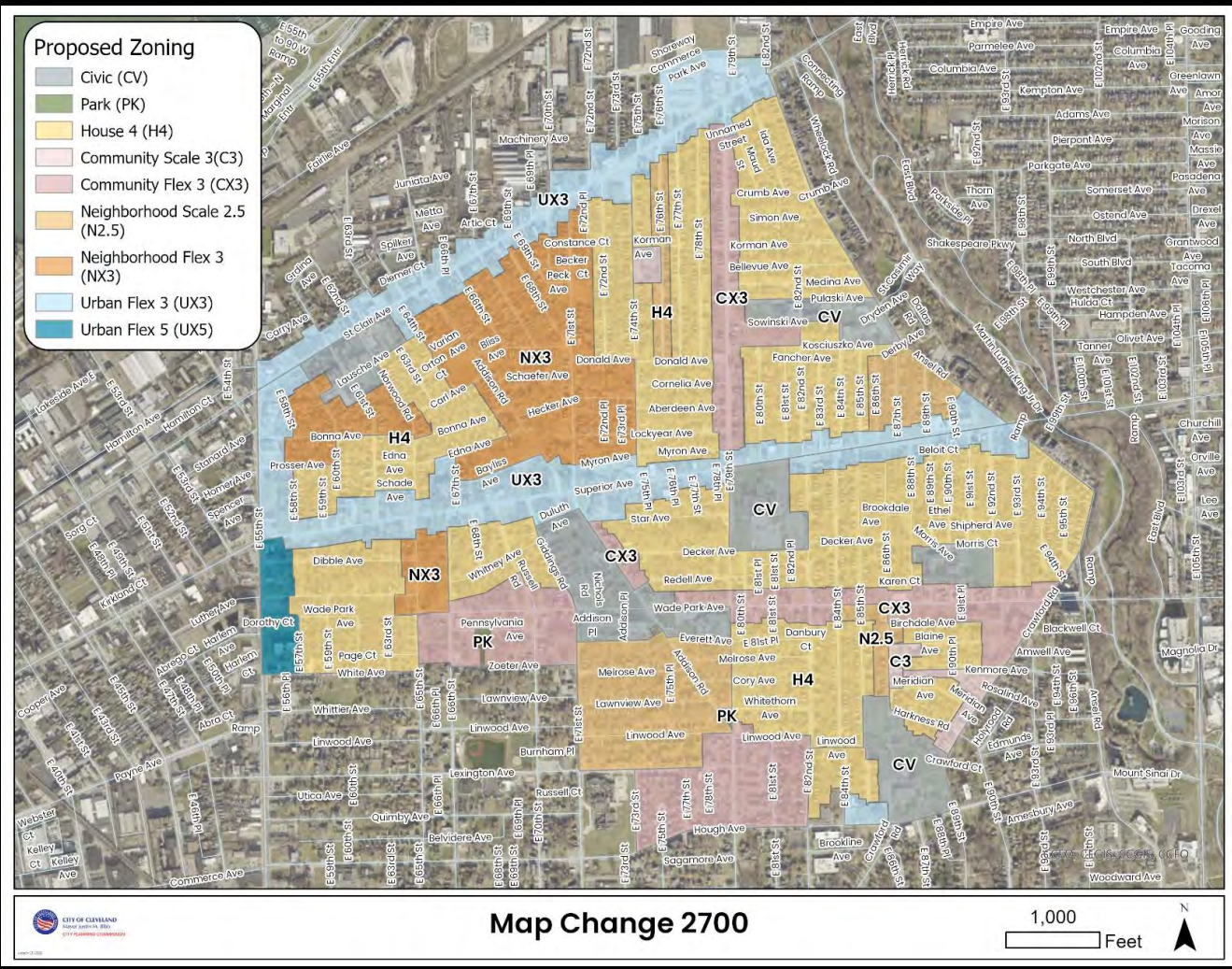


UX5
No density restrictions
15' site width
5 stories/68' in height
275' building width

Urban Flex 3 & 5: Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

Urban Flex Context





Civic (CV) Park (PK)

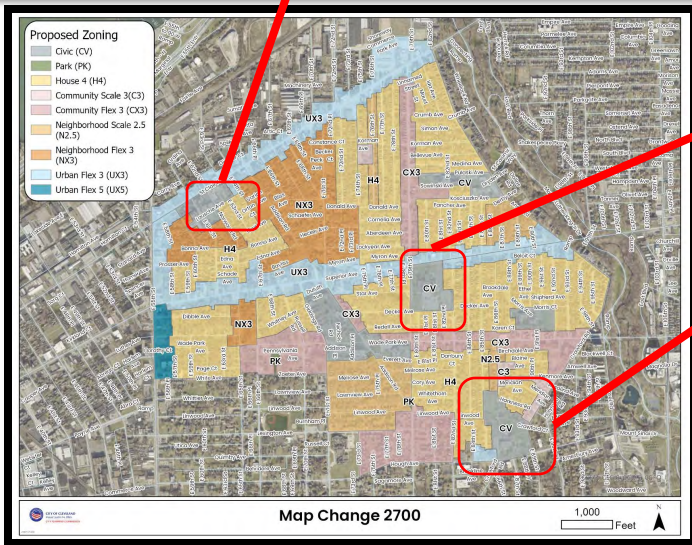
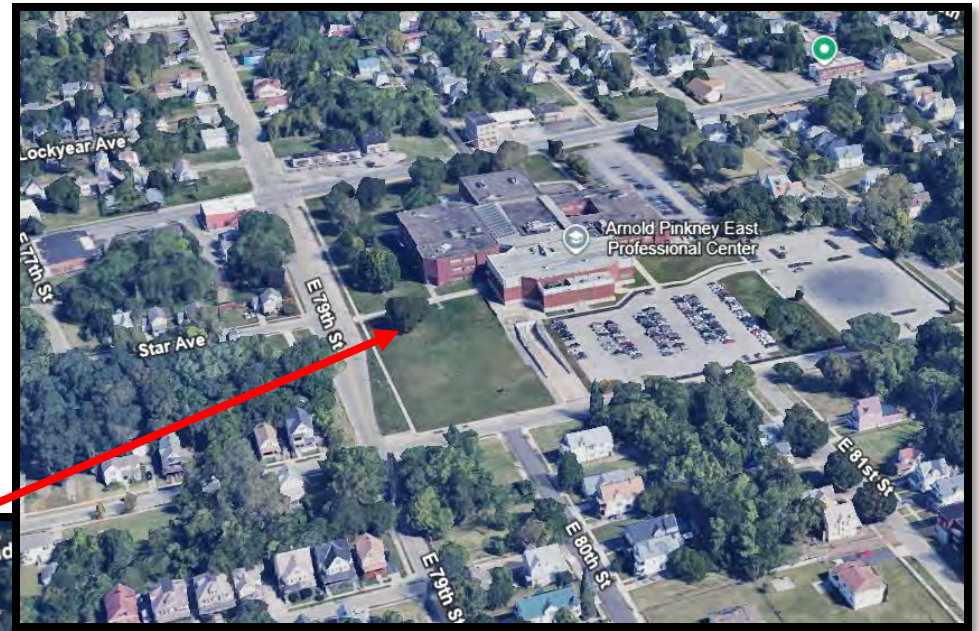
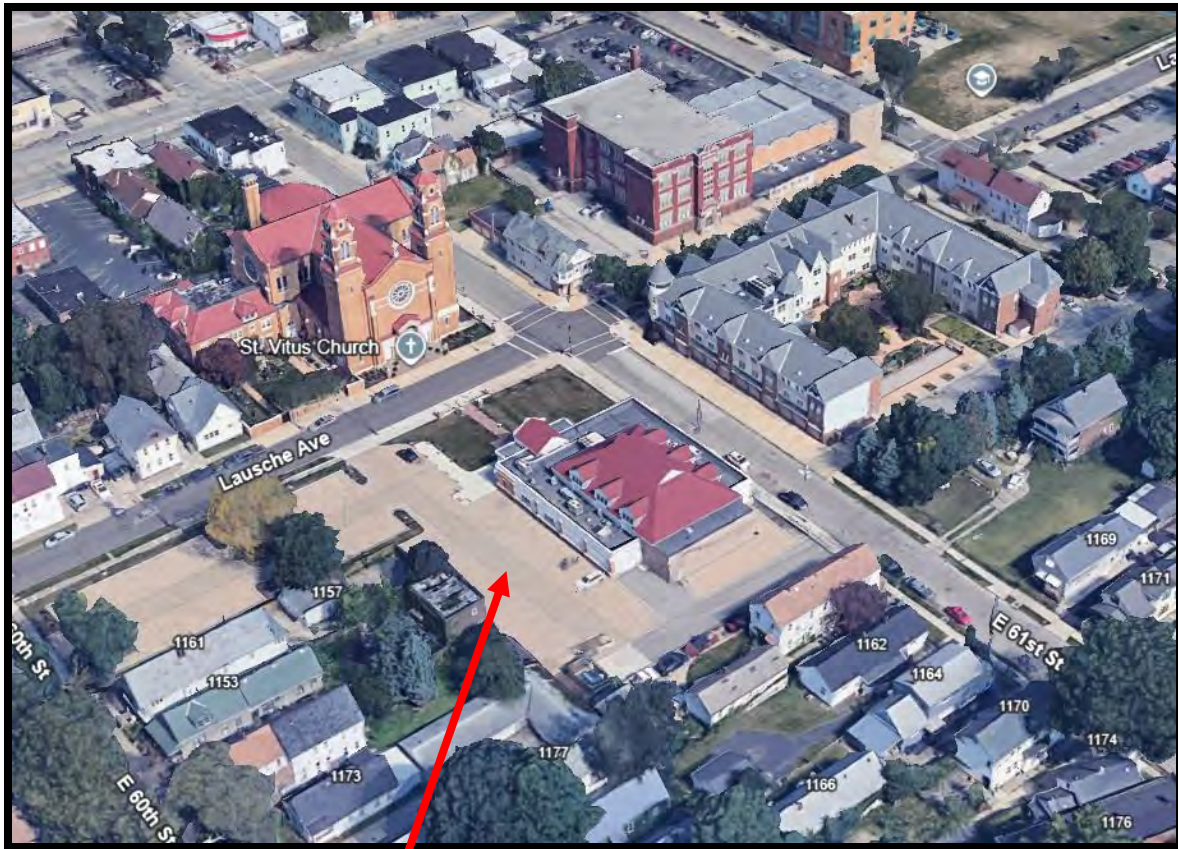
- Existing Institutions/amenities
- Special land use context (place of worship, assisted/group living, schools)



Civic: Intended to accommodate civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

Park: Intended to create, preserve and enhance parkland to meet the active and recreational needs of the City. Intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms.

Civic/Park Context



Form Based Code Proposal MC 2700

