



**City of Cleveland**

Frank G. Jackson, Mayor

City Planning Commission



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**Urban Form Overlay review of:**

Address: \_\_\_\_\_ Applicant name: \_\_\_\_\_

Date: \_\_\_\_\_ Applicant email: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_

Urban Form Overlay Requirements			Proposed	Comments
<i>(1) Setbacks.</i>				
A. Front yard depth; principal street frontage	Single-family, two-family, townhouse: 0 ft. min., 10 ft. max.	All other building types: 0 ft. min., 8 ft. max.		
B. Front yard depth; secondary street frontage	Single-family, two-family, townhouse: 0 ft. min., 6 ft. max.	All other building types: 0 ft. min., 6 ft. max.		
C. Interior side yard depth	0 ft. min.			
D. Rear yard depth	3 ft. min.			
<i>(2) Building Configuration.</i>				
A. Frontage build-out; principal street frontage	80% min. of principal street frontage; 20% of this requirement may be met with a streetscreen Streetscreens shall be masonry and min. 3.5' in height			
B. Frontage build-out, secondary street frontage	100% min. of the urban street space			

C. Active use; first story principal and secondary street frontage	Required on 60% of frontage buildout				
D. Floor area ratio	No max				
E. Entrances	Single-family, two-family, townhouse: Each first-story unit fronting a principal or secondary street shall provide a main pedestrian entrance to that principal or secondary street frontage.	Multi-family residential: Required: At least one main pedestrian entrance from a principal or secondary street frontage.	All other building types: Required: Each use fronting a principal or secondary street frontage shall provide a main pedestrian entrance to that frontage. Such entrance shall be recessed to prevent doors swinging over the ROW, including patio space in the ROW, under Section <a href="#">3109.03</a> .		
F. Height of finished first floor above grade	First-story residential: 18 in. min., 5.5 ft. max, building lobby may be at 0 ft.	First-story non-residential: 0 ft. min.			
<i>(3) Building Design Features.</i>					
A. First-story glazing, non-residential; principal and secondary street	75% min. of the frontage buildout between 3' and 8' above grade (excluding streetscreens) shall be transparent windows and doors				
B. First-story glazing, residential: principal and secondary street	45% min. of the frontage buildout between 3' and 8' above grade shall be transparent windows and doors				

<p>C. Architectural articulation required: Balconies, bays, awnings, sunshades, planter boxes, or similar</p>	<p>Single-family, two-family, townhouse: Required on 50% min. of all units facing both the principal and secondary street frontage; balconies, if used, shall be 1 ft. min. depth; balcony railing transparency: 30% min.</p>	<p>All other building types: Not required.</p>		
<p>D. Materials; principal and secondary street frontage</p>	<p>First-story: Glass in any dimension is permitted. All other materials shall be human-scaled, except materials used on building bases (up to 3 ft. above grade) may be larger in size. Above first-story: Materials in any dimension are permitted. Prohibited: plain and split-face concrete masonry units, synthetic stucco, vinyl siding</p>			
<p>(4) <i>Parking, Garages and Valet.</i></p>				
<p>A. Required parking</p>	<p>Existing Buildings and Additions: Min: 25% of total required by Section <a href="#">349.04</a>, Max: 120% of total required by Section <a href="#">349.04</a></p>	<p>New Construction: Min: 65% of total required by Section <a href="#">349.04</a>, Max: 120% of total required by Section <a href="#">349.04</a></p>		
		<p>Garage or structured parking shall have no maximum number of spaces. Sub-market rate housing in an existing building or new construction shall have a Min. 25% of total required by Section <a href="#">349.04</a>, Max: 120% of total required by Section <a href="#">349.04</a></p>		
<p>(5) <i>Transition Strips and Screening.</i></p>				
<p>A. Secondary street frontage</p>	<p>3 ft. min. deep landscape strip and streetscreen required Streetscreens shall be masonry and a min. 3.5' in height</p>			
<p>B. Interior Side</p>	<p>Not required</p>			

C. Rear abutting a less intensive use	6 ft. high screen element, 100% opacity		
D. Screening of structured parking and enclosed parking	<p>Liner building along principal and secondary street frontages required.</p> <p>Height of Liner Building shall be equal to or greater than the height of the parking structure. Frontage build-out of liner building shall be equal to or greater than the width of the structured or enclosed parking it screens, less permitted access openings.</p> <p>Liner building shall meet all the requirements of any Overlay District in which it is located.</p>		