Exclusionary Zoning in Cuyahoga County

January 2020

Michael Lepley & Lenore Mangiarelli
About the Authors

MICHAEL LEPLEY is Fair Housing Center for Rights & Research’s Senior Research Associate. He received his Master of Public Administration from the University of Pittsburgh’s Graduate School of Public and International Affairs.

LENORE MANGIARELLI is Fair Housing Center for Rights & Research’s Research Associate. She received her Master of International Development from the University of Pittsburgh’s Graduate School of Public and International Affairs.

Acknowledgements

The work that provided the basis for this publication was supported by funding under a grant with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.

About Fair Housing Center for Rights & Research

Fair Housing Center for Rights & Research (The Fair Housing Center) is a 501(c)(3) non-profit organization whose mission is to protect and expand fair housing rights, eliminate housing discrimination, and promote integrated communities. The Fair Housing Center works to achieve its mission through work in three primary areas: research and mapping; education and outreach; and enforcement of fair housing laws through testing, complaint investigation and resolution, and litigation.

Copyright © 2020, Fair Housing Center for Rights & Research. All rights reserved.
Table of Contents

Imposing “A Moral Geography on Our Cities;” A Brief Introduction to Zoning in America ................... 1

Zoning in Cuyahoga County ..................................................................................................................... 4

Recommendations ....................................................................................................................................... 6

Notes on the Data ....................................................................................................................................... 7

HOW TO READ THIS DOCUMENT ................................................................................................. 8

Cuyahoga County ......................................................................................................................................... 9

Single-Family Lot Size Distribution ........................................................................................................ 10

Single Family Lot Size Distribution, 0 to .5 acres .................................................................................... 11

Bay Village .................................................................................................................................................... 12

Beachwood ................................................................................................................................................... 13

Bedford ........................................................................................................................................................... 14

Bedford Heights .......................................................................................................................................... 15

Bentleyville .................................................................................................................................................... 16

Berea .............................................................................................................................................................. 17

Bratenahl ....................................................................................................................................................... 18

Brecksville ..................................................................................................................................................... 19

Brook Park .................................................................................................................................................... 20

Brooklyn ......................................................................................................................................................... 21

Brooklyn Heights ......................................................................................................................................... 22

Chagrin Falls ................................................................................................................................................ 23

Chagrin Falls Township ............................................................................................................................. 24

Cleveland ..................................................................................................................................................... 25

Cleveland Heights ...................................................................................................................................... 26

Cuyahoga Heights ..................................................................................................................................... 27

East Cleveland ............................................................................................................................................. 28

Euclid ............................................................................................................................................................. 29

Fairview Park ............................................................................................................................................... 30

Garfield Heights ........................................................................................................................................... 31

Gates Mills .................................................................................................................................................... 32

Glenwillow .................................................................................................................................................... 33

Highland Heights ....................................................................................................................................... 34

Highland Hills ............................................................................................................................................. 35

Hunting Valley .......................................................................................................................................... 36

Independence .............................................................................................................................................. 37

Lakewood ..................................................................................................................................................... 38

Lindale .......................................................................................................................................................... 39

Lyndhurst ..................................................................................................................................................... 40

Maple Heights ............................................................................................................................................ 41

Mayfield ....................................................................................................................................................... 42

Bay Village .................................................................................................................................................... 12

Beachwood ................................................................................................................................................... 13

Bedford ........................................................................................................................................................... 14

Bedford Heights .......................................................................................................................................... 15

Bentleyville .................................................................................................................................................... 16

Berea .............................................................................................................................................................. 17

Bratenahl ....................................................................................................................................................... 18

Brecksville ..................................................................................................................................................... 19

Brook Park .................................................................................................................................................... 20

Brooklyn ......................................................................................................................................................... 21

Brooklyn Heights ......................................................................................................................................... 22

Chagrin Falls ................................................................................................................................................ 23

Chagrin Falls Township ............................................................................................................................. 24

Cleveland ..................................................................................................................................................... 25

Cleveland Heights ...................................................................................................................................... 26

Cuyahoga Heights ..................................................................................................................................... 27

East Cleveland ............................................................................................................................................. 28

Euclid ............................................................................................................................................................. 29

Fairview Park ............................................................................................................................................... 30

Garfield Heights ........................................................................................................................................... 31

Gates Mills .................................................................................................................................................... 32

Glenwillow .................................................................................................................................................... 33

Highland Heights ....................................................................................................................................... 34

Highland Hills ............................................................................................................................................. 35

Hunting Valley .......................................................................................................................................... 36

Independence .............................................................................................................................................. 37

Lakewood ..................................................................................................................................................... 38

Lindale .......................................................................................................................................................... 39

Lyndhurst ..................................................................................................................................................... 40

Maple Heights ............................................................................................................................................ 41

Mayfield ....................................................................................................................................................... 42

Bay Village .................................................................................................................................................... 12

Beachwood ................................................................................................................................................... 13

Bedford ........................................................................................................................................................... 14

Bedford Heights .......................................................................................................................................... 15

Bentleyville .................................................................................................................................................... 16

Berea .............................................................................................................................................................. 17

Bratenahl ....................................................................................................................................................... 18

Brecksville ..................................................................................................................................................... 19

Brook Park .................................................................................................................................................... 20

Brooklyn ......................................................................................................................................................... 21

Brooklyn Heights ......................................................................................................................................... 22

Chagrin Falls ................................................................................................................................................ 23

Chagrin Falls Township ............................................................................................................................. 24

Cleveland ..................................................................................................................................................... 25

Cleveland Heights ...................................................................................................................................... 26

Cuyahoga Heights ..................................................................................................................................... 27

East Cleveland ............................................................................................................................................. 28

Euclid ............................................................................................................................................................. 29

Fairview Park ............................................................................................................................................... 30

Garfield Heights ........................................................................................................................................... 31

Gates Mills .................................................................................................................................................... 32

Glenwillow .................................................................................................................................................... 33

Highland Heights ....................................................................................................................................... 34

Highland Hills ............................................................................................................................................. 35

Hunting Valley .......................................................................................................................................... 36

Independence .............................................................................................................................................. 37

Lakewood ..................................................................................................................................................... 38

Lindale .......................................................................................................................................................... 39

Lyndhurst ..................................................................................................................................................... 40

Maple Heights ............................................................................................................................................ 41

Mayfield ....................................................................................................................................................... 42

Bay Village .................................................................................................................................................... 12

Beachwood ................................................................................................................................................... 13

Bedford ........................................................................................................................................................... 14

Bedford Heights .......................................................................................................................................... 15

Bentleyville .................................................................................................................................................... 16

Berea .............................................................................................................................................................. 17

Bratenahl ....................................................................................................................................................... 18

Brecksville ..................................................................................................................................................... 19

Brook Park .................................................................................................................................................... 20

Brooklyn ......................................................................................................................................................... 21

Brooklyn Heights ......................................................................................................................................... 22

Chagrin Falls ................................................................................................................................................ 23

Chagrin Falls Township ............................................................................................................................. 24

Cleveland ..................................................................................................................................................... 25

Cleveland Heights ...................................................................................................................................... 26

Cuyahoga Heights ..................................................................................................................................... 27

East Cleveland ............................................................................................................................................. 28

Euclid ............................................................................................................................................................. 29

Fairview Park ............................................................................................................................................... 30

Garfield Heights ........................................................................................................................................... 31

Gates Mills .................................................................................................................................................... 32

Glenwillow .................................................................................................................................................... 33

Highland Heights ....................................................................................................................................... 34

Highland Hills ............................................................................................................................................. 35

Hunting Valley .......................................................................................................................................... 36

Independence .............................................................................................................................................. 37

Lakewood ..................................................................................................................................................... 38

Lindale .......................................................................................................................................................... 39

Lyndhurst ..................................................................................................................................................... 40

Maple Heights ............................................................................................................................................ 41

Mayfield ....................................................................................................................................................... 42
Mayfield Heights ...................................................................................................................................................... 44
Middleburg Heights ................................................................................................................................................ 45
Moreland Hills ........................................................................................................................................................ 46
Newburgh Heights ............................................................................................................................................... 47
North Olmsted ...................................................................................................................................................... 48
North Randall ......................................................................................................................................................... 49
North Royalton ..................................................................................................................................................... 50
Oakwood ................................................................................................................................................................ 51
Olmsted Falls ......................................................................................................................................................... 52
Olmsted Township ............................................................................................................................................... 53
Orange ................................................................................................................................................................ 54
Parma .................................................................................................................................................................... 55
Parma Heights ...................................................................................................................................................... 56
Pepper Pike .......................................................................................................................................................... 57
Richmond Heights ............................................................................................................................................. 58
Rocky River ......................................................................................................................................................... 59
Seven Hills ......................................................................................................................................................... 60
Shaker Heights .................................................................................................................................................. 61
Solon ..................................................................................................................................................................... 62
South Euclid ....................................................................................................................................................... 63
Strongsville ......................................................................................................................................................... 64
University Heights ........................................................................................................................................... 65
Valley View ........................................................................................................................................................ 66
Walton Hills ....................................................................................................................................................... 67
Warrenville Heights ....................................................................................................................................... 68
Westlake ............................................................................................................................................................. 69
Woodmere ......................................................................................................................................................... 70
Appendix A: Cuyahoga County Municipality Key ............................................................................................ 71
Appendix B: Municipal Land Use and Demographic Statistics .................................................................. 72
Imposing “A Moral Geography on Our Cities:” A Brief Introduction to Zoning in America

Zoning is a mechanism used by municipalities to regulate land use and density of the built environment. Modern zoning, on its face, is a race-neutral policy. From its inception and throughout its use in the United States, zoning has generated and perpetuated racial segregation.

Typically, a municipal zoning code creates a set of “use districts,” wherein each district allows a set of building types and uses of those buildings to the exclusion of all other uses and building types. Zoning codes can regulate land use intensity within a district through a number of density-controlling mechanisms. These often include the dimensions of the built environment; i.e. minimum lot sizes, minimum or maximum lot coverage (the footprint of buildings in relation to the size of the lot), minimum or maximum floor space square footage, proximity restrictions, height restrictions, and setback distances (distance from the lot border to the wall of a building). Zoning codes also regulate density by restricting the number of people who can use a space (occupancy restrictions, defining which or how many people are included in a “family”). Prescribed uses within districts can be broad (residential, commercial) or specific (attached single-family houses, hospitals).

In Ohio, state law enabled municipalities to implement zoning ordinances starting in 1920. It spread quickly. By 1930, most Americans lived in municipalities that zone.1 In the United States, citywide zoning evolved from two earlier forms of land-use regulation: nuisance law, in which noxious uses could be excluded or removed from proximity to residential use and deed restrictions, in which an owner of a parcel could ban future ownership based on the characteristics of a buyer, commonly their race and religion. Citywide zoning promised to be more effective. Some of the first zoning ordinances were explicitly racist and segregatory. The U.S. Supreme Court struck down racial zoning in 1916 (Buchanan v. Warley) and racial deed restrictions in 1948 (Shelley v. Kraemer). It is within this context that white Americans came to identify apartments as a noxious use and renters as a proxy for race and class. Their solution would be the exclusive single-family use district.

Countries throughout the world use zoning, but it has taken on a unique character in the United States. Across the U.S., zoning codes give primacy to one type of use in one type of building, the detached, single-family home. This is achieved through the exclusive, residential, single-family use district.2 From its inception, zoning proponents understood the single-family home to be synonymous with ownership, those who have the right to and can afford to own their own home, but the problem is not the single-family house itself. The problem lies in the exclusive single-family use district. Zoning codes often ban any use deemed harmful to the single-family home and its occupants, which ends up including all other residential and nonresidential uses as well as the people who need them.3

In Cuyahoga County, the race and class implications of zoning were apparent from the beginning. U.S. cities already segregated in the early 20th Century were more likely to adopt zoning as a tool to reinforce racial hierarchy.4 Early 20th Century Cleveland was experiencing an influx of immigrants from Eastern and

---

3 Ibid, 111-132.
4 Jessica Trounstine, Segregation by Design: Local Politics and Inequality in American Cities (Cambridge, United Kingdom: Cambridge University Press, 2018), 91.
Southern Europe and African American refugees from the Jim Crow South, and Cleveland’s Black population was concentrating in the east side of the city. In 1923, a local developer challenged the constitutionality of the Village of Euclid’s new zoning code. Federal District Judge and Clevelander, D.C. Westenhaver found that Euclid violated the Buchanan decision with its single-family use district. Westenhaver believed and opined the racist sentiment that immigrants and African Americans created nuisance conditions. He also understood that Buchanan prohibited municipalities from segregating based on race and class and predicted the segregatory nature of the single-family use district:

"It is equally apparent that the next step in the exercise of this police power would be to apply similar restrictions for the purpose of segregating in like manner various groups of newly arrived immigrants. The blighting of property values and the congesting of population, whenever the colored or certain foreign races invade a residential section, are so well known to be with the judicial cognizance.

"The result to be accomplished is to classify the population and segregate them according to their income and situation in life. The true reason why some persons live in a mansion and others in a shack, why some live in a single-family dwelling and others in a double-family dwelling and others in an apartment, is primarily economic. It is a matter of income and wealth [...] Aside from contributing to these results [this ordinance] further[s] such class tendencies. (Village of Euclid v. Ambler Realty Co., 1924)

The Supreme Court overturned the Westenhaver decision and upheld the suburb’s ordinance dubbing single-use zoning, Euclidean Zoning. In the majority opinion, Justice Southerland described apartments as parasitic nuisances.

As cities spread out in the post-war period, single-family zoning went on to rule the American urban landscape, particularly the suburbs, and to alter the social structures of urban regions. In the American suburb, the ascendency of exclusive single-family zoning gives cartel power to the home owning class. The zoning code enables class-based collective action. Homeowners, the majority class in many suburban municipalities, dominate municipal politics and suburban development with it.

Homeowners tend to vote for and lobby their local officials based on their perceived property values. They exclude anything and anyone that they believe will threaten their property values, and they use the zoning code to achieve their goal. The single-family use district is the primary tool for maintaining exclusion and political supremacy, but density restrictions can also control for class by decreasing affordability. Zoning restrictions, such as large minimum lot sizes, increase the cost of land by creating a false land scarcity.

---

8 Ibid., 163-164, 312.
Codes that mandate larger houses through large lot coverage requirements or square footage requirements increase the cost of building a house, limiting who can live in a community.

Americans have long internalized that renting is a noxious use and that renters, as a proxy for race and class, reduce property values when in proximity to the single-family home. Property values became another proxy for race and class in ideological maintenance of the single-family use district and racial exclusion.9 In the U.S., home ownership is primarily the historical privilege of the white middle and upper classes.10 Most Black families rent, and in 2019, Black homeownership has fallen to historic lows.11 The single-family use district empowers whites to maintain white-only communities as a form of wealth hoarding and rent seeking and it achieves exactly that.12 Homeowners reap an undo monopoly profit through an artificially depressed housing and land supply and reduced access to property-enhancing public goods provided by an exclusively zoned municipality and school district. Zoning and segregation perpetuate regional inequality by separating the rich and poor, causing unequal provision of public services and amenities.13

Zoning is one part of the apparatus that creates and enforces racial segregation. Regions that implemented zoning the earliest became the most segregated.14 Greater Cleveland communities implemented zoning early enough to name it. The Cleveland region now has the distinction of being one of the few hyper-segregated metro-areas in the U.S.15 Zoning has codified the moral order of racial segregation.

---

9 Trounstine, Segregation by Design, 46, 123.
13 Levine, Zoned Out, 94-95.
14 Trounstine, Segregation by Design, 92-96, 207.
Zoning in Cuyahoga County

The Fair Housing Center for Rights & Research analyzed zoning codes of every municipality in Cuyahoga County. Fifty-eight of fifty-nine municipalities in Cuyahoga County zone. Only the Village of Linndale does not use zoning.

The exclusive, single-family, residential use district dominates the geography of Cuyahoga County; 58.1% of all land in Cuyahoga County is zoned to allow single-family homes as the exclusive residential use. Only 16.9% of all land in Cuyahoga County is zoned to allow two-family buildings or larger. The zoning regulations of eleven municipalities currently ban rentals altogether. These are the Cities of Highland Heights and Independence; the Villages of Bentleyville, Bratenahl, Brooklyn Heights, Gates Mills, Glenwillow, Hunting Valley, Moreland Hills, and Walton Hills; and Chagrin Falls Township. Further, land regulated to permit multifamily housing in Cuyahoga County is concentrated in the City of Cleveland and several eastside suburbs.

The presence of use districts that permit multifamily housing corresponds, imperfectly, to the presence of people of color (see page 5). High median single-family lot size strengthens zoning’s relationship to racial exclusion. Three municipalities do not fit this analysis. The City of Lakewood, more than 90% white, is densely built and zoned primarily for multifamily. The City of Bedford Heights and the Village of Woodmere, both majority Black, are zoned primarily for single-family with lots larger than the county average of .18 acres.

While single-family districts are exclusive to single-family houses, districts that permit multifamily residential use are often cumulative zoning, or hierarchical zoning, or are influenced by cumulative zoning. Cumulative zoning permits preferential, low-density uses in districts zoned for high-density, i.e. single-family homes are permitted in apartment districts. Forms of cumulative zoning are prevalent in Cuyahoga County. More than a quarter of land available for multifamily-use in Cuyahoga County is currently occupied by single-family houses, further reducing space for renters in some municipalities.

Zoning is not the sole explanatory factor of racial segregation in Cuyahoga County, but one of many tools that caused racial segregation. Explicit refusal to rent or sell based on race, blockbusting, and racial steering by real estate agents caused segregation. Redlining, strategic municipal disinvestment, and urban renewal caused segregation. Highway construction and white flight to the suburbs caused segregation-as did municipal fragmentation paired with exclusionary zoning. What makes zoning different is that it codifies racially segregated living patterns, and while many of the other factors listed have been discredited or made illegal, zoning persists. Zoning is part of the structure of racism that maintains racial segregation and racial inequality.

---

16 Sonia Hirt, *Zoned in the USA*, 36-43.
Exclusionary Zoning in Cuyahoga County

Percentage of the Population that is White, Non-Hispanic

(Source: American Community Survey 2017 5-Year Estimates; see page 71 for a key of Cuyahoga County municipalities)

Residential Use Exclusive to Single-Family
Multifamily Use Permissible
No Residential Use Permissible

(Source: American Community Survey 2017 5-Year Estimates; see page 71 for a key of Cuyahoga County municipalities)
Recommendations:

1. **Amend Ohio law to prohibit municipalities and townships from regulating residential use to exclude or to limit renters.** Zoning creates a power dynamic where the zoned-for majority influence local policy to exclude people they do not wish to live with, resulting in racial segregation. It is the power structure that must be broken by removing a municipality’s prerogative to regulate for residential type. The prerogative must be removed. Even so-called Inclusionary Zoning (a regulatory strategy that permits or sometimes mandates affordable housing) maintains the exclusive power structure.

2. **Stop publicly funding economic development, schools, roads, highways, and other infrastructure in exclusionary jurisdictions from regional sources (county, state, federal).** When a regional governmental entity subsidizes public goods provision or enhances the tax base of exclusively zoned municipalities through public subsidy, they exacerbate the effects of racial segregation and racial inequality in Cuyahoga County.

   When a regional governmental entity subsidizes road and highway construction and maintenance to an exclusively zoned municipality, they facilitate its residents’ ability to profit from a regional economy without sharing the benefits. They enable and perpetuate segregative municipal land use regulations.

3. **Implement regional property tax-base sharing.** An exclusively zoned municipality derives part of the value of its tax base from its residents’ ability to participate in a regional economy while maximizing the tax liability that they recapture through exclusionary, property-enhancing service provision. For those who live in wealthy enclaves, segregation is lucrative.

   Regional property tax-base sharing would reduce the influence of zoning and segregation on unequal municipal service provision and possibly even reduce the incentive for living in an exclusively zoned municipality.
Notes on the Data

The Fair Housing Center analyzed the zoning codes for every municipality in Cuyahoga County (excluding the Village of Linndale, which does not zone). The Cuyahoga County Fiscal Office and the Department of Information Technology maintain two GIS files that include municipal zoning codes: a parcel file and a zoning file. The Fair Housing Center relied on both files for the analysis below. Both files are incomplete. The zoning file contains a column titled “MUNI_ZONE,” and for most cities its categories correspond directly with a municipality’s zoning code. When The Fair Housing Center encountered errors with the MUNI_ZONE column, it used the Fiscal Office’s generalized land use categories in column “ZONE_USE” in conjunction with the municipality’s published zoning code. The cities analyzed using the ZONE_USE summary category are noted on their respective pages. The Fair Housing Center reached out to most of the Cuyahoga County municipalities to obtain zoning GIS data, and most do not maintain their own digitized zoning maps. For those that do, their data was not used in this report.

There are hundreds of unique use districts in Cuyahoga County. In the below analysis, the reader will not find an examination of individual use districts for each municipality. Most zoning codes are available online should the reader wish to analyze them.

The Fair Housing Center summarized each use district into three categories: “residential use exclusive to single-family,” “multifamily use permissible,” and “no residential use permissible.”

- **The residential use exclusive to single-family** category includes use districts that only permit attached and detached single-family homes as residential structures. In most districts of this type, residential use is the sole use allowed. In some municipalities, nonresidential use is permitted in this type of district, but usually limited to libraries, parks, and schools. In Cuyahoga County, single-family homes are often available for rent, but the purpose of this category is to highlight use districts where the original regulatory intent was to isolate homeowners.

- **The multifamily use permissible** category includes use districts that permit 2-family structures and greater, multistory condominium buildings (The Fair Housing Center finds a significant condo-to-rental market in Greater Cleveland), and mixed commercial and residential structures. These districts often permit single-family homes as well as commercial and light industrial uses. The purpose of this category is to highlight use districts where the original regulatory intent was to allow renters.

- **The no residential use permissible** category includes use districts where current regulations do not allow residential use.

A reader of this report might notice that the real-world use in specific locations does not correspond with summarized regulations depicted in this report. In zoning, grandfathering and exemptions are common and will not be reflected in the below analysis. This report examines land use regulations, not current land use. Typically, regulation and actual use coincide.

In this report, there are several analyses of **single-family lot size distribution**. These analyses include all lots currently occupied by single-family housing in a municipality and are not restricted to the **residential use exclusive to single-family** use districts. These analyses are meant to provide an estimate of zoning’s effect on land consumption and density in comparison to exclusion.
This map shows how residential use is currently regulated.

- **Light blue** shows zoning use districts where residential use is exclusive to single-family houses, both attached and detached. Light blue shows areas where regulation favors homeownership.

- **Yellow** shows zoning use districts where multifamily use is permissible. Multifamily includes two-family buildings and higher. Yellow shows areas where regulation permits apartments.

- **White** shows zoning use districts that currently do not permit residential use.

This map does not show how a space might currently be being used. In zoning exemptions and grandfathering are common.

This chart directly corresponds to the map above.

- **Yellow and dark-blue cross hatching** shows how much of the land available for multifamily use (yellow) is currently occupied by single-family houses, further reducing land-availability for multifamily use.

This chart shows the distribution of single-family lot sizes as an estimate of zoning’s effect on land use intensity. This chart includes all single family lots, not just those within a district where single-family houses are the exclusive residential use.

Single-family housing currently occupies 26.3% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 351,547
Median Lot Size: .18 acres
Cuyahoga County

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 58.1%
- Multifamily Use Permissible: 16.9%
- No Residential Use Permissible: 25.0%

Single-family housing currently occupies 26.3% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 351,547
Median Lot Size: .18 acres
Bay Village

*Zoning analysis for Bay Village relies on Cuyahoga County Fiscal Office’s “zoning use” summary category, not the municipal zoning code.*

Permitted Residential Uses

- **Residential Use Exclusive to Single-Family**: 98.4%
- **Multifamily Use Permissible**: 0.1%
- **No Residential Use Permissible**: 1.5%

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 6110
- Median Lot Size: .28 acres
Exclusionary Zoning in Cuyahoga County

Beachwood

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 49.3%
- Multifamily Use Permissible: 6.4%
- No Residential Use Permissible: 44.3%

Single-family housing currently occupies 6.8% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 3167
- Median Lot Size: .35 acres
Bedford

*Permitted Residential Uses*

- **Residential Use Exclusive to Single-Family**: 11.2%
- **Multifamily Use Permissible**: 66.4%
- **No Residential Use Permissible**: 22.4%

**Single-Family Lot Size Distribution**

- Number of Single-Family Lots: 4037
- Median Lot Size: .19 acres

---

Single-family housing currently occupies 36.8% of all land zoned to permit multifamily use.
Bedford Heights

Exclusionary Zoning in Cuyahoga County

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 55.4%
- Multifamily Use Permissible: 4.0%
- No Residential Use Permissible: 40.7%

Single-family housing currently occupies 1.7% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

Number of Single-Family Lots: 2623
Median Lot Size: .26 acres
Bentleyville

Permitted Residential Uses

- 100.0% Residential Use Exclusive to Single-Family
- 0.00% Multifamily Use Permissible
- 0.00% No Residential Use Permissible

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 319
- Median Lot Size: 1.5 acres

*Zoning analysis for Bentleyville relies on Cuyahoga County Fiscal Office’s “zoning use” summary category, not the municipal zoning code.*
**Berea**

Single-family housing currently occupies 7.9% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 5961
Median Lot Size: .2 acres
Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 93.0%
- Multifamily Use Permissible: 0.0%
- No Residential Use Permissible: 7.0%

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 397
- Median Lot Size: 0.23 acres

Acres

[0, 0.05] [0.05, 0.1] [0.1, 0.15] [0.15, 0.2] [0.2, 0.25] [0.25, 0.3] [0.3, 0.35] [0.35, 0.4] [0.4, 0.45] [0.45, 0.5] > 0.5
Brecksville

<table>
<thead>
<tr>
<th>Residential Use Exclusive to Single-Family</th>
<th>Multifamily Use Permissible</th>
<th>No Residential Use Permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>58.3%</td>
<td>41.3%</td>
<td>0.3%</td>
</tr>
</tbody>
</table>

Permitted Residential Uses

Single-Family Lot Size Distribution

Number of Single-Family Lots: 4378
Median Lot Size: .6 acres
Single-family housing currently occupies 24.3% of all land zoned to permit multifamily use.

Permitted Residential Uses:
- Residential Use Exclusive to Single-Family: 74.6%
- Multifamily Use Permissible: 14.6%
- No Residential Use Permissible: 10.9%

Single-Family Lot Size Distribution:
Number of Single-Family Lots: 5700
Median Lot Size: .48 acres
Exclusionary Zoning in Cuyahoga County

Brook Park

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 39.5%
- Multifamily Use Permissible: 58.0%
- No Residential Use Permissible: 2.5%

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 6863
- Median Lot Size: .17 acres

Single-family housing currently occupies 18.4% of all land zoned to permit multifamily use.
Single-family housing currently occupies 8.1% of all land zoned to permit multifamily use.
Brooklyn Heights

Exclusionary Zoning in Cuyahoga County

**Permitted Residential Uses**
- Residential Use Exclusive to Single-Family: 38.5%
- Multifamily Use Permissible: 0.0%
- No Residential Use Permissible: 61.5%

**Single-Family Lot Size Distribution**
- Number of Single-Family Lots: 602
- Median Lot Size: .26 acres

Acres
- [0.05, 0.1]
- [0.15, 0.25]
- [0.25, 0.35]
- [0.35, 0.45]
- [0.45, 0.55]
- > 0.5
Chagrin Falls

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 65.9%
- Multifamily Use Permissible: 8.6%
- No Residential Use Permissible: 25.5%

Single-family housing currently occupies 5.3% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 1310
Median Lot Size: .32 acres
Chagrin Falls Township

Permitted Residential Uses

- 92.6% Residential Use Exclusive to Single-Family
- 0.0% Multifamily Use Permissible
- 7.4% No Residential Use Permissible

Single-Family Lot Size Distribution

- Median Lot Size: 5.19 acres
- Number of Single-Family Lots: 36
- Acers: [0.05] 40, [0.05-0.1] 35, [0.1-0.2] 30, [0.2-0.3] 25, [0.3-0.4] 20, [0.4-0.5] 15, [0.5-0.5] 10

*Zoning analysis for Chagrin Falls Township relies on Cuyahoga County Fiscal Office’s “zoning use” summary category, not the municipal zoning code.*

Exclusionary Zoning in Cuyahoga County
Number of Single-Family Lots: 81,688
Median Lot Size: .12 acres
Cleveland Heights

Exclusionary Zoning in Cuyahoga County

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 76.7%
- Multifamily Use Permissible: 17.4%
- No Residential Use Permissible: 5.9%

Single-family housing currently occupies 6.0% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

Number of Single-Family Lots: 12,866
Median Lot Size: .17 acres
Cuyahoga Heights

Permitted Residential Uses

91.9%
8.1%
0.0%

Residential Use Exclusive to Single-Family
Multifamily Use Permissible
No Residential Use Permissible

Single-family housing currently occupies 43.8% of all land zoned to permit multifamily use

Single-Family Lot Size Distribution

Number of Single-Family Lots: 179
Median Lot Size: .19 acres
Exclusionary Zoning in Cuyahoga County

East Cleveland

Permitted Residential Uses

- 89.5% Single-Family Use
- 10.5% Multifamily Use
- Exclusive to Single-Family
- No Residential Use Permissible

Single-family housing currently occupies 23.3% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

Number of Single-Family Lots: 2944
Median Lot Size: .11 acres
Euclid

Single-family housing currently occupies 46.9% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 14,488
Median Lot Size: .16 acres
Exclusionary Zoning in Cuyahoga County

Fairview Park

Permitted Residential Uses

<table>
<thead>
<tr>
<th>Residential Use Exclusive to Single-Family</th>
<th>Multifamily Use Permissible</th>
<th>No Residential Use Permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>61.3%</td>
<td>10.0%</td>
<td>28.7%</td>
</tr>
</tbody>
</table>

Single-family housing currently occupies 4.6% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

Number of Single-Family Lots: 5779
Median Lot Size: .21 acres
Garfield Heights

- Single-family housing currently occupies 65.8% of all land zoned to permit multifamily use.
- Number of Single-Family Lots: 10,048
- Median Lot Size: .13 acres
Gates Mills

Permitted Residential Uses

- 86.5% Residential Use Exclusive to Single-Family
- 0.0% Multifamily Use Permissible
- 0.2% No Residential Use Permissible

Single-Family Lot Size Distribution

Number of Single-Family Lots: 924
Median Lot Size: 2.65 acres
Glenwillow

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 42.2%
- Multifamily Use Permissible: 0.0%
- No Residential Use Permissible: 57.8%

Single-Family Lot Size Distribution

Number of Single-Family Lots: 227
Median Lot Size: .94 acres

Acres

- [0, 0.05]
- [0.05, 0.1]
- [0.1, 0.15]
- [0.15, 0.2]
- [0.2, 0.25]
- [0.25, 0.3]
- [0.3, 0.35]
- [0.35, 0.4]
- [0.4, 0.45]
- [0.45, 0.5]
- > 0.5
Highland Heights

Permitted Residential Uses

78.2%

Residential Use Exclusive to Single-Family

21.8%

Residential Use Permissible

0.0%

No Residential Use Permissible

Single-Family Lot Size Distribution

Number of Single-Family Lots: 3283

Median Lot Size: .4 acres
Highland Hills

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 26.6%
- Multifamily Use Permissible: 1.0%
- No Residential Use Permissible: 72.4%

Single-family housing currently occupies 25.6% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 150
- Median Lot Size: .19 acres
Hunting Valley

Permitted Residential Uses

- 100.0% Residential Use Exclusive to Single-Family
- 0.0% Multifamily Use Permissible
- 0.0% No Residential Use Permissible

Single-Family Lot Size Distribution

Number of Single-Family Lots: 195
Median Lot Size: 5.8 acres
Independence

Permitted Residential Uses

Residential Use Exclusive to Single-Family: 58.1%
Multifamily Use Permissible: 41.9%
No Residential Use Permissible: 0.0%

Single-Family Lot Size Distribution

Number of Single-Family Lots: 2901
Median Lot Size: .51 acres
Lakewood

Single-family housing currently occupies 33.1% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 9451
Median Lot Size: .12 acres
Linndale

Permitted Residential Uses

- Residential Use Exclusive to Single-Family
- Multifamily Use Permissible
- No Residential Use Permissible

Single-family housing currently occupies 5.1% of all land available for multifamily use.

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 15
- Median Lot Size: .14 acres
Exclusionary Zoning in Cuyahoga County

Lyndhurst

*Zoning analysis for Lyndhurst relies on Cuyahoga County Fiscal Office’s “zoning use” summary category, not the municipal zoning code.

Permitted Residential Uses

<table>
<thead>
<tr>
<th>Residential Use</th>
<th>Multifamily Use</th>
<th>No Residential Use Permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exclusive to Single-Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>86.5%</td>
<td>2.9%</td>
<td>10.6%</td>
</tr>
</tbody>
</table>

Single-Family Lot Size Distribution

Number of Single-Family Lots: 5763
Median Lot Size: .22 acres
Maple Heights

Single-family housing currently occupies 27.5% of all land zoned to permit multifamily use.

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 62.2%
- Multifamily Use Permissible: 31.2%
- No Residential Use Permissible: 6.7%

Single-Family Lot Size Distribution

Number of Single-Family Lots: 9151
Median Lot Size: .13 acres
Exclusionary Zoning in Cuyahoga County

Mayfield Heights

 formatted map with data points indicating permitted residential uses and single-family lot size distribution. The text states:

- Single-family housing currently occupies 10.7% of all land zoned to permit multifamily use.

- Number of Single-Family Lots: 5228

- Median Lot Size: .18 acres
Mayfield Village

Permitted Residential Uses

82.1%
80%
70%
60%
50%
40%
30%
20%
10%
0%

Residential Use Exclusive to Single-Family

Multifamily Use Permissible

No Residential Use Permissible

16.9%
1.0%

Single-Family Lot Size Distribution

Number of Single-Family Lots: 1170
Median Lot Size: .51 acres
Middleburg Heights

Exclusionary Zoning in Cuyahoga County

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 57.7%
- Multifamily Use Permissible: 34.2%
- No Residential Use Permissible: 8.0%
- 0%

Single-family housing currently occupies 28.9% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 4972
- Median Lot Size: .25 acres
Moreland Hills

Permitted Residential Uses

99.7%

Residential Use
Multifamily Use
No Residential Exclusive to Permissible Use Permissible Single-Family

0%

Single-Family Lot Size Distribution

Number of Single-Family Lots: 1303
Median Lot Size: 1.92 acres

Fair Housing Center for Rights & Research
Newburgh Heights

*Zoning analysis for Newburgh Heights relies on Cuyahoga County Fiscal Office’s “zoning use” summary category, not the municipal zoning code.

**Single-Family Lot Size Distribution**

- Number of Single-Family Lots: 479
- Median Lot Size: .11 acres

---

**Permitted Residential Uses**

- Residential Use: 0.0%
- Multifamily Use: 36.3%
- No Residential Use: 63.7%

**Single-family housing currently occupies 41.5% of all land zoned to permit multifamily use**
North Olmsted

Single-family housing currently occupies 6.7% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 9998
Median Lot Size: .26 acres
North Randall

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 24.2%
- Multifamily Use Permissible: 2.2%
- No Residential Use Permissible: 73.5%

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 138
- Median Lot Size: .49 acres
North Royalton

Single-family housing currently occupies 26.7% of all land zoned to permit multifamily use.

- Residential Use: 77.5%
- Multifamily Use: 13.8%
- No Residential Use: 8.7%

Number of Single-Family Lots: 8596
Median Lot Size: .46 acres
Oakwood

Exclusionary Zoning in Cuyahoga County

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 63.7%
- Multifamily Use Permissible: 0.8%
- No Residential Use Permissible: 35.5%

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 1263
- Median Lot Size: .45 acres
Olmsted Falls

- Single-family housing currently occupies 33.7% of all land zoned to permit multifamily use.

- Number of Single-Family Lots: 2521
- Median Lot Size: .28 acres
Single-family housing currently occupies 27.2% of all land zoned to permit multifamily use.
Parma

Permitted Residential Uses

- 78.7% Residential Use
- 8.7% Multifamily Use Permissible
- 12.6% No Residential Use Permissible

Single-family housing currently occupies 41.1% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

Number of Single-Family Lots: 27,949
Median Lot Size: .17 acres
Parma Heights

Permitted Residential Uses

- 82.4% Residential Use
- 16.3% Multifamily Use Permissible
- 0.6% No Residential Use Permissible

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 6040
- Median Lot Size: .19 acres

Single-family housing currently occupies 4.6% of all land zoned to permit multifamily use.
Pepper Pike

Exclusionary Zoning in Cuyahoga County

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 79.5%
- Multifamily Use Permissible: 0.6%
- No Residential Use Permissible: 19.9%

Single-family housing currently occupies 3.9% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 2492
- Median Lot Size: 1.05 acres
Richmond Heights

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 79.3%
- Multifamily Use Permissible: 4.3%
- No Residential Use Permissible: 16.4%

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 3183
- Median Lot Size: .34 acres
Rocky River

Exclusionary Zoning in Cuyahoga County

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 64.2%
- Multifamily Use Permissible: 19.4%
- No Residential Use Permissible: 16.4%

Single-family housing currently occupies 8.6% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

Number of Single-Family Lots: 6000
Median Lot Size: .2 acres
Seven Hills

Permitted Residential Uses

- Residential Use: 93.6%
- Multifamily Use Exclusive to Single-Family: 0.7%
- No Residential Use Permissible: 5.8%

Single-family housing currently occupies 44.3% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 5108
- Median Lot Size: .33 acres
Shaker Heights

Permitted Residential Uses

67.9%
13.5%
18.6%

Residential Use Exclusive to Single-Family
Multifamily Use Permissible
No Residential Use Permissible

Single-family housing currently occupies 10.5% of all land zoned to permit multifamily use

Single-Family Lot Size Distribution

Number of Single-Family Lots: 7063
Median Lot Size: .21 acres

Exclusionary Zoning in Cuyahoga County
Solon

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 73.4%
- Multifamily Use Permissible: 25.4%
- No Residential Use Permissible: 1.2%

Single-family housing currently occupies 0.8% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 7705
- Median Lot Size: .46 acres
South Euclid

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 21.9%
- Multifamily Use Permissible: 73.5%
- No Residential Use Permissible: 4.7%

Single-family housing currently occupies 62.9% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 8320
Median Lot Size: .16 acres
Strongsville

Single-family housing currently occupies 32.8% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 15,173
Median Lot Size: .3 acres
University Heights

Permitted Residential Uses

- 78.6% Residential Use Exclusive to Single-Family
- 14.2% Multifamily Use Permissible
- 7.2% No Residential Use Permissible

Single-family housing currently occupies 5.3% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

Number of Single-Family Lots: 3902
Median Lot Size: .15 acres
Valley View

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 57.7%
- Multifamily Use Permissible: 8.4%
- No Residential Use Permissible: 33.9%

Single-Family Lot Size Distribution

Number of Single-Family Lots: 744
Median Lot Size: .63 acres

*Zoning analysis for Valley View relies on Cuyahoga County Fiscal Office’s “zoning use” summary category, not the municipal zoning code.*
Walton Hills

*Zoning analysis for Walton Hills relies on Cuyahoga County Fiscal Office’s “zoning use” summary category, not the municipal zoning code.*

**Permitted Residential Uses**
- Residential Use Exclusive to Single-Family: 87.2%
- Multifamily Use Permissible: 0.0%
- No Residential Use Permissible: 12.8%

**Single-Family Lot Size Distribution**
- Number of Single-Family Lots: 971
- Median Lot Size: 1.03 acres

Number of Single-Family Lots: 971
Median Lot Size: 1.03 acres
Warrensville Heights

Single-family housing currently occupies 7.5% of all land zoned to permit multifamily use.

Number of Single-Family Lots: 3100
Median Lot Size: .17 acres
Exclusionary Zoning in Cuyahoga County

Westlake

Permuted Residential Uses

- Residential Use Exclusive to Single-Family: 69.7%
- Multifamily Use Permissible: 8.7%
- No Residential Use Permissible: 20.2%

Single-family housing currently occupies 13.5% of all land zoned to permit multifamily use.

Single-Family Lot Size Distribution

- Number of Single-Family Lots: 8414
- Median Lot Size: .39 acres
Woodmere

Permitted Residential Uses

- Residential Use Exclusive to Single-Family: 68.3%
- Multifamily Use Permissible: 1.4%
- No Residential Use Permissible: 30.3%

Single-Family Lot Size Distribution

Number of Single-Family Lots: 137
Median Lot Size: .71 acres
### Appendix A: Cuyahoga County Municipality Key

<table>
<thead>
<tr>
<th>Number</th>
<th>Municipality</th>
<th>Number</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bay Village</td>
<td>31</td>
<td>Shaker Heights</td>
</tr>
<tr>
<td>2</td>
<td>Westlake</td>
<td>32</td>
<td>Maple Heights</td>
</tr>
<tr>
<td>3</td>
<td>North Olmsted</td>
<td>33</td>
<td>Walton Hills</td>
</tr>
<tr>
<td>4</td>
<td>Olmsted Township</td>
<td>34</td>
<td>Euclid</td>
</tr>
<tr>
<td>5</td>
<td>Olmsted Falls</td>
<td>35</td>
<td>South Euclid</td>
</tr>
<tr>
<td>6</td>
<td>Rocky River</td>
<td>36</td>
<td>University Heights</td>
</tr>
<tr>
<td>7</td>
<td>Fairview Park</td>
<td>37</td>
<td>Highland Hills</td>
</tr>
<tr>
<td>8</td>
<td>Brook Park</td>
<td>38</td>
<td>Warrensville Heights</td>
</tr>
<tr>
<td>9</td>
<td>Berea</td>
<td>39</td>
<td>North Randall</td>
</tr>
<tr>
<td>10</td>
<td>Middleburg Heights</td>
<td>40</td>
<td>Bedford</td>
</tr>
<tr>
<td>11</td>
<td>Strongsville</td>
<td>41</td>
<td>Richmond Heights</td>
</tr>
<tr>
<td>12</td>
<td>Lakewood</td>
<td>42</td>
<td>Lyndhurst</td>
</tr>
<tr>
<td>13</td>
<td>Cleveland</td>
<td>43</td>
<td>Beachwood</td>
</tr>
<tr>
<td>14</td>
<td>Brooklyn</td>
<td>44</td>
<td>Bedford Heights</td>
</tr>
<tr>
<td>15</td>
<td>Linndale</td>
<td>45</td>
<td>Oakwood</td>
</tr>
<tr>
<td>16</td>
<td>Parma</td>
<td>46</td>
<td>Highland Heights</td>
</tr>
<tr>
<td>17</td>
<td>Parma Heights</td>
<td>47</td>
<td>Mayfield</td>
</tr>
<tr>
<td>18</td>
<td>North Royalton</td>
<td>48</td>
<td>Mayfield Heights</td>
</tr>
<tr>
<td>19</td>
<td>Newburgh Heights</td>
<td>49</td>
<td>Pepper Pike</td>
</tr>
<tr>
<td>20</td>
<td>Cuyahoga Heights</td>
<td>50</td>
<td>Woodmere</td>
</tr>
<tr>
<td>21</td>
<td>Brooklyn Heights</td>
<td>51</td>
<td>Orange</td>
</tr>
<tr>
<td>22</td>
<td>Seven Hills</td>
<td>52</td>
<td>Solon</td>
</tr>
<tr>
<td>23</td>
<td>Broadview Heights</td>
<td>53</td>
<td>Glenwillow</td>
</tr>
<tr>
<td>24</td>
<td>Independence</td>
<td>54</td>
<td>Gates Mills</td>
</tr>
<tr>
<td>25</td>
<td>Brecksville</td>
<td>55</td>
<td>Hunting Valley</td>
</tr>
<tr>
<td>26</td>
<td>Bratenahl</td>
<td>56</td>
<td>Moreland Hills</td>
</tr>
<tr>
<td>27</td>
<td>Garfield Heights</td>
<td>57</td>
<td>Chagrin Falls Township (includes the Village of Chagrin Falls)</td>
</tr>
<tr>
<td>28</td>
<td>Valley View</td>
<td>58</td>
<td>Chagrin Falls</td>
</tr>
<tr>
<td>29</td>
<td>East Cleveland</td>
<td>59</td>
<td>Bentleyville</td>
</tr>
</tbody>
</table>
### Appendix B: Municipal Land Use and Demographic Statistics

<table>
<thead>
<tr>
<th>City</th>
<th>Total Acres</th>
<th>Family Acres</th>
<th>Residential Use Exclusive to Single-Family Parcels</th>
<th>Multifamily Use Permanent Acres</th>
<th>No Residential Use Permanent Acres</th>
<th>Acres in Multifamily Districts</th>
<th>Single-Family Home in Family Parcels</th>
<th>Number of Single-Family Parcels</th>
<th>Percent of Housing Units that are Rentals</th>
<th>Percent of Population that is White, Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay Village</td>
<td>2863.725</td>
<td>2817.923</td>
<td>3.729154</td>
<td>42.07366</td>
<td>0</td>
<td>6110</td>
<td>8.1</td>
<td>93.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beachwood</td>
<td>3218.731</td>
<td>1588.031</td>
<td>204.4892</td>
<td>1426.21</td>
<td>13.954</td>
<td>3167</td>
<td>40.5</td>
<td>72.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedford</td>
<td>3439.281</td>
<td>386.5609</td>
<td>2283.318</td>
<td>769.4021</td>
<td>841.255</td>
<td>4037</td>
<td>47.4</td>
<td>38.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedford Heights</td>
<td>2720.41</td>
<td>1506.101</td>
<td>108.2916</td>
<td>1106.017</td>
<td>1.791</td>
<td>2623</td>
<td>51.0</td>
<td>18.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bentleyville</td>
<td>1682.642</td>
<td>1682.642</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>319</td>
<td>1.5</td>
<td>94.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Berea</td>
<td>3664.783</td>
<td>2759.75</td>
<td>235.1056</td>
<td>669.9281</td>
<td>18.558</td>
<td>5961</td>
<td>31.8</td>
<td>86.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bratenah</td>
<td>671.0044</td>
<td>624.0338</td>
<td>0</td>
<td>46.97065</td>
<td>0</td>
<td>397</td>
<td>18.6</td>
<td>82.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brecksville</td>
<td>12300.47</td>
<td>7175.616</td>
<td>39.8776</td>
<td>5084.98</td>
<td>0</td>
<td>4378</td>
<td>15.9</td>
<td>93.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Broadview Heights</td>
<td>8131.067</td>
<td>6062.404</td>
<td>1182.885</td>
<td>885.7788</td>
<td>288.009</td>
<td>5700</td>
<td>17.6</td>
<td>86.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brook Park</td>
<td>4684.133</td>
<td>1849.091</td>
<td>117.5139</td>
<td>2717.527</td>
<td>21.67</td>
<td>6863</td>
<td>23.0</td>
<td>88.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brooklyn</td>
<td>2734.381</td>
<td>1303.966</td>
<td>133.7002</td>
<td>1296.715</td>
<td>10.782</td>
<td>3544</td>
<td>42.1</td>
<td>69.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brooklyn Heights</td>
<td>1048.374</td>
<td>403.3073</td>
<td>0</td>
<td>645.0668</td>
<td>0</td>
<td>602</td>
<td>14.5</td>
<td>93.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chagrin Falls</td>
<td>1371.177</td>
<td>903.6158</td>
<td>118.4119</td>
<td>349.1497</td>
<td>6.294</td>
<td>1310</td>
<td>30.2</td>
<td>97.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chagrin Falls Townsh</td>
<td>316.2803</td>
<td>292.9138</td>
<td>0</td>
<td>23.36652</td>
<td>0</td>
<td>36</td>
<td>0.0</td>
<td>100.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cleveland</td>
<td>50127.33</td>
<td>10496.49</td>
<td>2381.01</td>
<td>15813.83</td>
<td>4968.976</td>
<td>81688</td>
<td>58.2</td>
<td>33.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cleveland Heights</td>
<td>5165.914</td>
<td>3960.102</td>
<td>900.2887</td>
<td>305.5233</td>
<td>54.234</td>
<td>12866</td>
<td>44.8</td>
<td>47.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cuyahoga Heights</td>
<td>2072.023</td>
<td>168.4303</td>
<td>0</td>
<td>1903.593</td>
<td>73.704</td>
<td>179</td>
<td>40.9</td>
<td>91.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Cleveland</td>
<td>1981.083</td>
<td>1772.256</td>
<td>208.8266</td>
<td>413.121</td>
<td>2944</td>
<td>66.0</td>
<td>5.7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Euclid</td>
<td>6688.918</td>
<td>2714.828</td>
<td>1568.401</td>
<td>2405.689</td>
<td>735.669</td>
<td>14488</td>
<td>52.1</td>
<td>36.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fairview Park</td>
<td>2975.376</td>
<td>1823.626</td>
<td>297.9358</td>
<td>853.8142</td>
<td>13.693</td>
<td>5779</td>
<td>27.5</td>
<td>90.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garfield Heights</td>
<td>4452.671</td>
<td>2244.946</td>
<td>2207.724</td>
<td>1476.499</td>
<td>10048</td>
<td>34.3</td>
<td>47.8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gates Mills</td>
<td>5839.593</td>
<td>5828.291</td>
<td>0</td>
<td>11.30257</td>
<td>0</td>
<td>924</td>
<td>4.7</td>
<td>89.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glenwillow</td>
<td>1818.901</td>
<td>767.3911</td>
<td>0</td>
<td>1051.51</td>
<td>0</td>
<td>227</td>
<td>10.4</td>
<td>48.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highland Heights</td>
<td>3228.174</td>
<td>2523.188</td>
<td>0</td>
<td>704.9858</td>
<td>0</td>
<td>3283</td>
<td>5.3</td>
<td>84.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highland Hills</td>
<td>1276.627</td>
<td>339.7718</td>
<td>12.8774</td>
<td>923.9776</td>
<td>3.291</td>
<td>150</td>
<td>63.3</td>
<td>19.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hunting Valley</td>
<td>4514.605</td>
<td>4514.605</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>195</td>
<td>10.2</td>
<td>92.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Independence</td>
<td>5753.696</td>
<td>3343.401</td>
<td>0</td>
<td>2410.295</td>
<td>0</td>
<td>2901</td>
<td>6.7</td>
<td>95.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lakewood</td>
<td>3522.363</td>
<td>1234.261</td>
<td>1838.749</td>
<td>449.354</td>
<td>609.508</td>
<td>9451</td>
<td>55.6</td>
<td>83.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linndale</td>
<td>42.66205</td>
<td>42.66205</td>
<td>0</td>
<td>2.165</td>
<td>15</td>
<td>53.7</td>
<td>56.1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lyndhurst</td>
<td>2791.89</td>
<td>2414.373</td>
<td>80.7105</td>
<td>296.8014</td>
<td>0</td>
<td>5763</td>
<td>18.0</td>
<td>85.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maple Heights</td>
<td>3271.565</td>
<td>2033.152</td>
<td>217.3079</td>
<td>1021.105</td>
<td>59.773</td>
<td>9151</td>
<td>38.7</td>
<td>24.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayfield</td>
<td>2426.634</td>
<td>1992.48</td>
<td>24.70097</td>
<td>409.4532</td>
<td>0</td>
<td>1170</td>
<td>30.9</td>
<td>88.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayfield Heights</td>
<td>2500.449</td>
<td>1464.601</td>
<td>343.4843</td>
<td>692.3635</td>
<td>36.747</td>
<td>5228</td>
<td>49.6</td>
<td>80.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Middleburg Heights</td>
<td>5036.319</td>
<td>2907.097</td>
<td>404.6076</td>
<td>1724.615</td>
<td>116.732</td>
<td>4972</td>
<td>28.9</td>
<td>82.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moreland Hills</td>
<td>4643.251</td>
<td>4629.237</td>
<td>0</td>
<td>14.01412</td>
<td>0</td>
<td>1303</td>
<td>8.2</td>
<td>89.2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Exclusionary Zoning in Cuyahoga County

<table>
<thead>
<tr>
<th>City</th>
<th>Population</th>
<th>Income</th>
<th>Median Home Value</th>
<th>Vacant Homes</th>
<th>Non-Hispanic</th>
<th>Median Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newburgh Heights</td>
<td>375,938</td>
<td>136,420</td>
<td>239,518</td>
<td>479</td>
<td>46.8</td>
<td>68.3</td>
</tr>
<tr>
<td>North Olmsted</td>
<td>724,18</td>
<td>587,192</td>
<td>470,151</td>
<td>900,1059</td>
<td>31.582</td>
<td>26.3</td>
</tr>
<tr>
<td>North Randall</td>
<td>499,304</td>
<td>121,027</td>
<td>11,0808</td>
<td>367,1904</td>
<td>0</td>
<td>76.4</td>
</tr>
<tr>
<td>North Royalton</td>
<td>1,350,901</td>
<td>1,047,509</td>
<td>1,173,56</td>
<td>1,860,364</td>
<td>313,329</td>
<td>27.5</td>
</tr>
<tr>
<td>Oakwood</td>
<td>2,086,319</td>
<td>1,329,544</td>
<td>15,75194</td>
<td>741,0232</td>
<td>0</td>
<td>29.7</td>
</tr>
<tr>
<td>Olmsted Falls</td>
<td>2,547,654</td>
<td>1,684,248</td>
<td>707,0672</td>
<td>156,3391</td>
<td>238,475</td>
<td>18.1</td>
</tr>
<tr>
<td>Olmsted Township</td>
<td>6,219,71</td>
<td>5,312,373</td>
<td>172,2471</td>
<td>735,0905</td>
<td>0</td>
<td>22.9</td>
</tr>
<tr>
<td>Orange</td>
<td>2,419,722</td>
<td>1,959,58</td>
<td>223,1157</td>
<td>237,0262</td>
<td>60,755</td>
<td>9.0</td>
</tr>
<tr>
<td>Parma</td>
<td>1,284,08</td>
<td>1,010,75</td>
<td>1123,191</td>
<td>1612,338</td>
<td>461,568</td>
<td>27.2</td>
</tr>
<tr>
<td>Parma Heights</td>
<td>2,688,913</td>
<td>2,214,893</td>
<td>458,0402</td>
<td>15,979,62</td>
<td>21,121</td>
<td>44.8</td>
</tr>
<tr>
<td>Pepper Pike</td>
<td>4,526,328</td>
<td>3,599,513</td>
<td>25,48546</td>
<td>901,329</td>
<td>1</td>
<td>2492</td>
</tr>
<tr>
<td>Richmond Heights</td>
<td>2,833,026</td>
<td>2,246,371</td>
<td>121,4201</td>
<td>465,2352</td>
<td>0</td>
<td>3183</td>
</tr>
<tr>
<td>Rocky River</td>
<td>2,907,804</td>
<td>1,867,409</td>
<td>564,0955</td>
<td>476,3001</td>
<td>48,794</td>
<td>6000</td>
</tr>
<tr>
<td>Seven Hills</td>
<td>3,146,938</td>
<td>2,944,883</td>
<td>20,52513</td>
<td>181,5296</td>
<td>9,089</td>
<td>5108</td>
</tr>
<tr>
<td>Shaker Heights</td>
<td>4,054,734</td>
<td>2,753,246</td>
<td>548,1088</td>
<td>753,3794</td>
<td>57,704</td>
<td>7063</td>
</tr>
<tr>
<td>Solon</td>
<td>1,282,531</td>
<td>941,182</td>
<td>156,5404</td>
<td>3256,589</td>
<td>1,257</td>
<td>7705</td>
</tr>
<tr>
<td>South Euclid</td>
<td>2,980,168</td>
<td>652,1537</td>
<td>2188,907</td>
<td>139,1071</td>
<td>1375,926</td>
<td>8302</td>
</tr>
<tr>
<td>Strongsville</td>
<td>1,528,41</td>
<td>8521,005</td>
<td>836,2749</td>
<td>5930,129</td>
<td>274,171</td>
<td>15173</td>
</tr>
<tr>
<td>University Heights</td>
<td>1,165,614</td>
<td>916,0763</td>
<td>165,1331</td>
<td>8440,4887</td>
<td>8,764</td>
<td>3902</td>
</tr>
<tr>
<td>Valley View</td>
<td>3,615,818</td>
<td>2,086,677</td>
<td>301,906</td>
<td>1227,235</td>
<td>0</td>
<td>744</td>
</tr>
<tr>
<td>Walton Hills</td>
<td>4,391,227</td>
<td>3828,235</td>
<td>0</td>
<td>562,9922</td>
<td>0</td>
<td>971</td>
</tr>
<tr>
<td>Warrensville Heights</td>
<td>2,372,417</td>
<td>1082,759</td>
<td>320,3195</td>
<td>969,3382</td>
<td>23,984</td>
<td>3100</td>
</tr>
<tr>
<td>Westlake</td>
<td>9,922,16</td>
<td>6915,331</td>
<td>1003,362</td>
<td>2003,466</td>
<td>135,76</td>
<td>8414</td>
</tr>
<tr>
<td>Woodmere</td>
<td>208,7658</td>
<td>142,5462</td>
<td>2,982249</td>
<td>632,3727</td>
<td>0</td>
<td>137</td>
</tr>
<tr>
<td>Total</td>
<td>2,896,461</td>
<td>1683,875</td>
<td>48907,38</td>
<td>72351,22</td>
<td>12886,29</td>
<td>351547</td>
</tr>
</tbody>
</table>

(Source for demographic data: American Community Survey 2017 5-Year Estimates)
Fair Housing Center for Rights & Research is a not-for-profit agency whose mission is to protect and expand fair housing rights, eliminate housing discrimination, and promote integrated communities.

FAIR HOUSING CENTER FOR RIGHTS & RESEARCH
2728 EUCLID AVENUE, SUITE 200
CLEVELAND, OHIO 44115
(216) 361-9240 (PHONE)
(216) 426-1290 (FAX)
www.thehousingcenter.org