

Primary Zoning Districts & Permitted Uses

P: Permitted by Right C: Conditional Use Z: BZA Approval -- : Not Permitted	Residential						Business			Industrial			
	L1F	1F	2F	RA	MF	RO	LR	LLR	GR	RI	SI	GI	UI
Residential Use													
One-Family	P	P	P	P	P	--	P	P	P	P	C	--	--
Two-Family	--	--	P	P	P	--	P	P	P	P	C	--	--
Townhouse	--	--	Z	P	Z	P	Z	Z	Z	P	C	--	--
Apartment	--	--	--	--	P	P	P	P	P	P	C	--	--
Manufac. Home	C	C	C	C	C	--	P	P	P	P	C	--	--
Mobile Home	--	--	--	--	C	--	--	--	Z	--	--	--	--
Non-Residential Use													
Adult Entertainment	--	--	--	--	--	--	C	--	C	C	C	C	C
Agriculture (community garden, bee-keeping, livestock, greenhouse)	C	C	C	C	C	C	C	C	C	C	C	C	C
Amusement/Entertainment	--	--	--	--	--	--	--	P	P	P	C	P	P
Animal Kennel/Hospital	--	--	--	--	--	--	--	C	C	C	C	C	C
Art/Music Studio	--	--	--	--	--	--	--	P	P	P	P	P	P
Assembly Hall	--	--	--	--	--	--	P	P	P	P	P	P	P
Assisted Living	--	C	C	C	C	P	P	P	P	P	P	P	P
Auto Repair (minor)	--	--	--	--	--	--	--	--	P	C	P	P	P
Auto Repair (major)	--	--	--	--	--	--	--	--	--	C	C	P	P
Auto Sales (cars)	--	--	--	--	--	--	--	--	C	C	C	P	P
Auto Sales (trucks)	--	--	--	--	--	--	--	--	--	P	P	P	P
Auto Service Station (gas)	--	--	--	--	--	--	--	P	P	P	P	P	P
Auto Wreckage Yard	--	--	--	--	--	--	--	--	--	--	C	P	P
Bank/Financial Institution	--	--	--	--	--	--	P	P	P	P	P	P	P
Barber/Beauty Shop	--	--	--	--	--	--	P	P	P	P	P	P	P
Bed & Breakfast	--	--	--	--	--	--	C	P	P	P	P	P	P
Boarding House	--	--	--	--	--	P	P	P	P	P	P	--	--
Bookstore	--	--	--	--	--	--	P	P	P	P	P	P	P
Business Services (copy, sign creation, stationary sales, printing)	--	--	--	--	--	--	P	C	C	P	C	P	P
Car Wash	--	--	--	--	--	--	--	--	P	P	P	P	P
Cemetery	--	C	C	C	C	--	--	--	--	--	--	--	--
Charitable Institution (non-correctional)	--	C	C	C	C	C	C	P	P	P	P	P	P
Check-cashing	--	--	--	--	--	--	C	C	C	C	C	C	C
Coffee House	--	--	--	--	--	--	P	P	P	P	P	P	P
College (nonprofit)	--	Z	Z	Z	C	C	C	P	P	P	P	P	P
College (for profit)	--	--	--	--	--	--	C	P	P	P	P	P	P
Commissary	--	--	--	--	--	--	P	P	P	P	P	P	P
Community Center	--	C	C	C	C	C	C	C	C	C	C	C	C
Convalescent Home	--	C	C	C	C	C	C	C	C	P	P	P	P
Correctional Halfway House	--	--	--	--	--	--	--	Z	Z	Z	Z	Z	Z
Dairy Production	--	--	--	--	--	--	--	--	--	C	C	C	C
Crematory	--	C	C	C	C	--	--	--	C	C	--	Z	Z
Crushing (rock/concrete)	--	--	--	--	--	--	--	--	--	--	C	P	P
Dance Hall	--	--	--	--	--	--	--	P	P	P	P	P	P
Daycare	--	C	C	C	C	C	P	P	P	P	P	P	P
Dormitory	C	Z	Z	Z	C	C	C	C	C	C	C	C	C
Fraternity/Sorority House	--	Z	Z	Z	Z	C	P	P	P	C	C	C	C
Golf Course	--	--	--	--	--	--	--	--	--	--	--	--	--
Grocery Store	--	--	--	--	--	--	P	P	P	--	P	P	P
Group Home (<5 residents)	--	C	C	C	C	C	C	C	C	C	C	C	C
Group Home (6-16 residents)	--	--	--	--	C	C	C	C	C	C	C	C	C
Home for the Aged	--	C	C	C	C	C	C	C	C	C	C	C	C
Hookah Lounge	--	--	--	--	--	--	--	C	C	--	C	C	C
Hospital	--	C	C	C	C	C	C	C	C	C	C	C	C
Hotel	--	--	--	--	--	C	--	--	--	--	--	--	--
Laundry (commercial/bulk)	--	--	--	--	--	--	--	--	--	--	P	P	P
Laundry/Dry Cleaning (drop-off, <5 employees)	--	--	--	--	--	--	P	P	P	P	P	P	P
Laundry (self-service)	--	--	--	--	C	--	P	P	P	P	P	P	P
Library (public)	Z	C	C	C	C	--	C	C	C	C	C	--	--
Library (nonprofit)	--	--	--	--	C	P	C	C	C	C	C	--	--
Limited Lodging	C	C	C	C	C	C	P	P	P	P	C	--	--

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CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Primary Use Districts	
L1F	Limited One-Family
1F	One-Family Residential
2F	Two-Family Residential
RA	Townhouse
MF	Multi-Family Residential
RO	Residence Office
LR	Local Retail Business
LLR	Limited Retail Business
GR	General Retail Business
RI	Residence-Industry
SI	Semi-Industry
GI	General Industry
UI	Unrestricted Industry

The Primary Zoning Table shows which uses, both residential and non-residential, are permitted within the zoning districts set forth by the City of Cleveland Zoning Code located within Part IIIB of the Land Use Code. Uses are listed in the column to the left. Zoning Districts are categorized across the top row. Find the use and read across to the right to find out which zoning district(s) permit or do not permit a corresponding use.

Please note that all zoning code compliance is determined by the Cleveland Department of Building & Housing. This chart is should be used for reference only.
For a complete list of permitted and non-permitted uses, please review the Cleveland Zoning Code.

Primary Zoning Districts & Permitted Uses													
P: Permitted by Right C: Conditional Use Z: BZA Approval -- : Not Permitted	Residential						Business			Industrial			
	LIF	1F	2F	RA	MF	RO	LR	LLR	GR	RI	SI	GI	UI
Non-Residential Use													
Liquor Store	--	--	--	--	--	--	C	--	P	--	P	P	--
Machine Shop	--	--	--	--	--	--	--	--	--	P	C	C	C
Manufacturing	--	--	--	--	--	--	--	--	--	C	C	C	C
Marina	--	--	--	--	--	--	--	--	--	--	--	--	--
Medical Clinic	--	C	C	C	C	C	P	P	P	--	P	P	P
Marijuana (medical/adult use, cultivating)	--	--	--	--	--	--	--	--	--	P	P	P	P
Marijuana (medical/adult use, dispensing)	--	--	--	--	--	--	--	P	P	P	P	P	P
Medical Office	--	--	--	--	--	C	P	P	P	P	P	P	P
Mental Health Facility	--	--	--	--	--	--	--	P	P	--	P	P	P
Mortuary Services	--	--	--	--	--	--	--	--	P	--	P	P	P
Motel	--	--	--	--	--	--	--	P	P	P	P	P	P
Museum (nonprofit)	C	C	C	C	C	C	C	C	C	C	C	C	C
Museum (for profit)	C	C	C	C	C	--	C	C	C	C	C	C	C
Nightclub	--	--	--	--	--	--	--	P	P	--	P	P	P
Nursing Home	--	C	C	C	C	C	C	C	C	P	C	C	C
Nursery (retail)	--	--	--	--	--	--	P	P	P	--	P	P	P
Open Lot Sales	--	--	--	--	--	--	--	--	P	--	P	P	P
Orphanage	--	C	C	C	C	C	C	C	C	C	C	P	P
Outdoor Storage/Stockpiling	--	--	--	--	--	--	--	--	--	--	C	P	P
Park	--	P	P	P	P	--	--	--	--	P	--	--	--
Parking Garage	--	--	--	--	C	C	C	C	C	C	P	P	P
Parking Lot	--	--	--	--	C	C	C	C	C	C	P	P	P
Pet Store	--	--	--	--	--	--	C	P	P	C	C	C	C
Pet Daycare	--	--	--	--	--	--	--	--	P	--	P	P	P
Place of Worship	Z	C	C	C	C	C	C	C	C	C	P	P	P
Professional Office Bldg	--	--	--	--	--	C	C	C	C	C	P	P	P
Radio/Television Station	--	--	--	--	--	--	--	C	C	--	P	P	P
Recreation Center	--	C	C	C	C	--	C	C	C	--	C	C	C
Recycling Center	--	--	--	--	--	--	--	--	--	--	C	C	C
Repair (non-automobile)	--	--	--	--	--	--	P	P	P	--	C	P	P
Research Laboratory	--	--	--	--	--	C	--	C	C	P	C	C	C
Restaurant	--	--	--	--	--	--	C	P	P	P	P	P	P
Retail Poultry	--	--	--	--	--	--	P	--	P	--	C	P	P
Retail Store/Service	--	--	--	--	--	--	C	P	P	--	C	P	P
Rooming House	--	C	C	C	P	--	C	C	C	--	--	--	--
Sanitarium	--	C	C	C	C	C	C	C	C	P	--	--	--
School (pre-k to 12)	C	C	C	C	C	C	P	C	C	P	P	P	P
Short-term/Small Loan Lenders	--	--	--	--	--	--	C	C	C	C	C	C	C
Shooting Range	--	--	--	--	--	--	--	P	P	P	P	P	P
Skate Board Facility	--	--	--	--	--	--	--	C	C	--	--	--	--
Slaughter House	--	--	--	--	--	--	--	--	C	--	C	C	C
Social Building	--	--	--	--	--	--	--	C	C	--	C	C	C
Storage (self, cold, materials, equipment)	--	--	--	--	--	--	--	--	--	--	P	P	P
Substance Abuse Recovery	--	--	--	--	--	--	--	P	P	--	P	P	P
Swimming Facility	--	C	C	C	C	--	--	C	C	--	C	C	C
Tailoring Shop	--	--	--	--	--	--	C	P	P	P	P	P	P
Tattoo/Body Piercing	--	--	--	--	--	--	--	C	C	--	C	C	C
Tavern	--	--	--	--	--	--	C	P	P	--	P	P	P
Theater	--	--	--	--	--	--	--	C	C	--	C	C	C
Tourist House (Hostel)	--	--	--	--	P	C	--	P	P	--	P	P	P
Trade School	--	--	--	--	--	--	--	P	P	--	P	P	P
Transportation Services	--	C	C	C	C	--	--	--	C	--	P	P	P
Vapor Lounge (Hookah)	--	--	--	--	--	--	--	C	C	--	C	C	C
Warehouse	--	--	--	--	--	--	--	--	--	C	P	P	P
Wholesale	--	--	--	--	--	--	--	--	--	P	P	P	P



Primary Use Districts	
LIF	Limited One-Family
1F	One-Family Residential
2F	Two-Family Residential
RA	Townhouse
MF	Multi-Family Residential
RO	Residence Office
LR	Local Retail Business
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GI	General Industry
UI	Unrestricted Industry

Special Zoning Districts & Permitted Uses

P: Permitted by Right
C: Conditional Use
Z: BZA Approval
-- : Not Permitted

Special Uses

	OSR	LMF	MHP	DR	UR	SC	IR
Residential Use							
One-Family	--	P	P	--	P	P	--
Two-Family	--	--	P	--	P	P	--
Townhouse	--	--	P	P	Z	Z	--
Apartment	--	P	--	P	P	P	P
Manufac. Home	--	C	P	--	P	P	--
Mobile Home	--	--	P	--	--	--	--
Non-Residential Use							
Adult Entertainment	--	--	--	--	--	--	--
Agriculture (community garden, bee-keeping, livestock, greenhouse)	P	C	C	--	--	C	--
Amusement/Entertainment	--	--	--	P	--	--	--
Animal Kennel/Hospital	--	--	--	--	--	--	--
Art/Music Studio	--	--	--	C	P	P	C
Assembly Hall	--	--	--	--	--	--	P
Assisted Living	--	C	--	--	--	P	P
Auto Repair (minor)	--	--	--	--	--	--	--
Auto Repair (major)	--	--	--	--	--	--	--
Auto Sales (cars)	--	--	--	--	--	--	--
Auto Sales (trucks)	--	--	--	--	--	--	--
Auto Service Station (gas)	--	--	--	--	--	--	--
Auto Wreckage Yard	--	--	--	--	--	--	--
Bank/Financial Institution	--	--	--	P	--	P	C
Barber/Beauty Shop	--	--	--	P	P	P	C
Bed & Breakfast	--	--	--	--	--	--	--
Boarding House	--	--	--	--	--	P	--
Bookstore	--	--	--	P	P	P	C
Business Services (copy, sign creation, stationary sales, printing)	--	--	--	P	P	P	C
Car Wash	--	--	--	--	--	--	--
Cemetery	P	C	--	--	--	--	--
Charitable Institution (non-correctional)	--	C	--	P	C	C	C
Check-cashing	--	--	--	P	C	C	--
Coffee House	--	--	--	P	P	P	C
College (nonprofit)	--	Z	--	C	P	C	P
College (for profit)	--	--	--	C	P	C	P
Commissary	--	--	--	P	--	P	C
Community Center	--	C	--	P	--	C	P
Convalescent Home	--	C	--	--	--	C	--
Correctional Halfway House	--	--	--	--	--	--	--
Dairy Production	--	--	--	--	--	--	--
Crematory	--	C	--	--	--	--	--
Crushing (rock/concrete)	--	--	--	--	--	--	--
Dance Hall	--	--	--	P	--	--	--
Daycare	--	C	C	P	--	P	C
Dormitory	--	Z	P	P	P	C	C
Fraternity/Sorority House	--	Z	C	P	P	P	C
Golf Course	P	--	--	--	--	--	--
Grocery Store	--	C	--	P	P	P	C
Group Home (<5 residents)	--	--	--	--	--	C	--
Group Home (6-16 residents)	--	--	--	--	--	C	--
Home for the Aged	--	C	--	--	--	--	P
Hookah Lounge	--	--	--	--	--	--	--
Hospital	--	C	--	--	--	--	P
Hotel	--	--	--	P	P	--	P
Laundry (commercial/bulk)	--	--	--	--	--	--	--
Laundry/Dry Cleaning (drop-off, <5 employees)	--	--	--	--	P	P	C
Laundry (self-service)	--	--	C	C	P	P	C
Library (public)	--	C	C	P	--	--	P
Library (nonprofit)	--	--	--	C	--	--	--
Limited Lodging	--	C	C	P	P	P	P

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Special Use Districts	
OSR	Limited One-Family
LMF	One-Family Residential
MHP	Two-Family Residential
DR	Townhouse
UR	Residence Office
SC	Local Retail Business
IR	Institutional Research

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For a complete list of permitted and non-permitted uses, please review the Cleveland Zoning Code.

For information on the MMUD Districts, please review §344.04 of the Cleveland Zoning Code.

Special Zoning Districts & Permitted Uses

P: Permitted by Right
C: Conditional Use
Z: BZA Approval
-- : Not Permitted

Special Uses

OSR LMF MHP DR UR SC IR

Non-Residential Use

Liquor Store	--	--	--	--	--	P	--
Machine Shop	--	--	--	--	--	--	--
Manufacturing	--	--	--	--	--	--	--
Marina	P	--	--	--	--	--	--
Medical Clinic	--	C	--	P	--	--	P
Marijuana (medical/adult use, clutivating)	--	--	--	--	--	--	--
Marijuana (medical/adult use, dispensing)	--	--	--	--	--	--	--
Medical Office	--	--	--	P	--	P	P
Mental Health Facility	--	--	--	--	--	--	P
Mortuary Services	--	--	--	--	--	--	--
Motel	--	--	--	P	--	--	P
Museum (nonprofit)	--	C	--	P	--	--	P
Museum (for profit)	--	C	--	P	--	--	P
Nightclub	--	--	--	P	P	--	--
Nursing Home	--	C	--	--	--	C	P
Nursery (retail)	--	--	--	--	--	P	--
Open Lot Sales	--	--	--	--	--	--	--
Orphanage	--	C	--	--	--	--	--
Outdoor Storage/Stockpiling	--	--	--	--	--	--	--
Park	P	P	P	--	--	--	P
Parking Garage	C	--	C	C	--	C	C
Parking Lot	C	--	C	C	--	C	C
Pet Store	--	--	--	P	--	C	--
Pet Daycare	--	--	--	--	--	--	--
Place of Worship	--	C	--	P	C	C	P
Professional Office Bldg	--	--	--	P	--	C	P
Radio/Television Station	--	--	--	--	--	--	--
Recreation Center	P	C	C	P	--	C	P
Recycling Center	--	--	--	--	--	--	--
Repair (non-automobile)	--	--	--	--	P	P	--
Research Laboratory	--	--	--	--	--	--	P
Restaurant	C	--	--	P	P	C	C
Retail Poultry	--	--	--	P	--	P	C
Retail Store/Service	--	--	--	P	P	P	C
Rooming House	--	C	--	--	--	C	--
Sanitarium	--	C	--	--	--	--	--
School (pre-k to 12)	--	C	--	--	P	P	P
Short-term/Small Loan Lenders	--	--	--	--	--	C	--
Shooting Range	--	--	--	--	--	--	--
Skate Board Facility	P	--	--	--	--	--	--
Slaughter House	--	--	--	--	--	--	--
Social Building	--	--	--	--	--	--	--
Storage (self, cold, materials, equipment)	--	--	--	--	--	--	--
Substance Abuse Recovery	--	--	--	--	--	--	--
Swimming Facility	P	C	--	--	--	--	C
Tailoring Shop	--	--	--	P	P	C	C
Tattoo/Body Piercing	--	--	--	--	--	--	--
Tavern	--	--	--	P	P	C	C
Theater	--	--	--	P	--	--	C
Tourist House (Hostel)	--	--	--	--	--	--	--
Trade School	--	--	--	--	--	--	P
Transportation Services	--	C	--	--	--	--	--
Vapor Lounge (Hookah)	--	--	--	--	--	--	--
Warehouse	--	--	--	--	--	--	--
Wholesale	--	--	--	--	--	--	--

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