



ZONING DISTRICTS

	Residential						Business						Industrial					Special		
	L1F	I2F	R2F	RA	MF	MHP	RO	UR	UR	SC	LLR	GR	RI	SI	GI	UI	IR	DR	OSR	
RESIDENTIAL USE																				
Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	C						
Two-Family		P	P	P	P		P	P	P	P	P	P	P	C						
Townhouse		Z	Z	Z	P		Z	Z	Z	Z	Z	Z	Z	C					P	
Apartment						P	P	P	P	P	P	P	P	C					P	
Manufactured Home	C	C	C	C	C	P	P	P	P	P	P	P	P	C						
Mobile Home				C	P						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	C				P	
Amusement/Entertainment										P	P	P	P	C	P	P			P	
Animal Kennel										C	C	C	C	C	C					
Animal Hospital										P	P	P	P	P	P					
Art or Music Studio							P	P	P	P	P	P	P	P	P	C	C			
Assembly Hall										P	P	P	P	P	P					
Assisted Living	C	C	C	C	P	C	P	P	P	P	P	P	P	P	P					
Auto Repair (minor)														C	C	P	P			
Auto Repair (major)														C	C	P	P			
Auto Sales (cars)													C	C	C	P	P			
Auto Sales (trucks)														P	P	P				
Auto Service Station (Gas)											P	P	P	P	P					
Auto Wreckage Yard														C	P					
Bank or Financial Institution							P	P	P	P	P	P	P	P	P	P	C	P		
Barber/Beauty Shop							P	P	P	P	P	P	P	P	P	P	C	P		
Bed & Breakfast							C		P	P	P	P	P	P	P					
Boarding House					P		P	P	P	P	P	P	P	P						
Bookstore							P	P	P	P	P	P	P	P	P	P	C	P		
Business Services (copy, fax, sign making, stationery sales, printing)							P	P	P	C	P	C	P	P	P	C	P			
Car Wash													P	P	P	P				
Cemetery	C	C	C	C															P	
Charitable Institution (non correctional purpose)	C	C	C	C	C		C	C	P	P	P	P	P	P	P	C	P			
Check-cashing							C	C	C	C	C	C	C	C	C				P	
Church/Place of Worship	Z	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P			
Coffee House							P	P	P	P	P	P	P	P	P	P	C	P		
College (nonprofit)	Z	Z	Z	C	C		C	P	C	P	P	P	P	P	P	P	C	P		
College (for profit)							C	P	C	P	P	P	P	P	P	P	P	C		
Commissary							P	P	P	P	P	P	P	P	P	P	C	P		
Community Center	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P		
Convalescent Home	C	C	C	C	C		C	C	C	C	P	P	P	P						
Correctional Halfway House										Z	Z	Z	Z	Z	Z					
Dairy Production (creamery, milk bottling, milk distribution, ice cream plant)													C	C	C	C				
Crematory	C	C	C	C								C	C	Z	P					
Crushing (rock, concrete)															C	P				
Dance Hall										P	P	P	P	P	P				P	
Daycare	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	C	P			
Dormitory	C	Z	Z	Z	C	P	C	P	C	C	C	C	C	C	C	C	P			
Fraternity/Sorority House	Z	Z	Z	C	C	C	P	P	P	P	P	P	P	P	P	C	C	P		
Golf Course																			P	
Grocery Store							P	P	P	P	P	P	P	P	P	P	C	P		
Group Home/Residential Facility (up to 5 unrelated persons)	C	C	C	C			C	C	C	C	C	C	C	C						
Group Home/Residential Facility (6-16 unrelated persons)					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	C	C	P				
Hookah Lounge												C	C	C	C	C				
Hospital	C	C	C	C	C		C	C	C	C	C	C	C	C	C	P				
Hotel							P										P	P		
Laundry, commercial or bulk														P	P	P				
Laundry, Dry Cleaning (Drop-Off/Pick-Up) (Less than 5 employees)							P	P	P	P	P	P	P	P	P	P	C			
Laundry, Self Service					C	C	P	P	P	P	P	P	P	P	P	P	C	C		
Library (for profit)	C	C	C	C	C		C	C	C	C	C	C	C	C	C				P	
Library (nonprofit)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				P	
Limited Lodging	C	C	C	C	C	C	P	P	P	P	P	P	C	C					P	
Liquor Store							C	P			P	P	P							
Machine Shop														C	C	C				
Manufacturing														C	C	C				
Marina																			P	
Medical Clinic	C	C	C	C	C		P		P	P	P	P	P	P	P	P	P			
Medical Marijuana (cultivating)															P	P	P	P		
Medical Marijuana (dispensary)															P	P	P	P		
Medical Office						C	P	P	P	P	P	P	P	P	P	P	P			
Mental Health Facility											P	P	P	P	P	P				
Mortuary Services												P	P	P	P					
Motel											P	P	P	P	P	P	P			
Museum (nonprofit)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P		
Museum (for profit)	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	P	P		
Nightclub							P	P	P	P	P	P	P	P	P				P	
Nursing Home	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P			
Nursery (retail)							P	P	P	P	P	P	P	P						
Open Lot Sales														P	P	P				
Orphanage	C	C	C	C	C		C	C	C	C	C	C	P	P						
Outdoor Storage/Stockpiling														C	P	P				
Park	P	P	P	P	P									P				P	P	
Parking Garage						C	C	C	C	C	C	P	P	P	P	C	C	C		
Parking Lot						C	C	C	C	C	P	P	P	P	P	C	C	C		
Pet Store							C	C	P	C	C	C	C	C	C				P	
Pet Daycare										P	P	P	P							

USE DISTRICTS	
L1F	Limited One Family
1F	One Family
2F	Two Family
RA	Townhouse
MF	Multi-Family
MHP	Mobile Home Park District
RO	Residence Office
LR	Local Retail Business
UR	University (College) Retail
SC	Shopping Center
LLR	Limited Retail Business
GR	General Retail Business
RI	Residence-Industry
SI	Semi-Industry
GI	General Industry
UI	Unrestricted Industry
IR	Institutional-Research District
DR	Downtown Residential
OSR	Open Space & Recreation

The 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 III B 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 City Department of Building & Housing. This chart is simply a quick reference tool to be used as such. For a complete list of permitted and non-permitted uses, please review [Cleveland's Land Use Code: Part III B](#)

ZONING DISTRICTS																			
P: Permitted by Right C: Conditional Use Z: BZA Approval Empty Cell: Not Permitted	Residential						Business				Industrial			Special					
	L1F	1F	2F	RA	MF	MHP	RO	LR	UR	SC	LLR	GR	RI	SI	GI	UI	IR	DR	OSR
Professional Office Bldg							C	C	C	C	C	C	P	P	P	P	P		
Radio/Television Station															P	P	P		
Recreation Center	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P
Recycling Center															C	C	C		
Repair (non-automobile)							P	P	P	P	P	P	C	P	P				
Research Laboratory										C	C	C	P	C	C	C	P		
Restaurant							C	P	C	P	P	P	P	P	P	P	C	P	C
Retail Poultry							P	P	P	P	P	P	C	P	P	P	C	P	
Retail Store/Service							C	P	P	P	P	P	C	P	P	P	C	P	
Rooming House						P	C	C	C	C	C	C	C	C	C	C			
Sanitarium	C	C		C	C	C	C	C	C	C	C	P							
School (pre-k to 5)	C	C	C	C	C	C	C	P	P	P	C	C	P	P	P	P	P	P	
School (6 to 12)	C	C	C	C	C	C	C	P	P	P	C	C	C	C	C	P	P	P	
Short-term/Small Loan Lenders							C	C	C	C	C	C	C	C	C	C			P
Shooting Range										P	P	P	P	P	P				
Skate Board Facility										C	C	C	C	C	C				P
Slaughter House										C	C	C	C	C	C				
Social Building										C	C	C	C	C	C				
Storage (self, cold, materials, equipment)														P	P	P			
Substance Abuse Recovery										P	P	P	P	P	P				
Swimming Facility	C	C		C	C					C	C	C	C	C	C	C	C		P
Tailoring Shop							C	P	C	P	P	P	P	P	P	P	C	P	
Tattoo/Body Piercing										C	C	C	C	C	C				
Tavern							C	P	C	P	P	P	P	P	P	P	C	P	
Theater										C	C	C	C	C	C	C	C	C	P
Tourist House (Hostel)					P		C	P	P	P	P	P	P	P	P				
Trade School										P	P	P	P	P	P				
Transportation Services	C	C		C	C					C	C	P	P	P	P				
Vapor Lounge (Hookah)										C	C	C	C	C	C				
Warehouse												C	P	P	P				
Wholesale												P	P	P	P				

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