

Form-Based Code In Action!



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Case 1: I would like to re-build my existing duplex after an accidental fire.

Current (Euclidean) Code:

This home is located in a Two-Family-B1 Zoning District. While the use is permitted, rebuilding the home will require variances (exceptions to the Zoning Code) that are never guaranteed.

NOT PERMITTED!

Building a duplex in a Two-Family District requires a minimum lot size of 6,000 SF.

Project proposes lot size of 3,500 SF, a typical lot size in Cleveland.

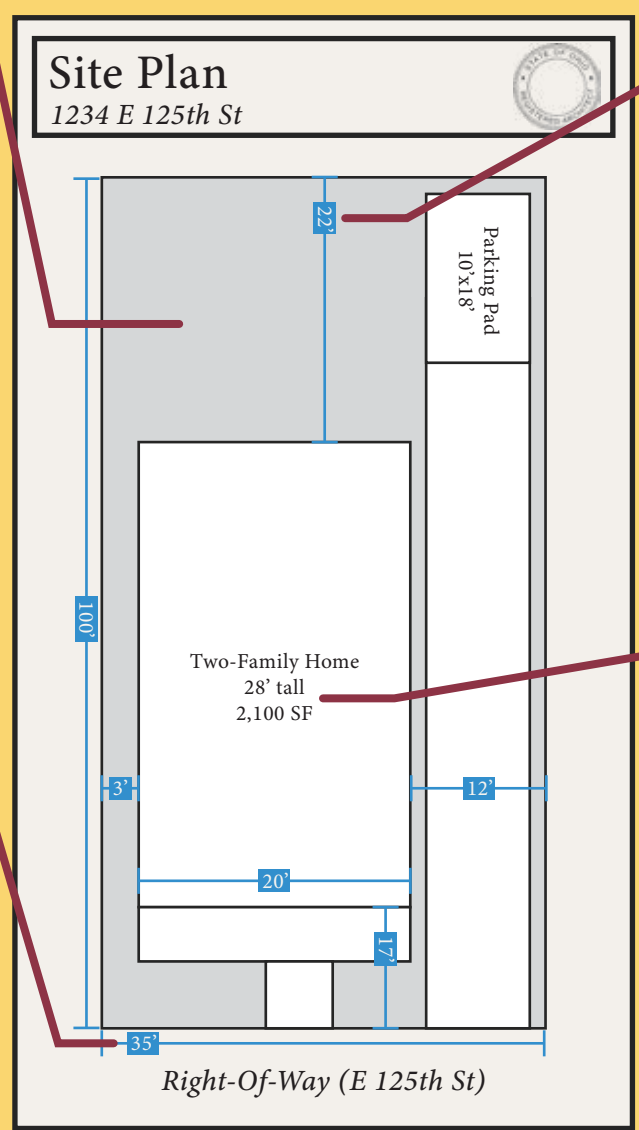
(§ 355.04)

NOT PERMITTED!

The minimum lot width for building a duplex is 50'.

Project proposes a lot width of 35', a typical lot width in Cleveland.

(§ 355.04)



NOT PERMITTED!

The rear yard depth must be at least the height of the home, or 28' deep in this case.

Project proposes a rear yard of 22' deep.

(§ 357.08)

NOT PERMITTED!

The maximum gross floor area of the home is 1/2 x the lot area, or 1,750 SF in this case.

Project proposes a duplex of 2,100 SF.

(§ 355.04)

Example Project in the Neighborhood



Neighborhood Context



Context Map



Future (Form-Based) Code:

This home is located in a House 3 Zoning District. The use and the proposed re-build are permitted under Form-Based Code without any variances (exceptions to the Zoning Code).

PERMITTED!

There is no minimum lot size requirement in Form-Based Code.

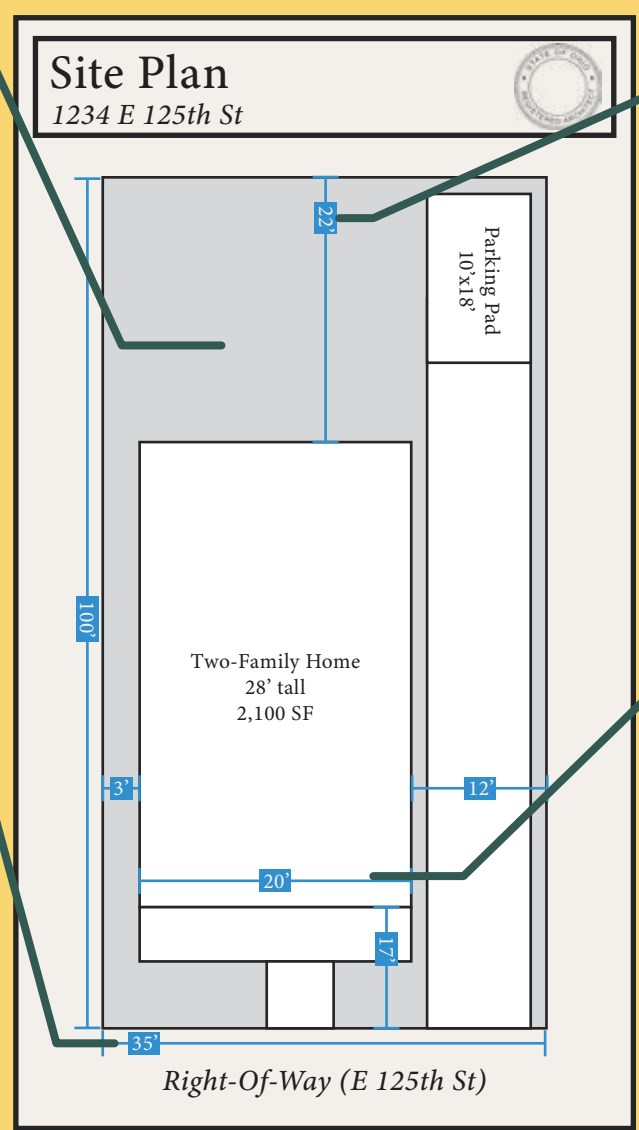
This rule (or lack of) accommodates the many types of low-to-high density housing in Cleveland.

PERMITTED!

The minimum lot width for building a duplex on an interior site (no streets on the sides) is 35'.

Project proposes a lot width of 35', a typical lot width in Cleveland.

(2.3.2, House 3 District)



PERMITTED!

The rear yard depth must be at least 3'. This rule accommodates the many types of low-to-high density housing in Cleveland.

Project proposes a rear yard of 22' deep.

(2.3.2, House 3 District)

PERMITTED!

While Form-Based Code does not regulate maximum gross floor area, it does give a maximum building width of 35'.

Project proposes a duplex with a width of 20'.

(2.3.2, House 3 District)

Variance Process:

When any part of a project is not permitted by the Zoning Code, the project is denied by Zoning. A denial may be appealed at the Board of Zoning Appeals (BZA) by seeking a variance, or an exception to the Zoning Code.

Variances are NEVER guaranteed, regardless of how much public or City Planning support is present. Properties that would require variances to re-build are often harder to finance, sell, and insure.

Additional Form-Based Code Regulations:

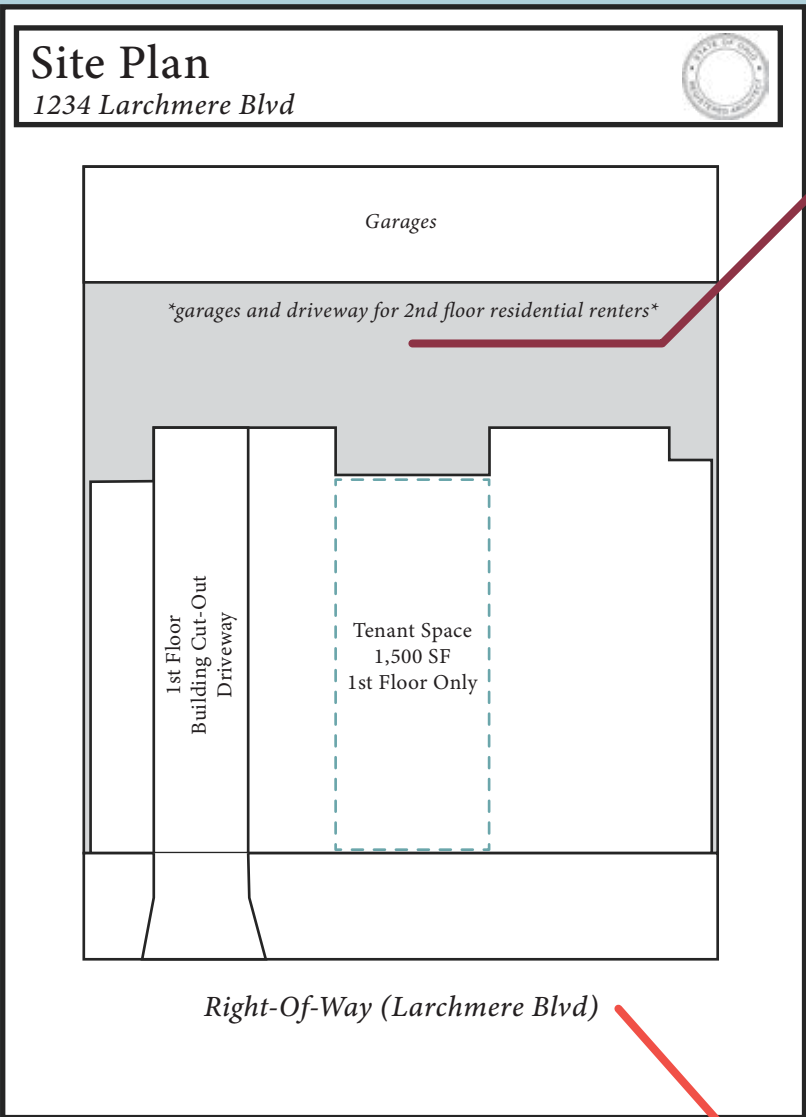
Some regulations from the Euclidean Code are not present in Form-Based Code, like minimum lot width and maximum gross floor area. However, Form-Based Code does regulate other development standards that are currently neglected in Euclidean Code:

- Required Window Coverage (the ratio of window to wall)
- Blank Wall Width
- Site Build-Out (the ratio of building)
- And so much more!

2 Case 2: I’m a small-business owner leasing a storefront space for the first time.

Current (Euclidean) Code:

This business is located in a Local Retail-C2 Zoning District. The proposed use will require variances (exceptions to the Zoning Code) that are never guaranteed.

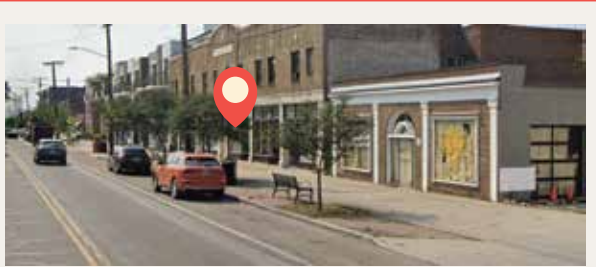


NOT PERMITTED!

Parking spaces dedicated to the business are required. In this case, three parking spaces dedicated to the small business are required.

Project proposes no dedicated parking spaces.

(§ 349.04)



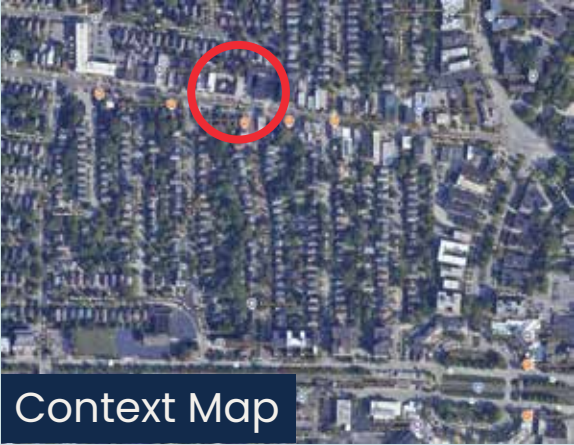
Even though many of our retail spaces were built decades ago without dedicated parking, Euclidean Code does not consider street parking, public parking, or shared parking agreements as a valid count of proposed parking spaces.

(§ 349.04)

Example Project in the Neighborhood



Neighborhood Context



Context Map

Future (Form-Based) Code:

This business is located in a Urban Flex 3 Zoning District. The proposed use is permitted under Form-Based Code without any variances (exceptions to the Zoning Code).

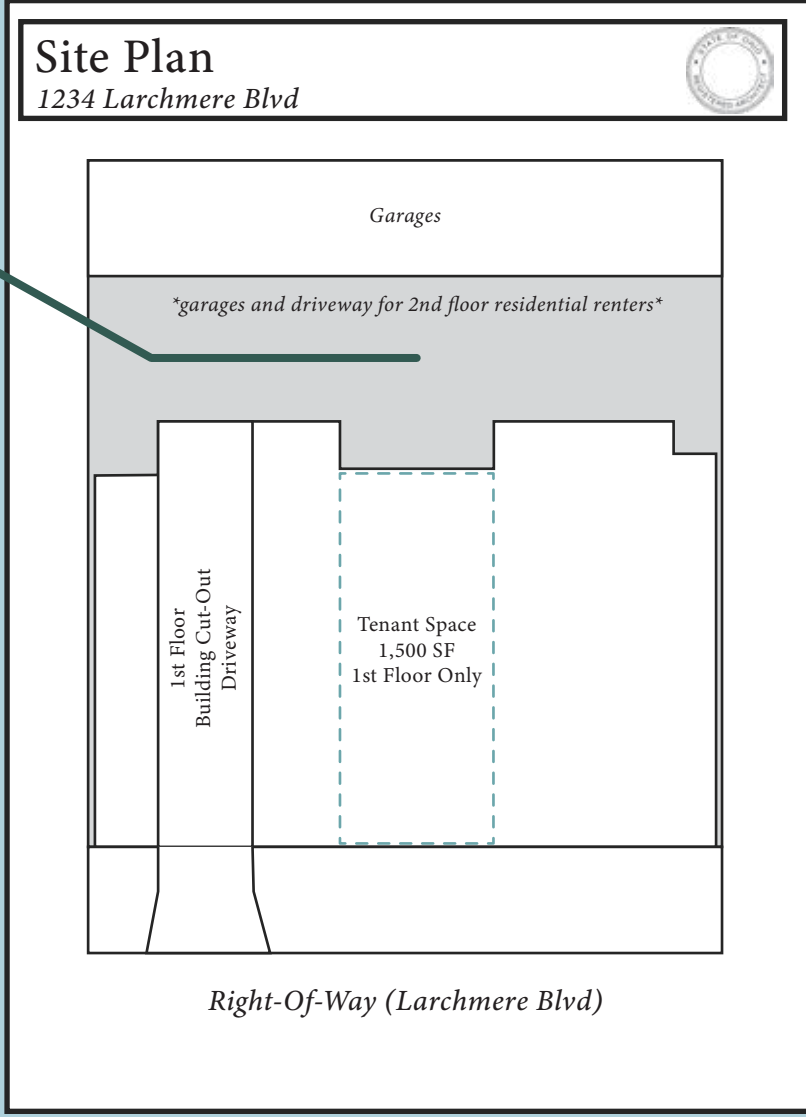
PERMITTED!

Form-Based Code does not require a minimum number of parking spaces.

If parking were provided, the project would be required to follow the comprehensive parking lot and vehicular access standards in Form-Based Code.

The parking standards include rules about parking lot design, perimeter screening, landscaping, driveway location, bike parking, etc.

(§ 4.2.1 Parking and Access)



Variance Process:

When any part of a project is not permitted by the Zoning Code, the project is denied by Zoning. A denial may be appealed at the Board of Zoning Appeals (BZA) by seeking a variance, or an exception to the Zoning Code.

Variances are NEVER guaranteed, regardless of how much public or City Planning support is present. Properties that would require variances to re-build are often harder to finance, sell, and insure.

Additional Form-Based Code Regulations:

Some regulations from the Euclidean Code are not present in Form-Based Code, like minimum lot width and maximum gross floor area. However, Form-Based Code does regulate other development standards that are currently neglected in Euclidean Code:

- Parking Location
- Outdoor Amenity Space
- Required Window Coverage
- Blank Wall Width
- Bike Parking
- And so much more!

3 Case 3: I need to rehab an existing apartment building due to structural damage.

Current (Euclidean) Code:

This building is located in a Multi-Family-E2 Zoning District. While the use is permitted, rebuilding the apartment will require variances (exceptions to the Zoning Code) that are never guaranteed.

NOT PERMITTED!

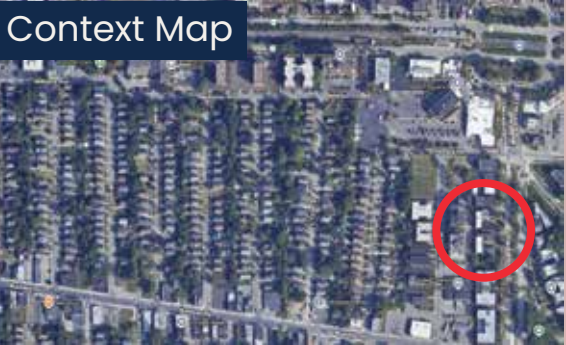
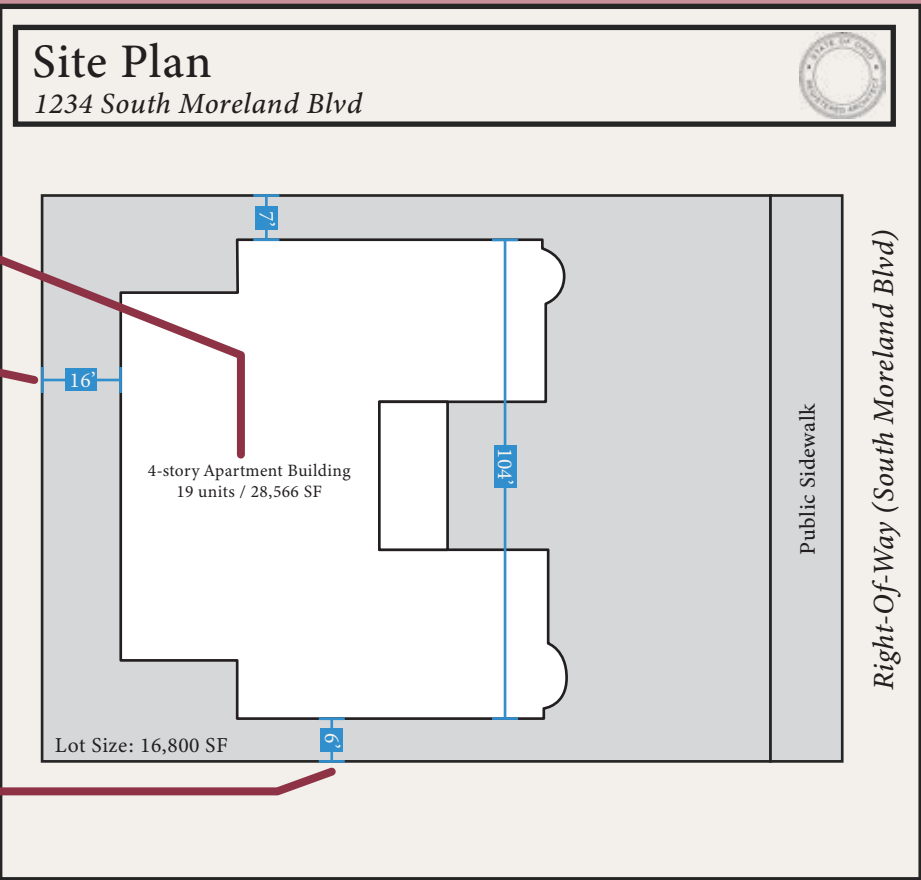
The maximum gross floor area of the building is 1.5 x the lot area, or 25,200 SF in this case. Project proposes an apartment building of 28,566 SF.
(§ 355.04)

NOT PERMITTED!

The rear yard depth must be at least the 1/2 x the height of the building, or 20' deep in this case. Project proposes a rear yard of 16' deep.
(§ 357.08)

NOT PERMITTED!

Each interior side yard must be at least 7' wide. Project proposes the southern interior side yard as 6' wide.
(§ 357.09)



Future (Form-Based) Code:

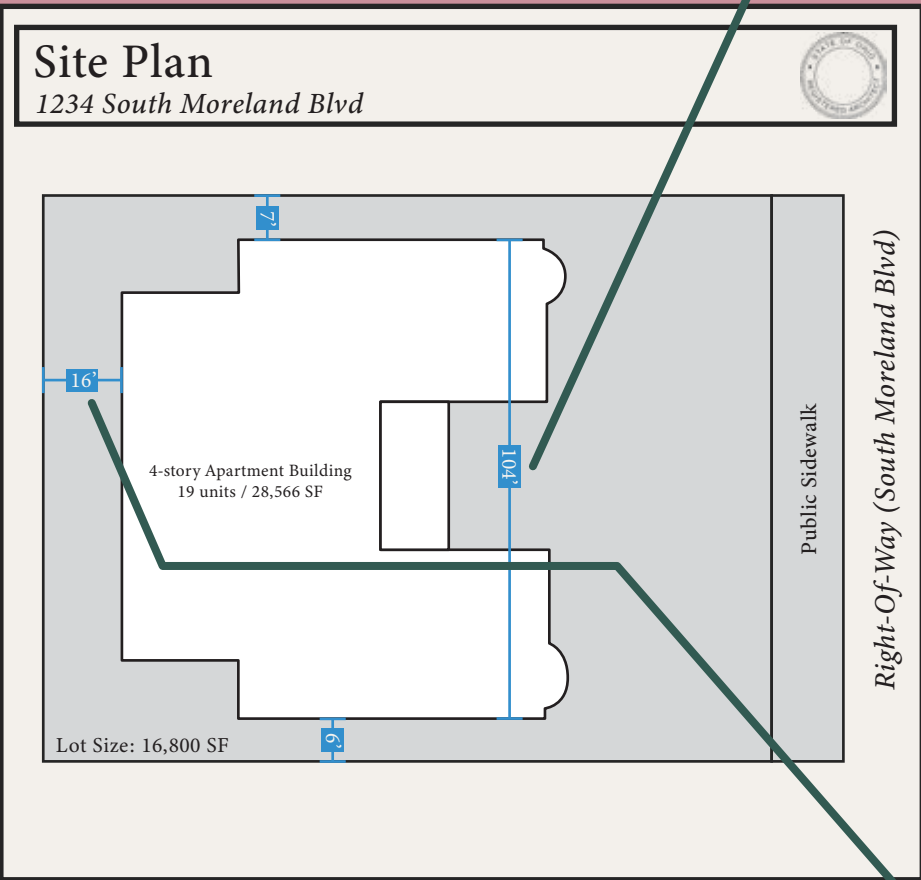
This home is located in a Community Flex 4 Zoning District. The use and the proposed re-build are permitted under Form-Based Code without any variances (exceptions to the Zoning Code).

PERMITTED!

While Form-Based Code does not regulate maximum gross floor area, it does give a maximum building width of 275'.
Project proposes apartment building width of 104'.
(2.5.5, Community Flex 4 District)

PERMITTED!

In Community Flex 4 Districts, rear yards and interior side yards are not required. However, if a less-intense district was adjacent to the site, a 10' deep transition area (no building, no parking, 6' tall privacy fence, and fully landscaped) would be required.
Project proposes rear yard of 16' deep and interior side yards of 7' deep & 6' deep.
(2.5.5, Community Flex 4 District)



Variance Process:

When any part of a project is not permitted by the Zoning Code, the project is denied by Zoning. A denial may be appealed at the Board of Zoning Appeals (BZA) by seeking a variance, or an exception to the Zoning Code.

Variances are NEVER guaranteed, regardless of how much public or City Planning support is present. Properties that would require variances to re-build are often harder to finance, sell, and insure.

Additional Form-Based Code Regulations:

Some regulations from the Euclidean Code are not present in Form-Based Code, like minimum lot width and maximum gross floor area. However, Form-Based Code does regulate other development standards that are currently neglected in Euclidean Code:

- Parking Location
- Outdoor Amenity Space
- Required Window Coverage
- Blank Wall Width
- Bike Parking
- And so much more!

Form-Based Code In Action!



4 Case 4: I would like to build a new gas station on Shaker Square.

Current (Euclidean) Code:

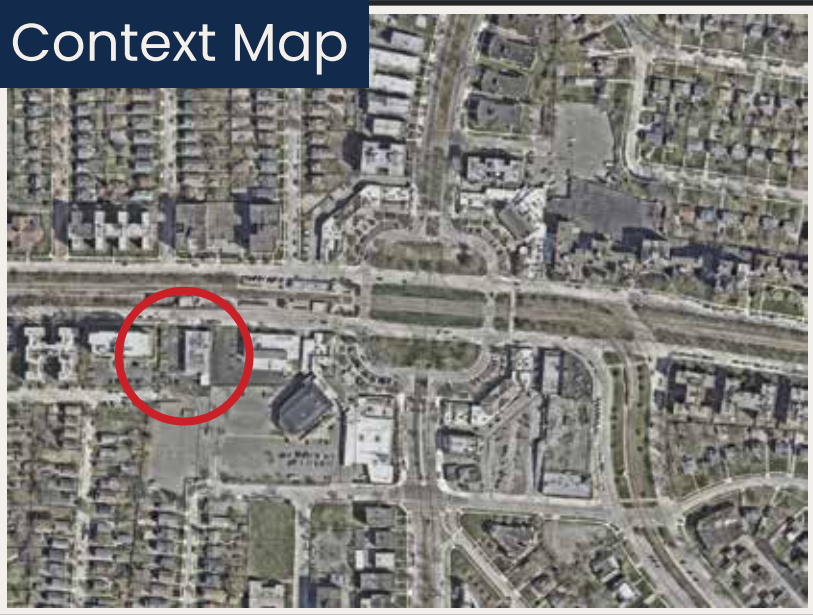
This project site is located in a General Retail-F3 Zoning District.

PERMITTED!

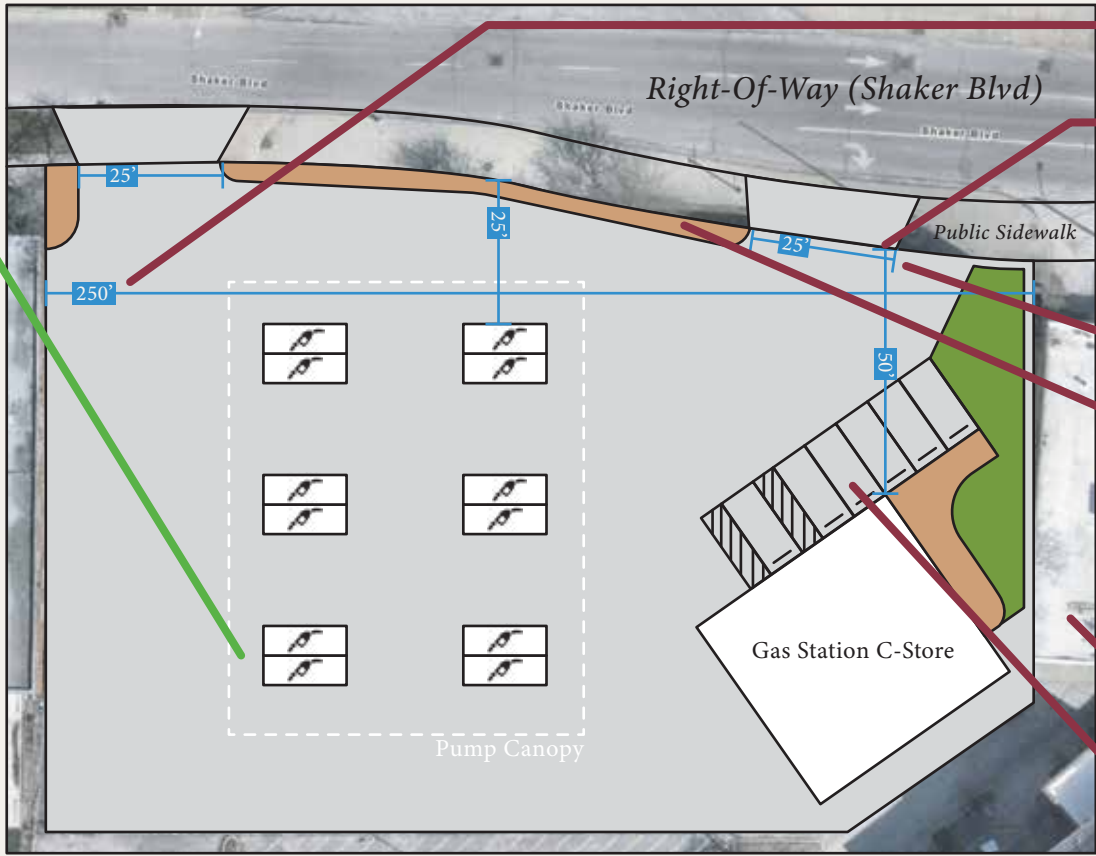
Gas stations are generally permitted in General Retail Districts.
(§ 343.11)

PERMITTED!

Fuel pumps at motor vehicle service stations may be located in a required yard but must be set back at least fifteen feet from any street and any property line.
(§ 343.14)



Site Plan- New Gas Station 1234 Shaker Blvd



Future (Form-Based) Code:

This project site is located in an Urban Flex 5 Zoning District.

NOT PERMITTED!

Gas stations are NOT permitted in the Urban Flex 5 Zoning District.
(§ 3.2.2 Allowed Uses)

NOT PERMITTED!

The maximum front yard setback is 10'. Project proposes a front yard setback of 50'.
(§ 2.6.4 Urban Flex 5)

NOT PERMITTED!

A minimum of 75% of the site width must be built out within the build-to zone (between a 3' and 10' front setback). Project proposes 0% build out'.
(§ 2.6.4 Urban Flex 5)

NOT PERMITTED!

Only one 10' wide driveway is permitted when 6 or less parking spaces are proposed.
(§ 4.2.1 Parking & Access)

NOT PERMITTED!

A landscaped frontage strip of a least 7' in width is required along street.
(§ 4.3.2 Landscaping)

NOT PERMITTED!

A minimum of 10% of the project site must be amenity space. Project proposes no amenity space.
(§ 2.6.4 Urban Flex 5)

NOT PERMITTED!

Parking is not permitted between the building and the street.
(§ 2.6.4 Urban Flex 5)

and many more...

Variance Process:

When any part of a project is not permitted by the Zoning Code, the project is denied by Zoning. A denial may be appealed at the Board of Zoning Appeals (BZA) by seeking a variance, or an exception to the Zoning Code.

Variations are NEVER guranteed, regardless of how much public or City Planning support is present. Properties that would require variances to re-build are often harder to finance, sell, and insure.

Additional Form-Based Code Regulations:

Some regulations from the Euclidean Code are not present in Form-Based Code, like minimum lot width and maximum gross floor area. However, Form-Based Code does regulate other development standards that are currently neglected in Euclidean Code:

- Parking Location
- Outdoor Amenity Space
- Required Window Coverage
- Blank Wall Width
- Bike Parking
- And so much more!