

SUBJECT: Graphics for the approved text amendment for §1421-21. Front Yard Modifications of the Cincinnati Zoning Code.

PURPOSE:

To have the Planning Commission approve the final graphics for the Front Yard Modifications text amendment that was approved on June 1, 2007

TEXT AMENDMENT:

The Planning Commission approved the following text amendment on June 1, 2007. However the final graphics for this text amendment were not available at that meeting. The graphics are attached and staff is requesting that the Planning Commission approve the graphics for the Zoning Code.

§ 1421-21. Front Yard Modifications.

The front yard requirements specified for principal buildings *in residential districts* may be modified subject to the following:

- (a) **Required Front Yard.** Principal buildings must have a *minimum* front yard that:
- (1) If abutted on both sides by the improved lots whose front yards do not conform with the district regulations, equals the average depth of those abutting front yards; or
 - (2) If abutted on one side by an unimproved lot or a side street of a corner lot and on the other side by an improved lot whose front yard does not conform to the district regulations, equals the average of the depth of the front yard of the improved lot and the front yard setback requirement of the district; or
 - (3) *If abutted on both sides by improved lots, excluding panhandle lots whose front yard depth exceeds the required front yard setback, the required front yard depth shall be equal to the average depth of those abutting front yards; or*
 - (4) *If abutted on one side by an unimproved lot and on the other side by an improved lot whose front yard depth exceeds the required front yard setback, the required front yard depth shall equal the depth of the improved lot.*

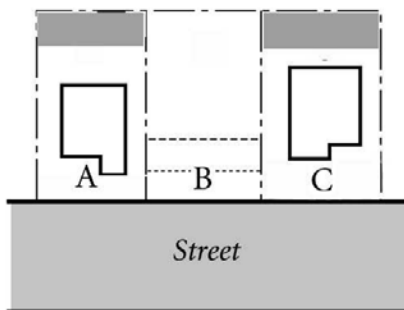
[Note: Must add illustrations to FIGURE 1421-21 showing 3 and 4, being prepared.]

RECOMMENDATION:

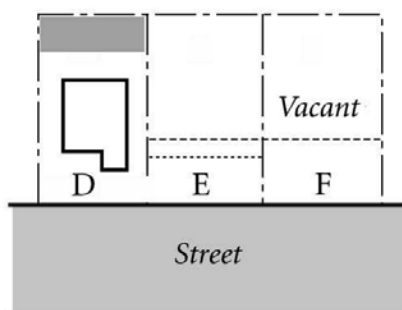
The Department of Community Development and Planning staff recommends that the City Planning Commission approve the graphics for the above text amendment.

Respectfully submitted by:

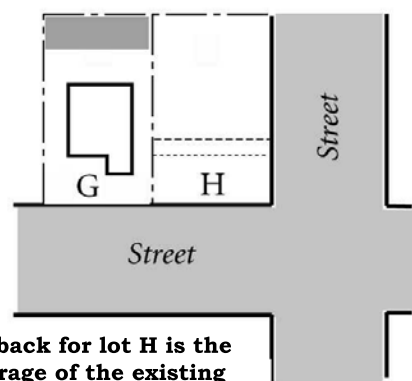
Margaret A. Wuerstle, AICP
Chief Planner



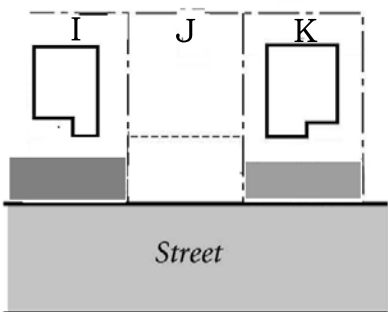
Setback for lot B is the average of the existing setbacks for lots A and C.



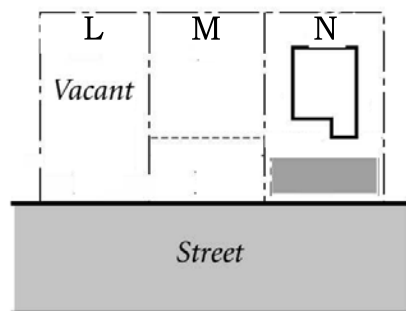
Setback for lot E is the average of the existing setback for lot D and the required setback for lot F.



Setback for lot H is the average of the existing setback for lot G and the required setback for lot H along the same street



Setback for lot J is the average of the existing setback for lots I and K.



Setback for lot M is equal to the existing setback of lot N.

- The normally required setback
- The existing setback
- The averaged setback