

SUBJECT: Proposed text amendment for §1409-07 *Use Regulations – Commercial Subdistricts* of the Zoning Code.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) for a text amendment to §1409-07 *Use Regulations – Commercial Subdistricts*.

PROPOSED TEXT AMENDMENT:

Schedule 1409-07: Use Regulations - Commercial Subdistricts

Use Classifications	CN-P	CN-M	CC-P	CC-M	CC-A	CG-A	Additional Regulations
Industrial Uses							
Production Industry							
Artisan	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	P	P	
Limited	--	--	--	--	P	P	
Warehousing and storage							
Contractor storage	--	--	--	L5	L5	P	
Indoor storage	--	--	--	--	P	P	
Wholesaling and distribution	--	--	--	--	P	P	

JUSTIFICATION:

An Artisan Use is defined as: establishments primarily engaged in on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale equipment. Artisans such as woodworkers, furniture makers, artists, potters, and other small-scale establishments often seek lower-cost commercial space in neighborhoods with historic character. These two attributes, along with ease of accessibility, make many of Cincinnati’s Neighborhood Business Districts (NBDs) attractive to Artisans. Many communities actively seek out Artisan uses and other creative trades because they can be an important element in the revitalization of an NBD.

Currently, the Code allows Artisan uses only in the higher-intensity commercial areas, CC-A Commercial Community – Auto and CG-A Commercial General – Auto. These zones are often incompatible with the character and uses of traditional NBDs. Many communities want to welcome Artisan uses into their NBD, but do not want to subject their NBD to a zoning classification that does not protect neighborhood character.

If Artisan uses are Conditional in the CN-P, CN-M, CC-P, and CC-M zones, this will allow communities to consider Artisan uses on a case-by-case basis. This change will provide neighborhoods with protection from Artisan uses that may be incompatible for a specific location, yet it will give communities the option of welcoming these much sought-after uses into their NBDs and other commercial areas.

RECOMMENDATION:

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendment.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief City Planner

Katherine Keough-Jurs, AICP
Senior City Planner