

**Honorable City Planning Commission  
Cincinnati, Ohio**

**September 7, 2007**

**SUBJECT:** Proposed text amendments to §1425-19: Off-Street Parking and Loading Requirements of the Zoning Code, providing a 2,000 square foot parking requirement exemption for commercial uses in the Urban Mix District.

**PURPOSE:**

To obtain approval from the City Planning Commission for text amendments to correct the omission of the Urban Mix District in the recent text amendment to the Off-Street Parking and Loading Requirements providing a 2,000 square foot exemption for commercial uses.

**PROPOSED TEXT AMENDMENT:**

See Exhibit A.

**RECOMMENDATION:**

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

**APPROVED:**

Margaret A. Wuerstle, AICP,  
Chief Planner

Respectfully Submitted:

Jennifer K. Walke  
City Planner

**EXHIBIT A**

**§ 1425-19. Off-Street Parking and Loading Requirements.**

Off-street parking and loading requirements must be provided in accordance with Schedules 1425-19-A and 1425-19-B. Unless a use is specifically noted under the appropriate use classification heading, the parking and loading requirements apply uniformly to all uses within a use classification. Off-street parking and loading requirements for uses in the DD Districts are subject to the provisions of Chapter 1411, Downtown Development Districts.

Off-street parking and loading facilities must be made permanently available to the use served. Where the use is undetermined or the parking requirement is not established in Schedule 1425-19-A, the Director of Buildings and Inspections must determine the probable use and number of spaces required.

Commercial uses located in Commercial, Office, and Manufacturing zoning districts are entitled to an exemption from the parking requirements as follows:

(a) Commercial Uses in the **Urban Mix**, CN-P and CC-P Zoning Districts. The first 2000 square feet of gross floor area of existing and new commercial uses are exempted from the off-street parking requirements.

(b) Commercial Uses in the CN-M, CC-M, OL, OG, IR, RF-C and ML Zoning Districts. The first 2000 square feet of gross floor area of existing commercial uses are exempted from the off-street parking requirements. New commercial uses are not exempted from the parking requirements.

(c) Commercial Uses in the CC-A, CG-A, MG and RF-M Zoning Districts. Commercial uses are not exempted from the parking requirements.

**Schedule 1425-19-A: Off-Street Parking and Loading Requirements**

Use Classifications	Required Parking (Sq. Ft. of Floor Area)	Loading User Group
Commercial Uses		
**3**		
First 2000 square feet of gross floor area of existing and new commercial uses in the <b>UM</b> , CN-P and the CC-P districts.	Exempt – no spaces required.	
First 2000 square feet of gross floor area of existing commercial uses in the CN-M, CC-M, OL, OG, IR, RF-C and ML districts.	Exempt – no spaces required.	
New commercial uses in the CC-M, CC-A, CG-A, OL, OG, IR, RF-C, ML, MG and RF-	As required below.	

M districts.		
New and existing commercial uses in the CC-A and CG-A districts.	As required below.	
Ambulance services	1 for every 250 sq. ft.	
Animal services	1 for every 400 sq. ft.	
Banks and financial institutions	1 for every 200 sq. ft. of first floor area, plus 1 for every 250 sq. ft. of other floor area	2
Bed and breakfast inns	1 for every facility plus 1 for every guest room	
Building materials and services	1 for every 400 sq. ft.	4
Building maintenance services	1 for every 400 sq. ft.	
Business services	1 for every 250 sq. ft.	
Commercial meeting facility	1 for every 50 sq. ft.	3
Eating and drinking establishments		
Drinking establishments	1 for every 150 sq. ft.	
Restaurants, full service	1 for every 150 sq. ft.	
Restaurants, limited service	1 for every 150 sq. ft.	
Food markets	1 for every 150 sq. ft. where it exceeds 2,000 sq. ft.	1
Food preparation	1 for every 750 sq. ft.	
Funeral and interment services	1 for every 50 sq. ft. used for assembly	
Garden supply stores and nurseries	1 for every 400 sq. ft.	
Hotels and commercial lodging	1 for every guest room	3
Loft dwelling units	1 for every unit	
Laboratories, commercial	1 for every 250 sq. ft.	
Maintenance and repair services	1 for every 400 sq. ft.	
Medical services and clinics	1 for every 150 sq. ft.	
Offices	1 for every 400 sq. ft.	2
Personal services	1 for every 250 sq. ft.	
Personal instructional services	1 for every 250 sq. ft.	