Chapter 1703 Form-Based Code

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Preamble: A Place-Based Approach to Zoning

Subsections:

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P.10 What is a Form-Based Code?

Form-Based Coding (FBC) represents a paradigm shift in the way that we regulate the built environment. This shift was necessary because the conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments. Cincinnati is using Form-Based Coding to help achieve the overarching goal of the Comprehensive Plan which is "Thriving Re-Urbanization." The formal short definition of a Form-Based Code is as follows:

> *Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.*
>
> *~ Form-Based Codes Institute*

Unlike conventional codes, FBCs use the intended form and character of a place (or context) as the organizing principle or framework of the code, rather than use, and regulate a series of important elements not just to create a good individual building, but rather a high-quality place. The naming conventions in FBCs reflect the intended physical form and hierarchy of different places, so instead of a zone being labeled “single-family residential,” it might be called “traditional neighborhood,” and instead of a zone being called “commercial” or “mixed use,” it might be called “neighborhood main street.” The terms “neighborhood” and “main street” tie back to the intended physical form or place, both of which may include a mix of uses and different building types that create vibrant walkable urbanism.

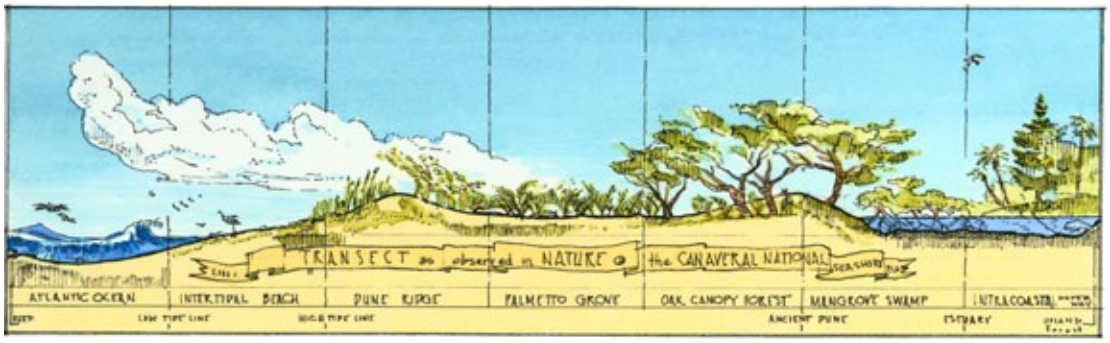
It is also important to note that while FBCs primarily regulate an intended physical form, they also regulate use secondarily. FBCs often allow a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the zone. The use tables are simplified and categorized by use type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.

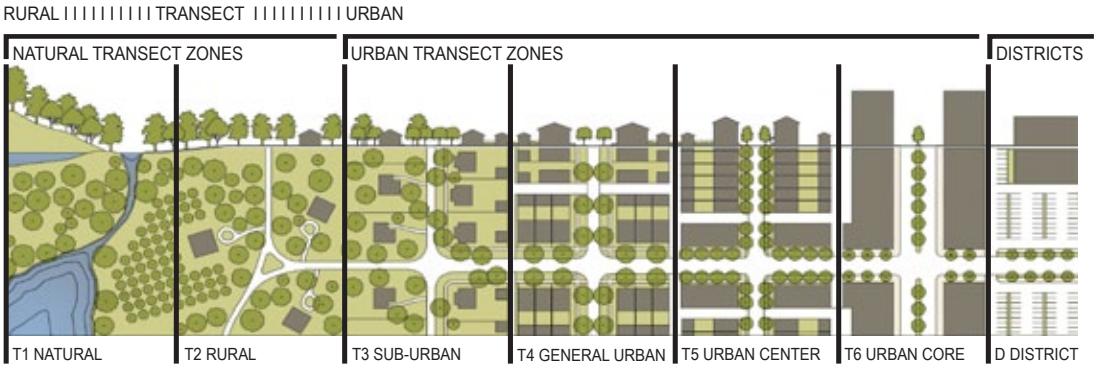
P.20 The Rural-to-Urban Transect: The Framework for the FBC

The Rural-to-Urban Transect is an organizing principle used in Form-Based Coding (FBC) that establishes a hierarchy of places/contexts from the most rural to the most urban. The designation of each zone along this hierarchy is determined first by the character and form, intensity of development, and type of place and secondly by the mix of uses within the area. This hierarchy of places becomes the framework/organizing principle for the entire FBC, replacing use as the organizing principle as is used in conventional or Euclidean zoning. Transect zones are used to reinforce existing or to create new walkable mixed-use urban environments.

> *The Rural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone.*
>
> *~ Form-Based Codes Institute*

The model transect for American towns is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a District (D), often refered to as a Special District, designation for areas with specialized purposes (e.g., heavy industrial, transportation, entertainment, or university districts, among other possibilities). Each T-zone is given a number: higher numbers designate progressively more urban zones, and lower numbers designate more rural zones.





A natural transect diagram on top with the rural-to-urban transect below. This urban-to-rural transect diagram illustrates a continuum of places from the most rural to the most urban from left to right. Images courtesy of DPZ.

P.30 Creating a Solid Foundation for the Cincinnati Form-Based Code

In 2012, the City of Cincinnati completed a Comprehensive Plan update called Plan Cincinnati (http://www.plancincinnati.org/). It was the first update to the Comprehensive Plan since 1980. The primary theme behind Plan Cincinnati is "Thriving Re-Urbanization." As this process evolved it became apparent that a conventional land-use based zoning approach w not enable the City to achieve this objective and focus on reinforcing the extensive framework of walkable urban neighborhoods that exist in Cincinnati. This, in combination with the City's desire to utilize Form-Based Coding to serve as an effective regulatory tool, motivated the City to take a more progressive Community Character/Place Type approach within Plan Cincinnati, particularly in place of a conventional land use element.

This place type approach is context specific. It begins by defining and differentiating rural, walkable urban, and drivable contexts/places. It categorizes walkable urban neighborhoods into different community types, outlines and maps them with a 5 minute walk, see 1703-6.30.B (Pedestrian Sheds), and introduces the urban-to-rural transect as an important organizing principle. Plan Cincinnati also introduces important components of walkable urban places, such as building types, frontage types, and civic space types, with the intent that they would be further reinforced within the Form-Based Code.

In parallel, the City has developed a Complete Streets Manual that took a context-driven approach to designing and planning thoroughfares. This document uses a similar methodology as Plan Cincinnati by designating rural, walkable urban, and drivable places/contexts as a starting point for thoroughfare design. This document also uses the Rural-To-Urban Transect Zones as the organizing principal (the context zones) that further define how the intensity and character of the built environment influences decisions related to street design. This document was very important because it is evident that conventional automobile-centric thoroughfare designs have created unattractive, non-pedestrian friendly streets within Cincinnati's once vibrant walkable neighborhoods that have compromised the quality, character, and economic viability of these neighborhoods, and in particular their main streets.

Both of these documents created a solid foundation for a transition to a Form-Based coding approach to zoning that is rooted in context with the Urban-to-Rural Transect as the organizing principle. This method has been shown to reduce barriers and provide incentives for the revitalization of existing urban neighborhoods (including transit-oriented development) and the creation of new walkable neighborhoods. For examples of other Form-Based codes see http://www.formbasedcodes.org/.

P.40 The Public Process for the Cincinnati Form-Based Code

The public process was critical for the creation of the Cincinnati Form-Based Code. The comprehensive public process is summarized below.

A. **General Education and Touring**

Under the leadership of Vice Mayor Roxanne Qualls, the Form-Based Code Working Group was established in 2008 to build awareness of, and support for, the implementation of Form-Based Codes in Cincinnati neighborhoods. Vice-Mayor Qualls has organized and hosted training sessions on form-based codes for interested neighborhood stakeholders, developers, City council members and City staff.

The Working Group's membership has changed over time, but has generally consisted of volunteer neighborhood organization leadership, professional staff of organizations that address Cincinnati neighborhood issues (including the Community Development Corporations Association of Greater Cincinnati and the Local Initiative Support Coalition), and design and development professionals. Leadership and staff from City Planning and Buildings, Community Development, Transportation and Engineering, and Law have participated in the working group, along with other community stakeholders.

Since 2008, Vice-Mayor Qualls has organized five delegations of neighborhood leaders, City staff and developers to travel to Nashville, Tennessee to see firsthand the results of Nashville's successful implementation of form-based codes and to better understand the opportunities that a Form-Based Code could present to Cincinnati. Participants met with Nashville planning staff and site developers who have used form-based codes.

Photos from tours of Nashville, Tennessee's Form-Based Code application areas

B. **Citywide Multi-Day Charrette**

As part of the planning and public outreach process, a five-day public charrette on April 28 - May 2, 2012 was held on the fourth floor of Two Centennial Plaza to enable the community to direct the long-term vision and rezoning that will reinforce the vision and ensure a predictable implementation. A diverse mix of people participated and attended the various charrette events, with a total attendance of 700 people over the five days.

The citywide charrette summary report can be found on the City's website.

Photos from the citywide charrette process

C. **Neighborhood Charrettes**

A four-day public charrette on October 29 - November 1, 2012 was held on the fourth floor of Two Centennial Plaza to enable the community to direct the long-term vision and rezoning for four neighborhoods, Walnut Hills, Madisonville, Westwood and College Hill. The neighborhoods worked with the consultants and staff to re-examine their neighborhood plans and update and illustrate their vision for the neighborhoods' future.

Photos from the neighborhood charrette process

P.50 Guiding Principles for the Cincinnati Form-Based Code

The Cincinnati Form-Based Code is designed to be applied to neighborhoods across the City on a voluntary basis to meet the following principles:

A. **The City-Guiding Principles**

1. Reinforce a pattern of walkable urban neighborhoods by supporting existing walkable neighborhoods and providing a tool to retrofit those that are not walkable or have been compromised;
2. Provide incentives and remove barriers for revitalization of neighborhoods;
3. Prevent the development of incompatible suburban development in urban areas;
4. Build upon and enhance the unique character of each neighborhood;
5. Encourage appropriately-scaled infill and development;
6. Provide context-sensitive design of thoroughfares that will reinforce the walkable urban neighborhoods; and
7. Support a range of vibrant human habitats along the transect.

B. **The Neighborhood-Guiding Principles**

1. Enable neighborhood main streets to remain or become vibrant social and commercial centers;
2. Support a diversity of urban housing choices appropriate to the determined location along the transect;
3. Balance pedestrian comfort and placemaking with traffic efficiency along major corridors;
4. Encourage and incubate small local businesses as an important part of the local economy;
5. Place services within a safe, comfortable walking distance of homes; and
6. Create a framework of well-designed streets that are safe and secure for pedestrians and bicycles.

C. **The Block and Building-Guiding Principles**

1. Build upon and reinforce the unique and diverse collection of urban bulding types within the City;
2. Ensure that each building plays a role in creating a better whole, not just a good building;
3. Meet the changing needs of residents;
4. Ensure that architecture and landscape grow from local climate, history, and building practice; and
5. Choose important/prominent locations for civic buildings to make sure to reinforce their civic stature.

P.60 Classifications of Different Types of Places/Contexts in Cincinnati

Plan Cincinnati classified the City into three distinct types of places or contexts: natural places, walkable urban places, and drivable places. This classification is important because these different types of places must be regulated differently. The regulations must go beyond use or program and think about if a design component, whether it be a building or a street design, reinforces and is appropriate for that specific context.

Natural and walkable urban areas are most effectively regulated with transect zones, ranging from the most natural and rural to the most urban. On the other hand, automobile-oriented drivable areas are regulated in a more conventional way, through a conventional use-based system.

A. **Natural Places/Contexts**

Natural areas consist of undeveloped land that is interspersed throughout the City and along its periphery. In these areas, a person's experience is dominated by nature, but may include an occasional building or other man-made feature, especially in rural areas. The use of cars is integrated, but does not dominate the character of the natural areas.

The proximity of natural areas to the developed portions of Cincinnati, especially those created by topography, such as between Glenway Parkway and the Queen City Bypass, and the urban parks, such as Mt. Echo Park, Eden Park, and Burnett Woods, is an important component in defining the City's unique character.

These areas fit within the T1-T2 transect zones.

Natural contexts are important amenities for Cincinnati residents.

B. **Walkable Urban Places/Contexts**

Walkable urban areas are those in which a person can walk, bike or ride transit to work and to fulfill most shopping and recreation needs. These environments allow for the use of automobiles but do not require the use of a vehicle to accommodate most daily needs.

Walkable urban areas were primarily developed prior to the 1940's. Such places were developed in a pattern where a person could live with limited reliance on the automobile and were conducive to destination walking and cycling – characteristics which are still prevalent today. Walkable urban areas are largely supported through a network of interconnected, tree-lined streets, a diversity of housing choices and a mix of appropriate commercial and residential uses in a compact form. These areas also support public transit due to their compact nature. Walkable urban areas generally include downtown, downtown neighborhoods, such as Over the Rhine, and other neighborhoods throughout Cincinnati such as College Hill, Price Hill, Walnut Hills and Hyde Park. These areas define the unique character and identity of Cincinnati.

These areas fit within the T3-T6 transect zones.

A large percentage of Cincinnati fits within the walkable urban classification.

C. **Drivable Places/Contexts**

Drivable areas are those in which a person is mostly dependent on the automobile to travel to work, or other destinations, and to accomplish most shopping and recreation needs. These environments may have areas where it is sometimes possible to walk or ride a bike for recreational purposes, but due to the lack of connectivity or nearby amenities, are not favorable for walking or biking as a primary mode of transportation on a day-to-day basis.

Drivable areas were developed primarily after the 1950's on the periphery of Cincinnati. The design and layout of development in these areas is driven by the need to accommodate the automobile. In addition, and characteristic of most automobile-oriented drivable areas, land uses are segregated and often buffered, leaving large distances between them which further require the automobile for day-to-day functions. Walking and bicycling do occur in these areas, but it is generally for recreational rather than destination purposes.

Examples of these areas are the commercial big box retail and strip mall centers, single-family residential subdivisions on the periphery of the City, and industrial areas. Drivable places/contexts typically have a higher environmental impact per capita than walkable urban areas.

These areas do not fit within the T3-T6 transect zones and are addressed by other regulations in the Land Development Code.

The outer communities of Cincinnati developed primarily after 1940 have drivable contexts.

P.70 The Cincinnati Transect

As part of the creation of this Form-Based Code, the consultant team built upon the work of the City in defining and refining the Cincinnati Transect as was introduced in Plan Cincinnati. Work was completed to document different elements of the urban form in different transect zones to extract the Cincinnati-specific "DNA" of the urban form for each sampled area.

The Cincinnati Transect currently covers from T3-T6 zones.

A. T1 and T2 zones are not used in this Code. Cincinnati contains within the city limits very few parcels of land that are rural in nature. In the future the code could be used for rural and undeveloped lands.

B. The T3 zones applies primarily to pre-WWII single-family neighborhoods that are near a neighborhood main street. The T3 is broken down into two zones primarily based on allowed lot size:

   1. T3 Estate (T3E) allowing only larger lots for single-family homes; and

   2. T3 Neighborhood (T3N) allowing small- and medium-sized lots for single-family homes.

C. The T4 zone applies to areas that have a mix of small- to medium-footprint, medium-density housing types (attached and detached) and sometimes also a mix of single-family homes. The T4 zone is broken down into two zones:

   1. T4 Neighborhood Medium Footprint (T4N.MF) allowing medium footprint buildings and larger front and side setbacks; and

   2. T4 Neighborhood Small Footprint (T4N.SF) allowing only small footprint buildings.

D. The T5 zone applies to areas that are higher-density residential or commercial, often in attached or slightly detached forms. The T5 is broken into four distinct zones:

   1. T5 Main Street allows both residential and commercial uses

   2. T5 Neighborhood Large Setback (T5N.LS) allows detached buildings with a medium side and front setback and is primarily residential;

   3. T5 Neighborhood Small Setback (T5N.SS) allows detached buildings with a small side and front setback and is primarily residential;

   4. T5 Flex (T5F) requires attached forms, but allows a broader range of uses that would even include some uses that are currently categorized as light industrial. This last zone would primarily apply to areas like Camp Washington to enable the corner stores, residential, churches, and other non-industrial uses to continue to exist.

E. The T6 zone applies large mixed-use buildings or high-density residential primarily within the downtown core of Cincinnati, but would also be appropriate around future transit nodes.

In the Land Development Code, the non-transect zones will be regulated within the City's zoning code document. These zones are typically more reliant on automobile and other vehicle use and must be regulated with consideration for this context. These zones have been updated to provide clearer standards.

The development regulations within this Form-Based Code have been carefully considered in relation to their context or setting along the transect, including parking and building form.

Table: 1703-P.70.A The Cincinnati Transect: Summary Table

Less Urban ⟷ More Urban

T3 Estate (T3E)	T3 Neighborhood (T3N)	T4 Neighborhood Medium Footprint (T4N.MF)

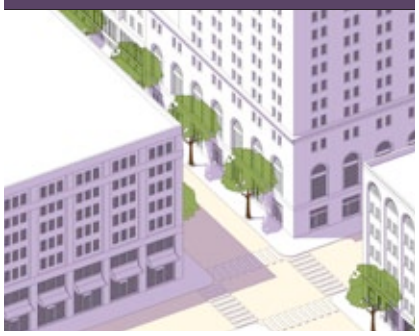
Table: 1703-P.70.A The Cincinnati Transect: Summary Table (continued)

Less Urban ⟷ More Urban

T4 Neighborhood Small Footprint (T4N.SF)	T5 Main Street (T5MS)	T5 Neighborhood Large Setback (T5N.LS)

Table: 1703-P.70.A The Cincinnati Transect: Summary Table (continued)

Less Urban ⟷ More Urban

T5 Neighborhood Small Setback (T5N.SS)	T5 Flex (T5F)	T6 Core (T6C)
		

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Section 1703-1: Overview and Guide to the Cincinnati Form-Based Code

Subsections:

1703-1.10	Purpose
1703-1.20	Applicability
1703-1.30	Organization of the Form-Based Code
1703-1.40	How to Use the Form-Based Code Document

1703-1.10 Purpose

The Cincinnati Form-Based Code is a portion of the Cincinnati Land Development Code that pays particular attention to the intended form and character of a place. The Form-Based Code secondarily regulates uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the zone. The organizing principal for the Form-Based Code is based on a hierarchy of places from the most rural to the most urban. The designation of each zone along this hierarchy ("Transect") is determined first by the character and form, intensity of development, and type of place, and secondarily by the mix of uses within the area. Form-Based Code zones are used to reinforce existing or to create new walkable mixed-use urban environments.

1703-1.20 Applicability

In addition to all applicable federal, State, and county laws and regulations governing land use and development, this Form-Based Code applies to all land zoned with transect zones within the City of Cincinnati

Whenever any provision of the Cincinnati Form-Based Code and any other City code, chapter, resolution, guideline or regulation impose overlapping or contradictory regulations, the more restrictive provision controls shall be followed unless otherwise specified in this Chapter.

1703-1.30 Organization of the Form-Based Code

Organization. The following text is advisory only and is intended to give a brief overview of the organization of the Form-Based Code.

Preamble: A Place-Based Approach to Zoning. Introduces an overview of Cincinnati's form and character. It also provides an overview of the various parts of the Code and illustrates how to use it.

Section 1703-1: Overview and Guide to the Cincinnati Form-Based Code. Provides an outline for the structure of the Form-Based Code and how to use the Form-Based Code.

Section 1703-2: Specific to Transect Zones. Establishes zone-specific standards for transect zones. The application of the transect zones are intended to reinforce a walkable, transit-supportive urban environment.

Section 1703-3: Specific to Building Types. Establishes standards for a wide range of building types found within Cincinnati that are appropriate for walkable, transit-supportive urban environments.

Section 1703-4: Specific to Frontage Types. Establishes standards for a range of appropriate frontages that provide an important transition between the public street and the private realm within buildings.

Section 1703-5: Supplemental to Transect Zones. Establishes development standards that apply to multiple transect zones for topics such as parking, signage and standards for specific uses.

Section 1703-6: Specific to Creating a Walkable Neighborhood. Establishes standards for creating developments within existing walkable communities or creating new walkable communities.

Section 1703-7: Specific to Thoroughfares. Establishes standards for creating complete streets that reinforce walkable communities by providing access to multiple modes of transportation.

Section 1703-8: Administration and Procedures. Establishes procedures for implementing, processing and reviewing developments under the Form-Based Code.

Section 1703-9: Form-Based Code Glossary. Provides definitions for certain terms used throughout the Form-Based Code.

1703-1.40 How to Use the Form-Based Code Document

In graphic form, this Subsection illustrates the basic steps a user would follow to use this Form-Based Code. This is illustrative only and is not intended to set forth the administration and procedures, which are set forth more fully in Section 1703-8 (Administration and Procedures).

A. Two sets of basic steps are illustrated:

1. Building scale projects, development proposals that do not require:
   a. Subdivision of land; and/or
   b. Multiple transect zones.
2. Walkable Neighborhood Sites, development proposals that require:
   a. Subdivision of land;
   b. Multiple transect zones; and/or
   c. Parcels greater than 10 acres in size.

Quick Code Guide: Building-Scale Projects

Step	Instructions	Code	Title
1	Find the transect zone for your parcel		Maps
2	Comply with the standards specific to your zone	1703-2	Specific to Transect Zones
3	Choose and comply with the standards specific to your building type	1703-3	Specific to Building Types
4	Choose and comply with the standards specific to your frontage type	1703-4	Specific to Frontage Types
5	Comply with the standards general to all transect zones	1703-5	Supplemental to Transect Zones
6	Follow the procedures and comply with the requirements for permit application	1703-8	Administration and Procedures
7	If you want to subdivide your property, follow the procedures and comply with the requirements in Subdivision		Subdivision and Land Development

Quick Code Guide: Walkable Neighborhood Sites

Step	Instructions	Code	Title
1	Find the transect zone for your parcel		Maps
2	Comply with the standards for creating walkable neighborhood scaled site designs	1703-6	Specific to Creating a Walkable Neighborhood
3	Choose and comply with the standards for Thoroughfares	1703-7	Specific to Thoroughfares
4	If you want to subdivide your property, follow the procedures and comply with the requirements in Subdivision		Subdivision and Land Development
5	Follow the procedures for Developments and Traditional Neighborhood Community Plans	1703-8	Administration and Procedures
6	Follow the procedures for Building-Scale Projects	see previous page	Building-Scale Projects

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Section 1703-2: Specific to Transect Zones

Subsections:

1703-2.10	Purpose
1703-2.20	Applicability
1703-2.30	Transect Overview
1703-2.40	T3 Estate (T3E)
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1703-2.110	T5 Flex (T5F)
1703-2.120	T6 Core (T6C)

1703-2.10 Purpose

This Section provides regulatory standards governing building form and other topics, such as land use and signage, within the transect zones. The form-Based Code is a reflection of the community vision for implementing the intent of the Comprehensive Plan to create places of walkable urbanism. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces an environment of desirable character.

1703-2.20 Applicability

A. The standards of this Section shall apply to all proposed development within transect zones, and shall be considered in combination with the standards in Sections 1703-3 (Specific to Building Types), 1703-4 (Specific to Frontage Types), and 1703-5 (Supplemental to Transect Zones). If there is a conflict between any standards, the stricter standards shall apply.

B. The standards of this Section shall be considered in combination with the standards in Chapter 1433 (Hillside Development) and Chapter 1435 (Historic Landmarks and Districts). If there is a conflict between this Section and Chapter 1433 (Hillside Development) and Chapter 1435 (Historic Landmarks and Districts), please see Section 1709 to determine which regulation control and govern.

C. Uses not listed in a use table are not permitted in the transect zone.

1703-2.30 Transect Overview

The standards in this Section, provide building form standards, land use, parking and signage standards for each Transect Zone. Some of the Transect Zones have a sub-zone that allows the same built form but allow additional ground floor and upper floor land uses. The Cincinnati Transect currently ranges from T3 Estate to T6 Core. Table A, below, provides an overview of the Cincinnati Transect.

Table: 1703-2.30.A The Cincinnati Transect: Summary Table

Less Urban

T3E	T3N	T4N.MF
Zone(s)	**Zone(s)**	**Zone(s)**
T3 Estate	T3 Neighborhood	T4 Neighborhood Medium Footprint
		Sub-Zone: T4N.MF-Open
Desired form	**Desired form**	**Desired form**
Detached	Detached	Detached
Wide Lot	Narrow-to-Medium Lot Width	Medium-to-Large Lot Width
Medium-to-Large Footprint	Small-to-Medium Footprint	Medium Footprint
Large Front Setback	Medium-to-Large Front Setback	Medium-to-Large Front Setback
Medium-to-Large Side Setback	Medium-to-Large Side Setback	Small-to-Medium Side Setbacks
Up to 2½ Stories	Up to 2½ Stories	Up to 2½ Stories
Elevated Ground Floor	Elevated Ground Floor	Elevated Ground Floor
Primarily with Stoops and Porches	Primarily with Stoops and Porches	Primarily with Stoops and Porches
General Use	**General Use**	**General Use**
Primarily residential with smaller neighborhood-supporting uses in ancillary buildings.	Primarily residential with smaller neighborhood-supporting uses in ancillary buildings.	Primarily residential with smaller neighborhood-supporting uses in ancillary buildings.
Intent	**Intent**	**Intent**
To protect the integrity of existing, large lot, detached homes and reinforce their role within walkable neighborhoods and to allow new neighborhoods with this component.	To protect the integrity of existing, small-to-medium lot detached homes and reinforce their role within walkable neighborhoods and to allow new neighborhoods with this component.	To provide a variety of housing choices, in medium footprint, medium-density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving commercial adjacent to this Zone, and support public transportation alternatives. The open sub-zone provides the same building form but allows for a more diverse mix of uses.

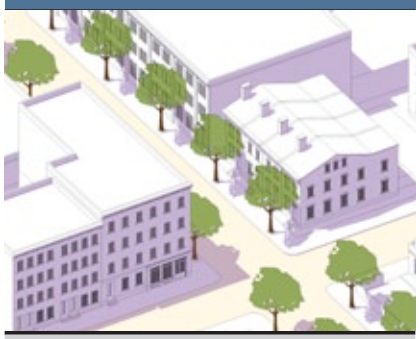
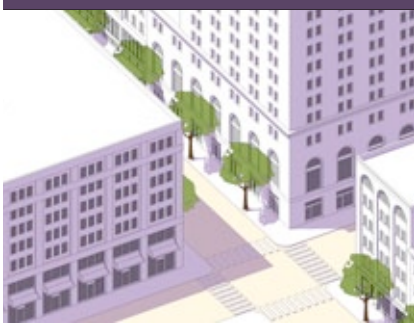
Table: 1703-2.30.A The Cincinnati Transect: Summary Table (continued)

More Urban

T4N.SF	T5MS	T5N.LS
Zone(s)	**Zone(s)**	**Zone(s)**
T4 Neighborhood Small Footprint	T5 Main Street	T5 Neighborhood Large Setback
Sub-Zone: T4N.SF-Open	Sub-Zone: T5MS-Open	Sub-Zone: T5N.LS-Open
Desired form	**Desired form**	**Desired form**
Detached or Attached	Attached	Attached or Detached
Narrow-to-Medium Lot Width	Small-to-Medium Footprint	Medium-to-Large Footprint
Small-to-Medium Footprint	Simple Wall Plane along Street	Simple Wall Plane setback from the Street
Building at or Close to ROW	Buildings at the ROW	Medium-to-Large Front Setback
Small to No Side Setbacks	Small to No Side Setbacks	Small to Medium Side Setbacks
Up to 2½ Stories	Up to 4 Stories	Up to 4 Stories
Elevated Ground Floor	Diverse Mix of Frontages	Diverse Mix of Frontages
Primarily with Stoops and Porches		
General Use	**General Use**	**General Use**
Primarily residential with smaller neighborhood-supporting uses in ancillary buildings, existing corner store buildings, and in the open sub-zone.	Primarily ground floor commercial uses with a mix of commercial and residential uses on the floors above. In the open sub-zone, the ground floor can be a combination of commercial and residential uses.	Primarily multi-unit residential with smaller neighborhood-supporting uses on the ground floor of the open sub-zone.
Intent	**Intent**	**Intent**
To provide variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The open sub-zone provides the same building form but allows for a more diverse mix of uses.	To provide a focal point for neighborhoods that accommodates neighborhood serving retail, service, and residential uses in compact, walkable urban form. The open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.	To provide a variety of urban housing choices, in medium-to-large footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The open sub-zone provides the same building form but allows for a more diverse mix of uses.

Table: 1703-2.30.A The Cincinnati Transect: Summary Table (continued)

More Urban

T5N.SS	T5F	T6C
		
Zone(s)	**Zone(s)**	**Zone(s)**
T5 Neighborhood Small Setback	T5 Flex	T6 Core
Sub-Zone: T5N.SS-Open		
Desired form	**Desired form**	**Desired form**
Attached or Detached	Attached	Attached
Small-to-Medium Footprint	Small-to-Large Footprint	Medium-to-Large Footprint
Simple Wall Plane along Street	Simple Wall Plane along Street	Simple Wall Plane along Street
Building at or Close to ROW	Buildings at the ROW	Building at ROW
Small to No Side Setbacks	Small to No Side Setbacks	No Side Setbacks
Up to 6 Stories	Up to 4 Stories	4 Stories or More
Diverse Mix of Frontages	Diverse Mix of Frontages	Diverse Mix Of Frontages
		Primarily Shopfronts
General Use	**General Use**	**General Use**
A diverse mix of residential building types, general retail, and small to medium-sized neighborhood supporting services and commercial uses.	Vertical and horizontal mixed use: retail, commercial, residential and light industrial uses on any floors. Ideal location for work/live conditions.	Vertical mixed use: retail, general commercial, and services on the ground floors with residential or commercial uses on upper floors.
Intent	**Intent**	**Intent**
To provide a variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The open sub-zone provides the same building form but allows for a more diverse mix of uses.	To provide an urban form that can accommodate a very diverse range of uses, including some light industrial, to reinforce the pattern of existing walkable neighborhoods and to encourage revitalization and investment.	To reinforce and enhance the vibrant, walkable urban, downtown and city core and to enable it to evolve into a complete neighborhood that provides locally and regionally serving service, retail, entertainment, civic, and public uses, as well as a variety of urban housing choices. This Zone can also be used around transit nodes. The open sub-zone provides the same building form but allows for a more diverse mix of uses.

T3 Estate (T3E)

1703-2.40 T3 Estate (T3E)

A. Intent

To protect the integrity of existing, large lot, detached homes and reinforce their role within walkable neighborhoods and to allow new neighborhoods with this component. The following are generally appropriate form elements in this Zone:

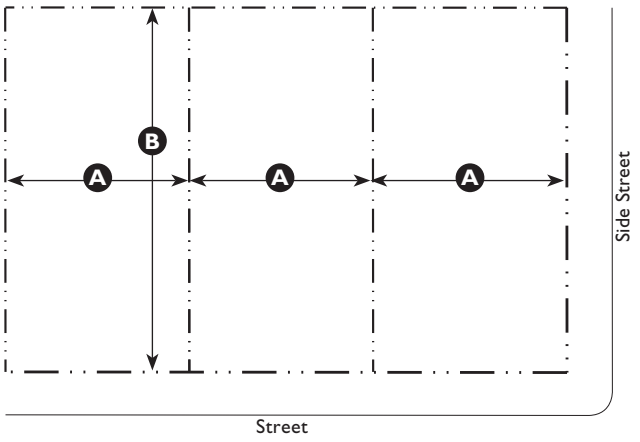
- Detached
- Wide Lot
- Medium-to-Large Footprint
- Large Front Setback
- Medium-to-Large Side Setback
- Up to 2½ Stories
- Elevated Ground Floor
- Primarily with Stoops and Porches

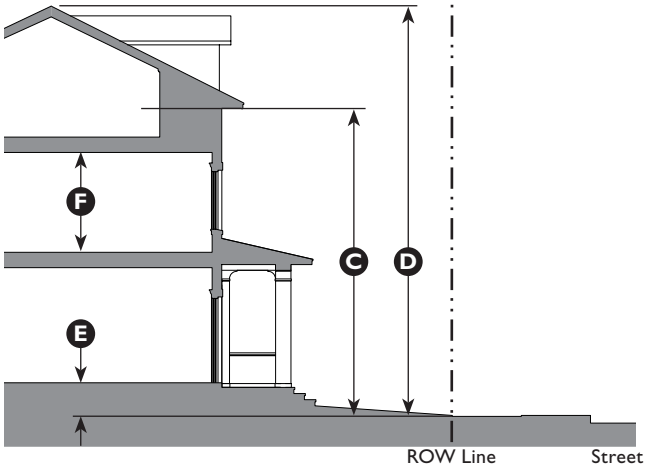
B. Sub-zone(s)

n/a

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T3 Estate (T3E)





Key

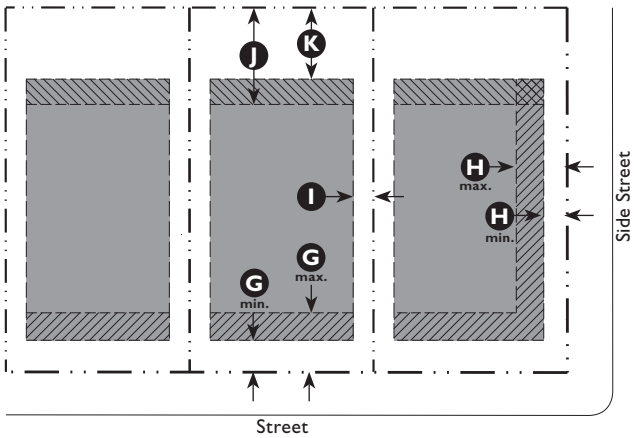
-··- ROW / Lot Line

Key

-··- ROW Line

C. Allowed Building Types			
Building Type	**Lot**		**Standards**
	Width A	**Depth B**	
Carriage House	n/a	n/a	1703-3.40
Detached House: Medium	50' min.; 100' max.	100' min.	1703-3.50

D. Building Form		
Height		
Main Building		
Stories	2½ stories max.	
To Eave/Parapet	24' max.	C
Overall	35' max.	D
Accessory Structure(s)		
Accessory Dwellings	1½ stories max.	
Other	1 story max.	
Ground Floor Finish Level above Sidewalk	18" min.	E
Upper Floor(s) Ceiling	8' min.	F
Footprint		
Lot Coverage	35% max.	
Accessory Structure(s)		
Width	24' max.	
Depth	36' max.	

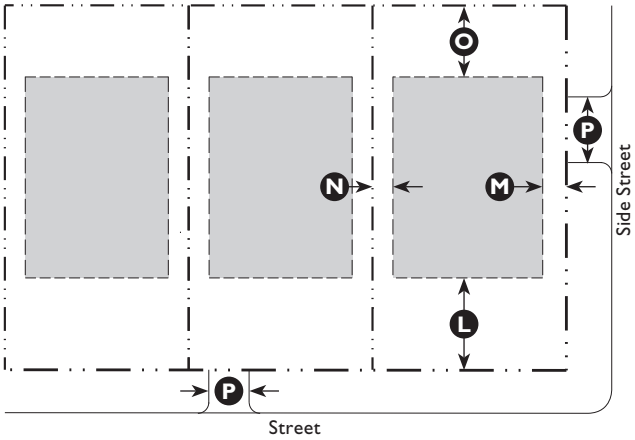


Key

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

E. Building Placement		
Setback (Distance from ROW / Lot Line)		
Front	15' min.; 35' max.	G
Side Street	10' min.; 20' max.	H
Side		
Main Building	10' min.	I
Accessory Structure(s)	10' min.	
Rear		
Main Building, Lot Depth ≤ 100'	20' min.	J
Main Building, Lot Depth > 100'	Lot depth minus 80' min.	
Accessory Structure(s)	15' min.	K
Facade within Facade Zone		
Front	75% min.	
Side	50% min.	
Miscellaneous		

Where existing adjacent buildings are in front of the regulated minimum front setback, the building may be set to align with the facade of the front most immediately adjacent property.

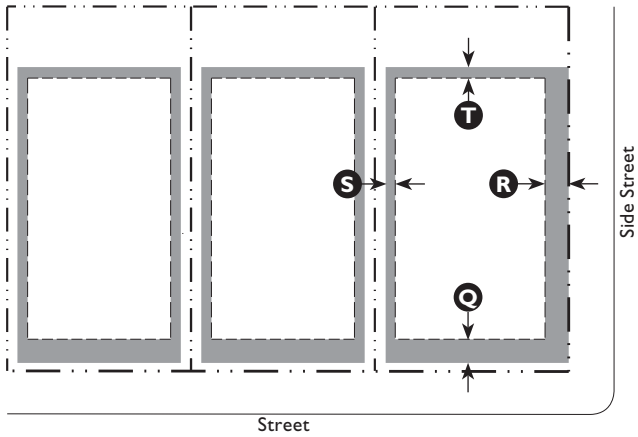


Key

- ROW / Lot Line
- Building Setback Line
- Parking Area

F. Parking		
Required Spaces		
Residential Uses		
Dwellings	1 per unit min.	
Service Uses		
≤ 3,500 sf	No spaces required	
>3,500 sf	2 spaces/1,000 sf min. above first 3,500 sf	
For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).		
No off-street parking required for uses within accessory structure(s).		
Location (Distance from Lot Line)		
Front Setback	40' min.	L
Side Street Setback	20' min.	M
Side Setback	10' min.	N
Rear Setback	15' min.	O
Miscellaneous		
10' maximum curb cut width at street and parking driveway width within front or side street setback.		P
Driveway width along an alley may be greater than 10'.		

T3 Estate (T3E)



Key

-·-·- ROW / Lot Line

– – – Building Setback Line

Encroachment Area

G. Encroachments	Q	R	S	T
Encroachment Type	**Front**	**Side St.**	**Side**	**Rear**
Frontage	5' max.	5' max.	—	—
Steps to Building Entrance	5' max.	5' max.	—	—
Architectural Features	3' max.	3' max.	3' max.	3' max.
Signage	A	A	—	—
Landscaping	A	A	A	A
Fences or Freestanding Wall	A[1]	A[1]	A[2]	A[2]
Driveways, Walkways	A	A	A	A[3]
Utility Lines, Wires and Related Structures	A	A	A	A
Satellite Dish Antennas	—	—	A	A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] 4' max. height.

[2] 6' max. height.

[3] Driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

H. Signage	
Allowed Total Number of Signs	
Building Signs	1 per building max.
Ground Signs	1 per main building max.
Allowed Sign Types [4]	
Building Signs	
Wall[5]	1703-5.80.S
Ground Signs	
Pole/Monument[5]	1703-5.80.O
Landscape Wall[5]	1703-5.80.M

See Subsection 1703-5.80 (Signs) for additional standards.

[4] Changeable copy signs allowed for public and semi-public uses only.

[5] Allowed as identification sign for non-residential uses only.

I. T3E Use Table

Use Type	Specific Use Standards	T3E
Residential		
Dwelling		P
Accessory Dwelling		P
Home Occupation	1703-5.100.H	P
Home Office		MUP
Services		
Day Care Home:	1703-5.100.E	
Adult		UP
Type A (7 - 12 Children)		UP
Type B (1 - 6 Children)		P
Lodging: Bed & Breakfast	1703-5.100.C	P
Recreation, Education, Public Assembly		
Cemetery:		
Existing		P[1]
Expansion		UP
Cultural Institution		UP
Meeting Facilities:		
≤ 5,000 sf		MUP
> 5,000 sf		—
Park, Open Space, Playground		P
Public Safety Facility		MUP
Recreational Facility: Outdoor		UP
Religious Assembly		MUP
School: Public or Private		MUP
Studio: Art, Music, Dance		P[2]

Use Type	Specific Use Standards	T3E
Agriculture		
Community Gardens	1703-5.100.D	P
Transportation, Communications, Infrastructure		
Utility		—
Wireless Telecommunications:	1703-5.100.K	
Antenna ≤ 20' tall		P
Antenna > 20' tall		MUP
Facility		MUP
Accessory		
Accessory Building/Structure		P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

[1] Only allowed if existing before the time of adoption of this form-Based Code.

[2] Only allowed in accessory structure up to 500 square feet in size.

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T3 Neighborhood (T3N)

1703-2.50 T3 Neighborhood (T3N)

A. Intent

To protect the integrity of existing, small-to-medium lot detached homes and reinforce their role within walkable neighborhoods and to allow new neighborhoods with this component. The following are generally appropriate form elements in this Zone:

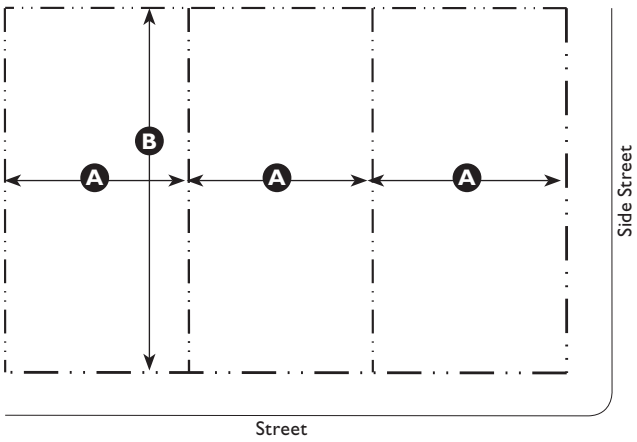
Detached
Narrow-to-Medium Lot Width
Small-to-Medium Footprint
Medium-to-Large Front Setback
Medium-to-Large Side Setback
Up to 2½ Stories
Elevated Ground Floor
Primarily with Stoops and Porches

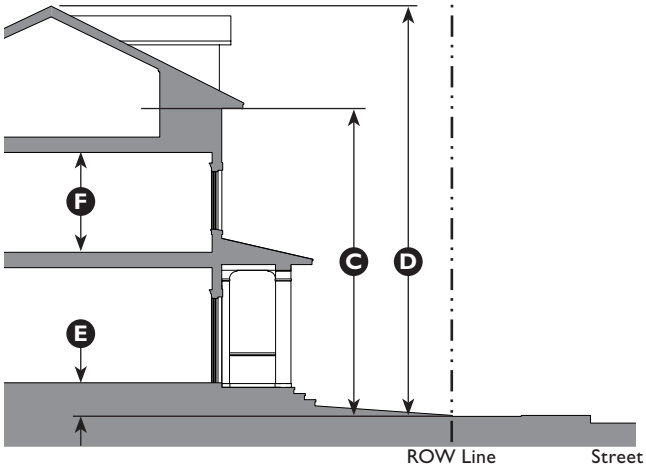
B. Sub-zone(s)

n/a

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T3 Neighborhood (T3N)





Key

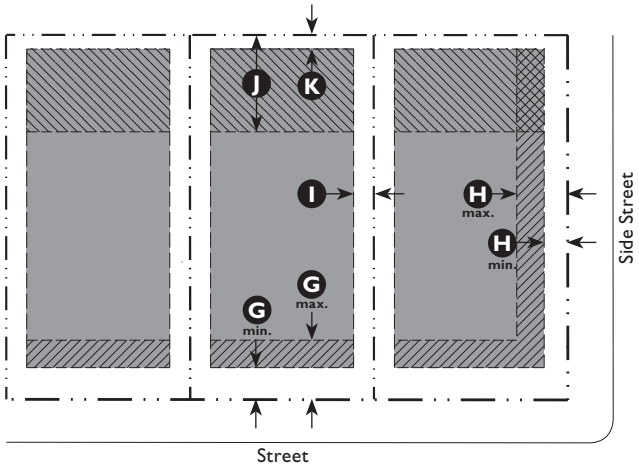
-··- ROW / Lot Line

Key

-··- ROW Line

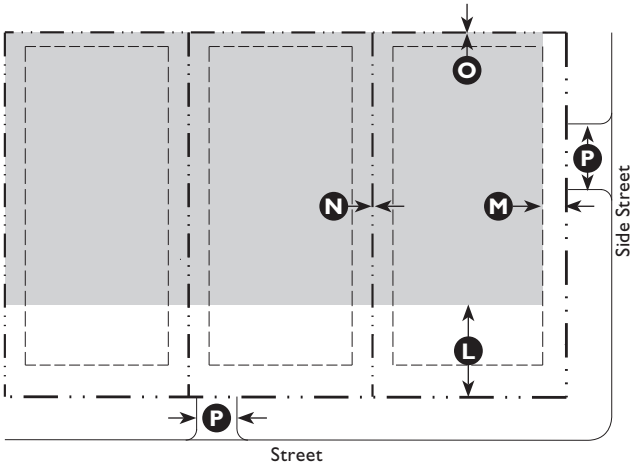
C. Allowed Building Types			
Building Type	**Lot**		**Standards**
	Width A	**Depth B**	
Carriage House	n/a	n/a	1703-3.40
Detached House: Medium	50' min.; 75' max.	80' min.	1703-3.50
Detached House: Compact	30' min.; 50' max.	80' min.	1703-3.60
Cottage Court	75' min.; 175' max.	100' min.	1703-3.70
Duplex	50' min.; 75' max.	100' min.	1703-3.80

D. Building Form		
Height		
Main Building		
Stories	2½ stories max.	
To Eave/Parapet	24' max.	C
Overall	35' max.	D
Accessory Structure(s)		
Accessory Dwellings	2 stories max.	
Other	1 story max.	
Ground Floor Finish Level above Sidewalk	18" min.	E
Upper Floor(s) Ceiling	8' min.	F
Footprint		
Lot Coverage	35% max.	
Accessory Structure(s)		
Width	24' max.	
Depth	32' max.	



Key

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone



Key

- ROW / Lot Line
- Building Setback Line
- Parking Area

E. Building Placement

Setback (Distance from ROW / Lot Line)		
Front	15' min.; 20' max.	G
Side Street	10' min.; 20' max.	H
Side		
Main Building[1]	4' min.; 12' min. combined	I
Accessory Structure(s)	5' min.	
Rear		
Main Building Lot Depth ≤ 100'	20' min.	J
Main Building Lot Depth > 100'	Lot depth minus 80' min.	
Accessory Structure(s)	5' min.	K
Facade within Facade Zone		
Front	75% min.	
Side Street	50% min.	

[1] Side setback not required between attached duplex units.

Miscellaneous

Where existing adjacent buildings are in front of the minimum front setback, the building may be set to align with the facade of the front most immediately adjacent property.

F. Parking

Required Spaces		
Residential Uses		
Dwellings	1 per unit min.	
Service Uses		
≤ 3,500 sf	No spaces required	
>3,500 sf	2 spaces/1,000 sf min. above first 3,500 sf	

Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).

For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).

No off-street parking required for uses within accessory structure(s).

Location (Distance from Lot Line)		
Front Setback	40' min.	L
Side Street Setback	15' min.	M
Side Setback	0' min.	N
Rear Setback	0' min.	O

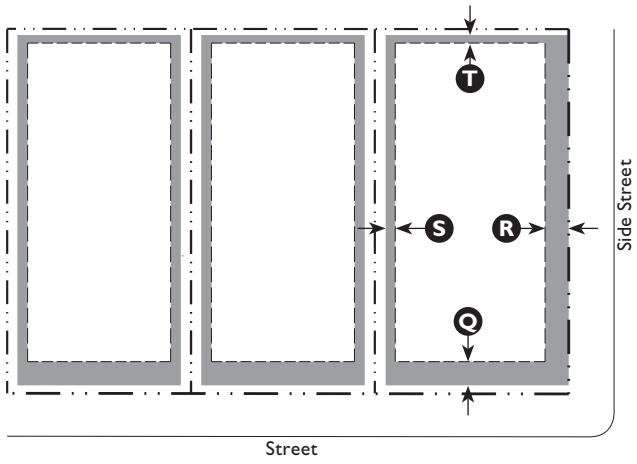
Miscellaneous

10' maximum curb cut width at street and parking driveway width within front or side street setback. P

Driveway width along an alley may be greater than 10'.

Driveways may be shared between adjacent parcels.

T3 Neighborhood (T3N)



Key

-·-·- ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments	Q	R	S	T
Encroachment Type	**Front**	**Side St.**	**Side**	**Rear**
Frontage	5' max.	5' max.	—	—
Steps to Building Entrance	5' max.	5' max.	—	—
Architectural Features	3' max.	3' max.	3' max.	3' max.
Signage	A	A	—	—
Landscaping	A	A	A	A
Fences or Freestanding Wall	A[1]	A[1]	A[2]	A[2]
Driveways, Walkways	A	A	A	A[3]
Utility Lines, Wires and Related Structures	A	A	A	A
Satellite Dish Antennas	—	—	A	A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] 4' max. height.

[2] 6' max. height.

[3] Driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

H. Signage	
Allowed Total Number of Signs	
Building Signs	1 per building max.
Ground Signs	1 per main building max.
Allowed Sign Types [4]	
Building Signs	
Wall[5]	1703-5.80.S
Ground Signs	
Pole/Monument[5]	1703-5.80.O
Landscape Wall[5]	1703-5.80.M

See Subsection 1703-5.80 (Signs) for additional standards.

[4] Changeable copy signs allowed for public and semi-public uses only.

[5] Allowed as identification sign for non-residential uses only.

I. T3N Use Table

Use Type	Specific Use Standards	T3N
Residential		
Dwelling		P
Accessory Dwelling		P
Home Occupation	1703-5.100.H	P
Home Office		MUP
Services		
Day Care Home:	1703-5.100.E	
Adult		UP
Type A (7 - 12 Children)		UP
Type B (1 - 6 Children)		P
Lodging: Bed & Breakfast	1703-5.100.C	P
Recreation, Education, Public Assembly		
Cemetery:		
Existing		P[1]
Expansion		UP
Cultural Institution		UP
Meeting Facilities:		
≤ 5,000 sf		MUP
> 5,000 sf		—
Park, Open Space, Playground		P
Public Safety Facility		MUP
Recreational Facility: Outdoor		UP
Religious Assembly		MUP
School: Public or Private		MUP
Studio: Art, Music, Dance		P[2]

Use Type	Specific Use Standards	T3N
Agriculture		
Community Gardens	1703-5.100.D	P
Transportation, Communications, Infrastructure		
Utility		—
Wireless Telecommunications:	1703-5.100.K	
Antenna ≤ 20' tall		P
Antenna > 20' tall		MUP
Facility		MUP
Accessory		
Accessory Building/Structure		P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

[1] Only allowed if existing before the time of adoption of this form-Based Code.

[2] Only allowed in accessory structure up to 500 square feet in size.

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T4 Neighborhood Medium Footprint (T4N.MF)

1703-2.60 T4 Neighborhood Medium Footprint (T4N.MF)

A. Intent

To provide variety of housing choices, in medium footprint, medium-density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving commercial adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

Detached
Medium-to-Large Lot Width
Medium Footprint
Medium-to-Large Front Setback
Small-to-Medium Side Setbacks
Up to 2½ Stories
Elevated Ground Floor
Primarily with Stoops and Porches

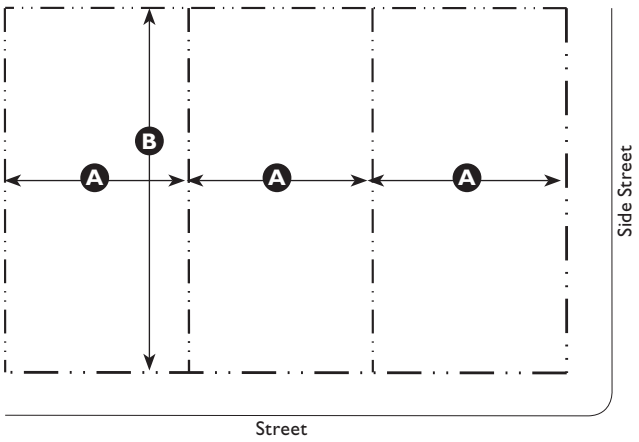
B. Sub-Zone(s)

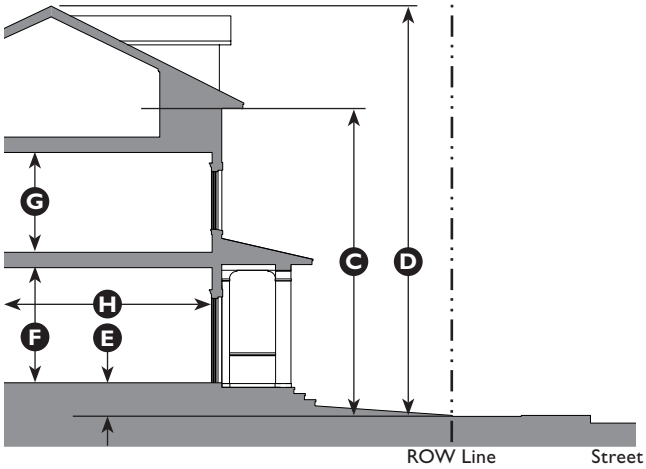
T4N.MF-Open Zone (T4N.MF-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T4 Neighborhood Medium Footprint (T4N.MF)





Key

-··· ROW / Lot Line

Key

-··· ROW Line

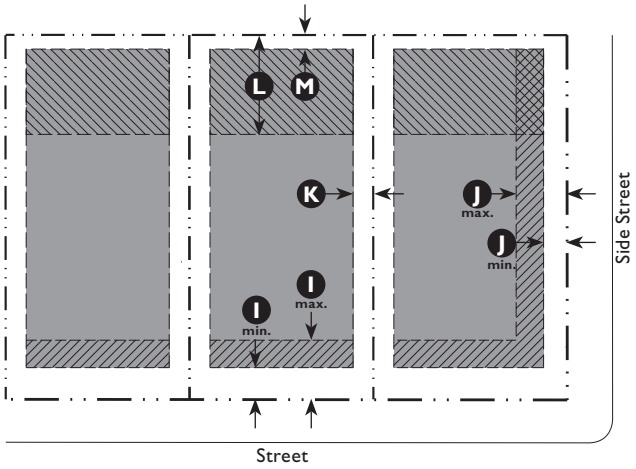
C. Allowed Building Types

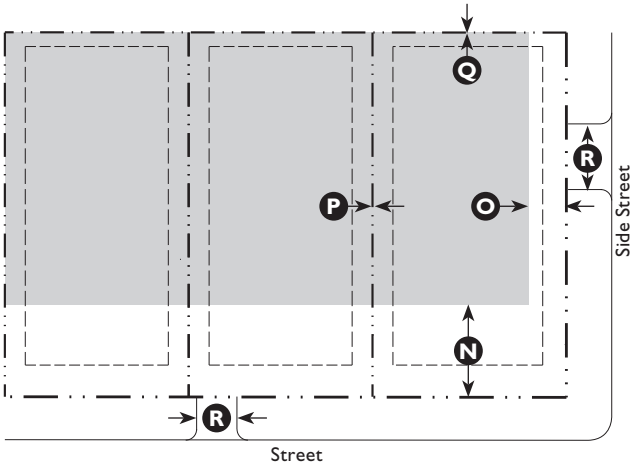
Building Type	Lot Width A	Lot Depth B	Standards
Carriage House	n/a	n/a	1703-3.40
Detached House: Medium	50' min.; 75' max.	80' min.	1703-3.50
Detached House: Compact	40' min.; 60' max.	80' min.	1703-3.60
Duplex	50' min.; 75' max.	100' min.	1703-3.80
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	1703-3.100
Multi-Plex: Large	75' min.; 100' max.	100' min.	1703-3.110

D. Building Form

Height		
Main Building		
Stories	2½ stories max.	
To Eave/Parapet	24' max.	C
Overall	35' max.	D
Accessory Structure(s)		
Accessory Dwellings	2 stories max.	
Other	1 story max.	
Ground Floor Finish Level above Sidewalk	18" min.	E
Ground Floor Ceiling		F
Service or Retail	12' min.	
Upper Floor(s) Ceiling	8' min.	G
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Footprint		
Depth, Ground-Floor Space	24' min.	H
Accessory Structure(s)		
Width	24' max.	
Depth	32' max.	
Miscellaneous		
Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.		

T4 Neighborhood Medium Footprint (T4N.MF)





Key

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

Key

- ROW / Lot Line
- Building Setback Line
- Parking Area

E. Building Placement

Setback (Distance from ROW / Lot Line)		
Front	15' min.; 25' max.	I
Side Street	10' min.; 25' max.	J
Side		
Main Building [1]	10' min.	K
Accessory Structure(s)	5' min	
Rear		
Main Building, Lot Depth ≤ 125'	25' min.	L
Main Building, Lot Depth > 125'	Lot depth minus 100' min.	
Accessory Structure(s)	5' min.	M
Facade within Facade Zone		
Front	75% min.	
Side Street	50% min.	

[1] Side setback not required between attached rowhouse or duplex units.

Miscellaneous

Where existing adjacent buildings are in front of the minimum front setback, the building may be set to align with the facade of the front most immediately adjacent property.

F. Parking

Required Spaces		
Residential Uses		
Studio or 1 Bedroom	1/2 per unit min.	
2 or more Bedrooms	1 per unit min.	
Service Uses		
≤ 3,500 sf	No spaces required	
>3,500 sf	2 spaces/1,000 sf min. above first 3,500 sf	

Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).

For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).

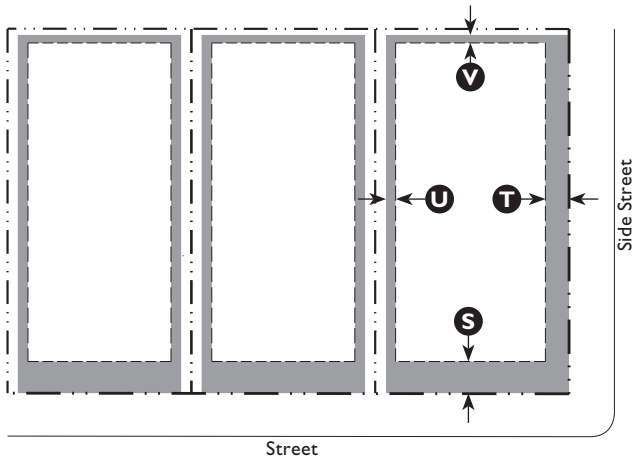
No off-street parking required for uses within accessory structure(s).

Location (Distance from Lot Line)		
Front Setback	40' min.	N
Side Street Setback	15' min.	O
Side Setback	0' min.	P
Rear Setback	0' min.	Q

Miscellaneous		
Curb Cut or Parking Driveway Width		R
≤ 40 spaces	14' max.	
> 40 spaces	18' max.	

Driveways may be shared between adjacent parcels.

T4 Neighborhood Medium Footprint (T4N.MF)



Key

-··· ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments	S	T	U	V
Encroachment Type	**Front**	**Side St.**	**Side**	**Rear**
Frontage	10' max.	10' max.	—	—
Steps to Building Entrance	5' max.	5' max.	—	—
Architectural Features	3' max.	3' max.	3' max.	3' max.
Signage	A	A	—	—
Landscaping	A	A	A	A
Fences or Freestanding Wall	A[1]	A[1]	A[2]	A[2]
Driveways, Walkways	A	A	A	A[3]
Utility Lines, Wires and Related Structures	A	A	A	A
Satellite Dish Antennas	—	—	A	A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] 4' max. height.

[2] 6' max. height.

[3] Driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

H. Signage	
Allowed Total Number of Signs	
Building Signs	1 per building max.
Ground Signs	1 per main building max.
Allowed Sign Types [4]	
Building Signs	
Directory[5]	1703-5.80.L
Wall[5]	1703-5.80.S
Ground Signs	
Pole/Monument[5]	1703-5.80.O
Landscape Wall[5]	1703-5.80.M

See Subsection 1703-5.80 (Signs) for additional standards.

[4] Changeable copy sign allowed for public and semi-public uses only.

[5] Allowed as identification sign for non-residential uses only.

I. T4N.MF Use Table

Use Type	Specific Use Standards	T4N MF	T4N MF-O
Residential			
Dwelling		P	P
Accessory Dwelling		P	P
Home Occupation	1703-5.100.H	P	P
Home Office		MUP	MUP
Services			
Animal Services, except with the following features:	1703-5.100.A	UP	P
Boarding		UP	UP
Automatic Teller Machine	1703-5.100.B	—	P
Day Care Center	1703-5.100.E	P	P
Day Care Home:	1703-5.100.E		
Adult		P	P
Type A (7 - 12 Children)		UP	P
Type B (1 - 6 Children)		P	P
Lodging: Bed & Breakfast	1703-5.100.C	P	P
Medical Services:			
Clinic		—	P
Doctor Office		—	P
Office: Professional		—	P
Personal Services		—	P
Recreation, Education, Public Assembly			
Cultural Institution		UP	UP
Meeting Facilities		P	P
Park, Open Space, Playground		P	P
Public Safety Facility		P	P
Recreational Facility:			
Indoor ≤ 1,000 sf		P	P
Indoor > 1,000 sf		UP	UP
Outdoor		UP	UP
Religious Assembly		P	P
School: Public or Private		P	P
Studio: Art, Music, Dance		P[1]	P

Use Type	Specific Use Standards	T4N MF	T4N MF-O
Industry, Manufacturing & Processing			
Artisan Production		UP	MUP
General Production		—	—
Limited Production		UP	UP
Agriculture			
Community Gardens	1703-5.100.D	P	P
Transportation, Communications, Infrastructure			
Utility		—	—
Wireless	1703-5.100.K		
Telecommunications:			
Antenna ≤ 20' tall tall		P	P
Antenna > 20' tall		MUP	MUP
Facility		MUP	MUP
Accessory			
Accessory Building/ Structure		P	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

[1] Only allowed in accessory structure.

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T4 Neighborhood Small Footprint (T4N.SF)

1703-2.70 T4 Neighborhood Small Footprint (T4N.SF)

A. Intent

To provide variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

Detached or Attached
Narrow-to-Medium Lot Width
Small-to-Medium Footprint
Building at or Close to ROW
Small to No Side Setbacks
Up to 2½ Stories
Elevated Ground Floor
Primarily with Stoops and Porches

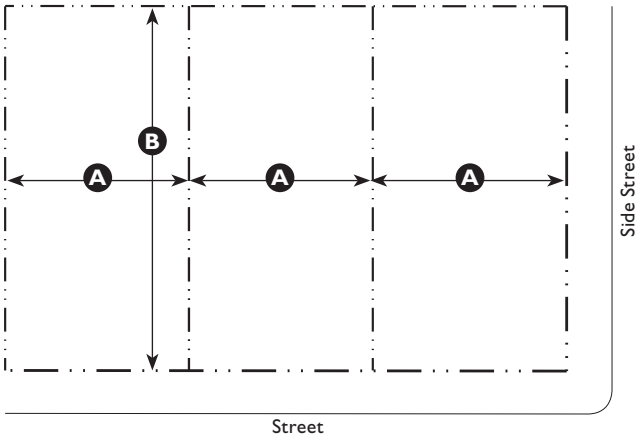
B. Sub-Zone(s)

T4N.SF-Open Zone (T4N.SF-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

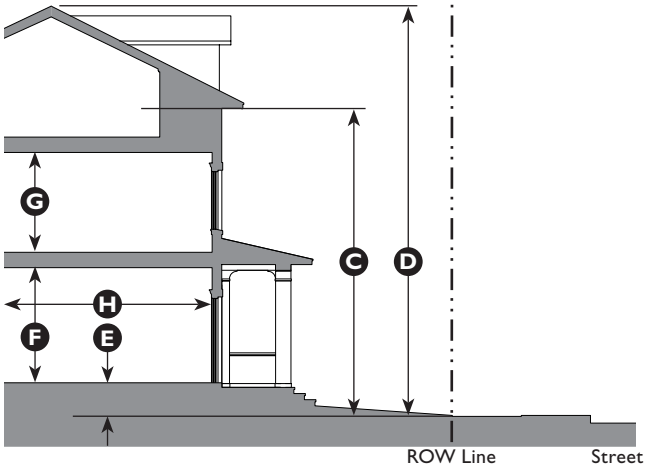
General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T4 Neighborhood Small Footprint (T4N.SF)



Key

-··- ROW / Lot Line



Key

-··- ROW Line

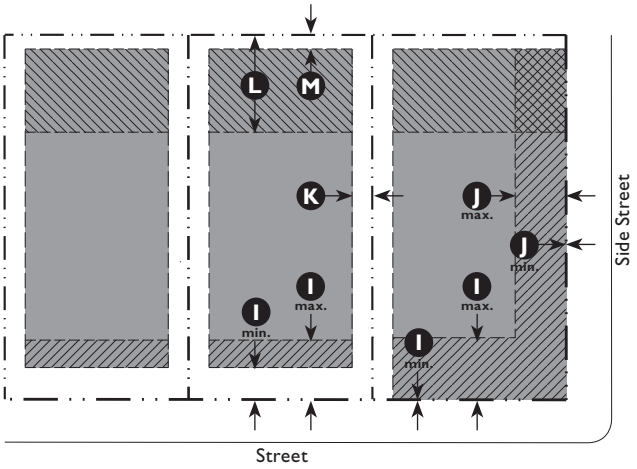
C. Allowed Building Types

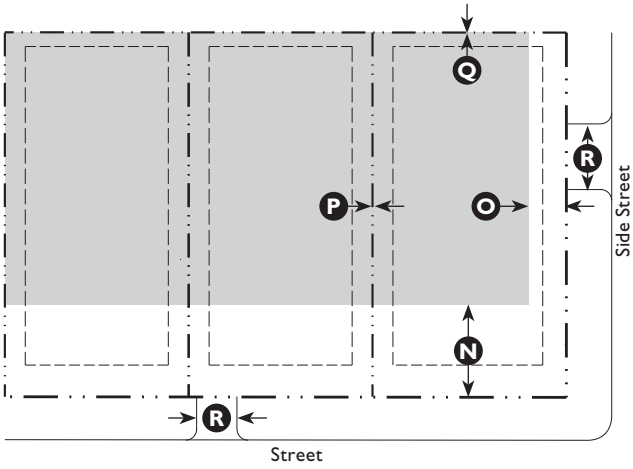
Building Type	Lot Width A	Lot Depth B	Standards
Carriage House	n/a	n/a	1703-3.40
Detached House: Compact	30' min.; 50' max.	75' min.	1703-3.60
Cottage Court	75' min.; 100' max.	100' min.	1703-3.70
Duplex	40' min.; 75' max.	100' min.	1703-3.80
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	1703-3.100
Live/Work	18' min.; 35' max.	80' min.	1703-3.130

D. Building Form

Height		
Main Building		
Stories	2½ stories max.	
To Eave/Parapet	24' max.	C
Overall	35' max.	D
Accessory Structure(s)		
Accessory Dwellings	2 stories max.	
Other	1 story max.	
Ground Floor Finish Level above Sidewalk	18" min.	E
Ground Floor Ceiling		F
Service or Retail	12' min.	
Upper Floor(s) Ceiling	8' min.	G
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Footprint		
Depth, Ground-Floor Space	24' min.	H
Accessory Structure(s)		
Width	24' max.	
Depth	32' max.	
Miscellaneous		
Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.		

T4 Neighborhood Small Footprint (T4N.SF)





Key

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

Key

- ROW / Lot Line
- Building Setback Line
- Parking Area

E. Building Placement		
Setback (Distance from ROW / Lot Line)		
Front		I
Interior Lot	5' min.; 15' max.	
Corner Lot	0' min.; 15' max.	
Side Street	0' min.; 15' max.	J
Side		
Main Building[1]	3' min.; 9' max.	K
Accessory Structure(s)	3' min.	
Rear		
Main Building, Lot Depth ≤ 100'	20' min.	L
Main Building, Lot Depth > 100'	Lot depth minus 80' min.	
Accessory Structure(s)	5' min.	M
Facade within Facade Zone		
Front	75% min.	
Side Street	50% min.	

[1] Side setback not required between attached rowhouse or duplex units along a common Lot Line.

Where existing adjacent buildings are in front of the minimum front setback, the building may be set to align with the facade of the front most immediately adjacent property.

F. Parking		
Required Spaces		
Residential Uses		
Studio or 1 Bedroom	½ per unit min.	
2 or more Bedrooms	1 per unit min.	
Service Uses		
≤ 3,500 sf	No spaces required	
>3,500 sf	2 spaces/1,000 sf min. above first 3,500 sf	

Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).

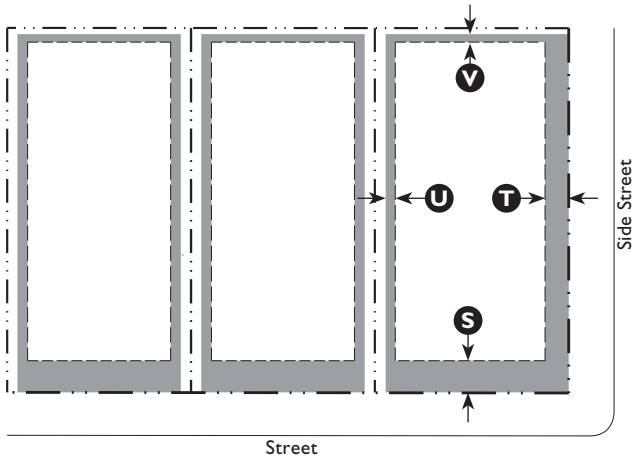
For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).

No off-street parking required for uses within accessory structure(s).

Location (Distance from Lot Line)		
Front Setback	40' min.	N
Side Street Setback	5' min.	O
Side Setback	0' min.	P
Rear Setback	0' min.	Q
Miscellaneous		
Curb Cut or Parking Driveway Width		R
≤ 40 spaces	14' max.	
> 40 spaces	18' max.	

Driveways may be shared between adjacent parcels.

T4 Neighborhood Small Footprint (T4N.SF)



Key

-··- ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments	S	T	U	V
Encroachment Type	**Front**	**Side St.**	**Side**	**Rear**
Frontage	10' max.	10' max.	—	—
Steps to Building Entrance	5' max.	5' max.	—	—
Architectural Features	3' max.	3' max.	3' max.	3' max.
Signage	A	A	—	—
Landscaping	A	A	A	A
Fences or Freestanding Wall	A[1]	A[1]	A[2]	A[2]
Driveways, Walkways	A	A	A	A[3]
Utility Lines, Wires and Related Structures	A	A	A	A
Satellite Dish Antennas	—	—	A	A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] 4' max. height.

[2] 6' max. height.

[3] Driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

H. Signage	
Allowed Total Number of Signs	
Building Signs	1 per building max.
Ground Signs	1 per main building max.
Allowed Sign Types [4]	
Building Signs	
Directory[5]	1703-5.80.L
Wall[5]	1703-5.80.S
Ground Signs	
Pole/Monument[5]	1703-5.80.O
Landscape Wall[5]	1703-5.80.M

See Subsection 1703-5.80 (Signs) for additional standards.

[4] Changeable copy sign allowed for public and semi-public uses only.

[5] Allowed as identification sign for non-residential uses only.

I. T4N.SF Use Table

Use Type	Specific Use Standards	T4N SF	T4N SF-O
Residential			
Dwelling		P	P
Accessory Dwelling		P	P
Home Occupation	1703-5.100.H	P	P
Home Office		MUP	MUP
Services			
Animal Services, except	1703-5.100.A		
with the following features:		UP	P
Boarding		UP	UP
Automatic Teller Machine	1703-5.100.B	—	P
Day Care Center	1703-5.100.E	P	P
Day Care Home:	1703-5.100.E		
Adult		P	P
Type A (7 - 12 Children)		UP	P
Type B (1 - 6 Children)		P	P
Lodging: Bed & Breakfast	1703-5.100.C	P	P
Medical Services:			
Clinic		—	P
Doctor Office		—	P
Office: Professional		—	P
Personal Services		—	P
Recreation, Education, Public Assembly			
Cultural Institution		UP	UP
Meeting Facilities		P	P
Park, Open Space, Playground		P	P
Public Safety Facility		P	P
Recreational Facility:			
Indoor ≤ 1,000 sf		P	P
Indoor > 1,000 sf		UP	UP
Outdoor		UP	UP
Religious Assembly		P	P
School: Public or Private		P	P
Studio: Art, Music, Dance		P[1]	P

Use Type	Specific Use Standards	T4N SF	T4N SF-O
Industry, Manufacturing & Processing			
Artisan Production		UP	MUP
General Production		—	—
Limited Production		UP	UP
Agriculture			
Community Gardens	1703-5.100.D	P	P
Transportation, Communications, Infrastructure			
Utility		—	—
Wireless	1703-5.100.K		
Telecommunications:			
Antenna ≤ 20' tall tall		P	P
Antenna > 20' tall		MUP	MUP
Facility		MUP	MUP
Accessory			
Accessory Building/ Structure		P	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

[1] Only allowed in accessory structure.

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T5 Main Street (T5MS)

1703-2.80 T5 Main Street (T5MS)

A. Intent

To provide a focal point for neighborhoods that accommodates neighborhood serving retail, service, and residential uses in compact, walkable urban form.

The following are generally appropriate form elements in this Zone:

- Attached
- Small-to-Medium Footprint
- Simple Wall Plane along Street
- Buildings at the ROW
- Small to No Side Setbacks
- Up to 4 Stories
- Diverse Mix of Frontages

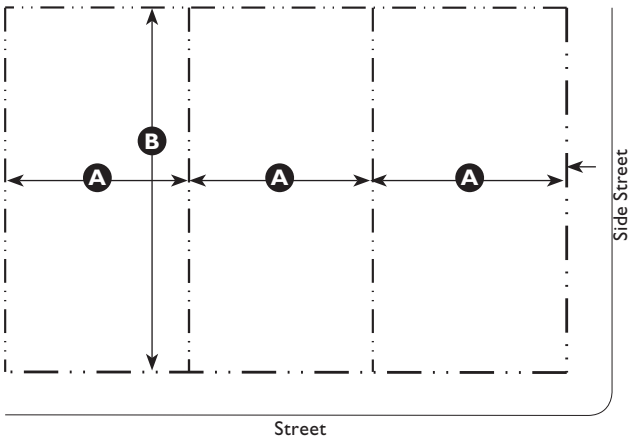
B. Sub-Zone(s)

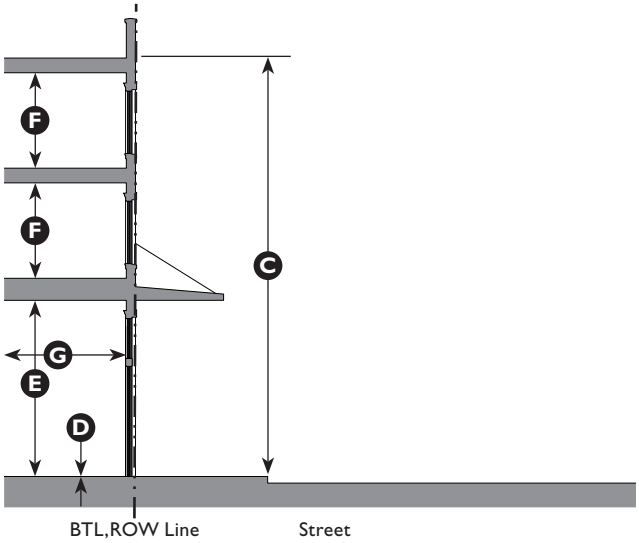
T5MS-Open Zone (T5MS-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T5 Main Street (T5MS)





Key

-··· ROW / Lot Line

Key

-··· ROW Line

C. Allowed Building Types			
Building Type	Lot Width A	Lot Depth B	Standards
Main Street Mixed-Use	25' min.; 150' max.	100' min.	1703-3.140
Mid-Rise	100' min.; 200' max.	180' min.	1703-3.160, 1703-3.180

D. Building Form		
Height		
Main Building	2 stories min.; 5 stories max.	C
Accessory Structure(s)	1 story max.	
Ground Floor Finish Level above Sidewalk	6" max.	D
Ground Floor Ceiling	14' min.	E
Upper Floor(s) Ceiling	8' min.	F

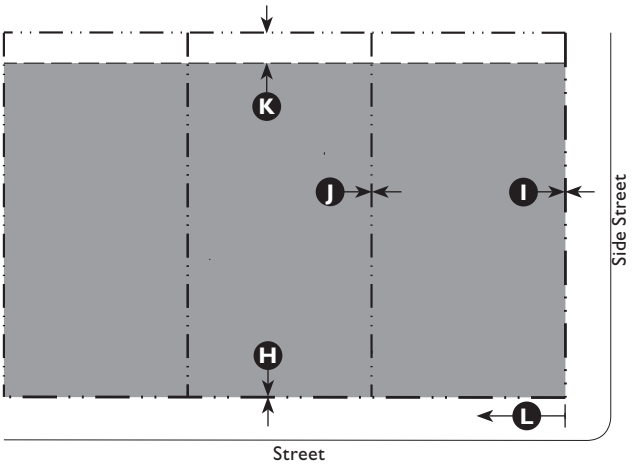
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

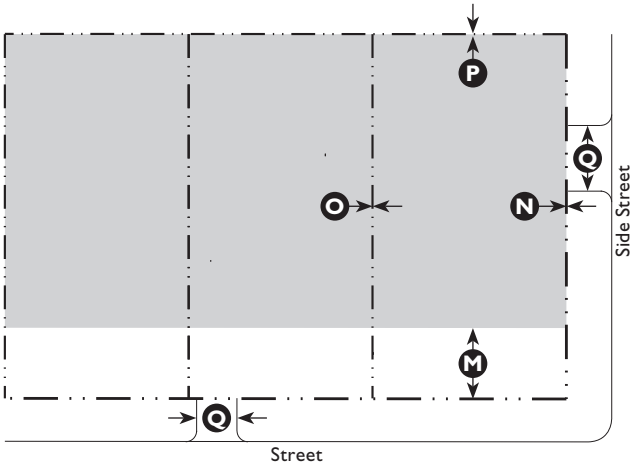
Within 20' of the rear Lot Line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.

D. Building Form (continued)		
Footprint		
Depth, Ground-Floor Space	40' min.	G
Accessory Structure(s)		
Width	24' max.	
Depth	32' max.	
Miscellaneous		
Distance Between Entries, to Ground Floor (Uses)	50' max.	

Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.

Any buildings wider than 150' must be designed to read as a series of buildings no wider than 75' each.





Key

-·-· ROW / Lot Line
--- Building Setback Line
Buildable Area

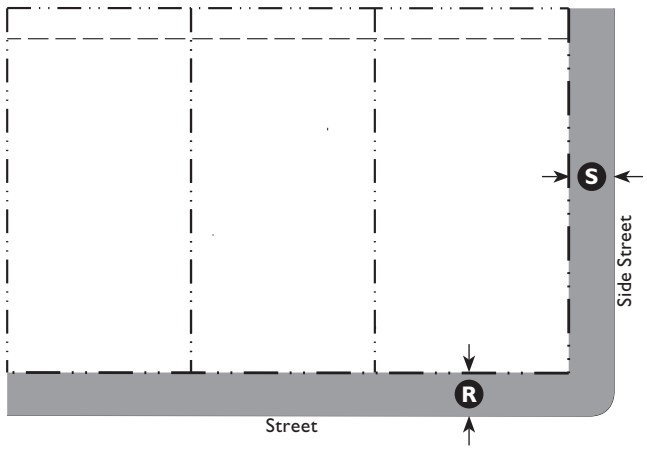
Key

-·-· ROW / Lot Line
--- Building Setback Line
Parking Area

E. Building Placement		
Build-to Line (Distance from ROW / Lot Line)		
Front	0'	H
Side Street	0'	I
BTL Defined by a Building		
Front	90% min.	
Side Street	60% min.	
Setback (Distance from ROW / Lot Line)		
Side	0' min.	J
Rear		K
Adjacent to Any T5 or T6 Zone	0' min.	
Adjacent to Any Other Zone	5' min.	
Miscellaneous		
BTL must be defined by a building within 30' of corner along the front.		L
A building form with a chamfered corner is allowed only on corner lots and only if a corner entry is provided.		
Entire BTL/ROW must be defined by a building or a 2' to 3' high fence or landscape wall.		
Fence materials shall not include chain link, barbed or razor wire.		
Landscape walls shall have a masonry or stucco finish.		
No planting strips allowed between sidewalk and building.		

F. Parking		
Required Spaces		
Residential Uses	1 per 1500 sf min.	
Service or Retail Uses		
≤ 5,000 sf	No spaces required	
>5,000 sf	2 spaces/1,000 sf min. above first 5,000 sf; 4 per 1,000 sf max.	
Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).		
For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).		
Location (Distance from Lot Line)		
Front Setback	40' min.	M
Side Street Setback	0' min.	N
Side Setback	0' min.	O
Rear Setback	0' min.	P
Miscellaneous		
Curb Cut or Parking Driveway Width		Q
≤ 40 Spaces	14' max.	
> 40 Spaces	18' max.	
All parking structures must be screened from the front street by habitable space at least 40' deep from street.		
Driveways may be shared between adjacent parcels.		

T5 Main Street (T5MS)



Key

-·-·- ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments		
	R	S
Encroachment Type	**Front**	**Side St.**
Frontage		
Shopfront: Awning[1]	14' max.	14' max.
Other	—	—
Architectural Features	3' max.	3' max.
Signage[1]	A	A

Encroachments are not allowed across a side or rear Lot Line, within an Alley ROW or across a curb.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] May encroach into the street ROW to within 2' of the face of curb.

Key A = Allowed — = Not Allowed

H. Signage		
Maximum Sign Area Allowed		
Building Signs Max.	1 sf per linear foot of building frontage	
Ground Signs Max.	1 sf per linear foot of lot frontage	
Allowed Sign Types		
Building Signs		
Awning	1 per awning	1703-5.80.K
Directory	1 per building	1703-5.80.L
Marquee	1 per building	1703-5.80.N
Projecting	1 per entry door	1703-5.80.P
Suspended	1 per entry door	1703-5.80.R
Wall[2]	1 per establishment	1703-5.80.S
Wall Mural	1 per building	1703-5.80.T
Window	1 per shopfront	1703-5.80.U
Ground Signs		
Landscape Wall	1 per building	1703-5.80.M
Sandwich Board	1 per establishment	1703-5.80.Q

See Subsection 1703-5.80 (Signs) for additional standards.

[2] Changeable copy signs allowed for public and semi-public uses.

I. T5MS Use Table

Use Type	Specific Use Standards	T5 MS	T5 MS-O
Residential			
Dwelling		P[1]	P
Home Occupation	1703-5.100.H	P[1]	P
Home Office		P[1]	P
Retail			
General Retail, except with any of the following features:		P	P
Alcoholic Beverage Sales		UP	UP
Drive-Through Services	1703-5.100.F	—	—
Floor Area over 10,000 sf		UP	UP
Eating or Drinking Establishment, except with any of the following features:		P	P
Alcoholic Beverage Sales		UP	UP
Drive-Through Services	1703-5.100.F	—	—
Floor Area over 10,000 sf		UP	UP
Outdoor Entertainment	1703-5.100.I	P	MUP

Use Type	Specific Use Standards	T5 MS	T5 MS-O
Services			
Animal Services, except with any of the following features:		P[1]	P
Boarding		UP	UP
Automatic Teller Machine	1703-5.100.B	P	P
Bank/Financial Services, except with the following features:		P	P
Drive-Through Services	1703-5.100.F	P	P
Day Care Center	1703-5.100.E	P	P
Day Care Home:	1703-5.100.E		
Adult		P	P
Type A (7 - 12 Children)		UP	P
Type B (1 - 6 Children)		P	P
Lodging:			
Inn		P[1]	P
Hotel		P[1]	P
Medical Services:			
Clinic		P[1]	P
Doctor Office		P[1]	P
Office: Professional		P[1]	P
Personal Services		P	P
Recreation, Education, Public Assembly			
Cultural Institution		P	P
Meeting Facilities		P[1]	P
Park, Open Space, Playground		P	P
Public Safety Facility		P	P
Recreational Facility:			
Indoor ≤ 1,000 sf		P	P
Indoor > 1,000 sf		UP	UP
Outdoor		MUP[1]	MUP[1]
Religious Assembly		P	P
School: Public or Private		P	P
Studio: Art, Music, Dance		P	P

Table Continues on Next Page - - - - →

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

[1] Not allowed on the ground floor, except when located behind an allowed ground floor use.

I. T5MS Use Table (continued)

Use Type	Specific Use Standards	T5 MS	T5 MS-O
Agriculture			
Community Gardens	1703-5.100.D	P	P
Industry, Manufacturing & Processing			
Artisan Production		—	P
General Production		—	—
Limited Production		—	UP
Furniture and Fixture Manufacturing		—	P
Media Production		—	P
Printing and Publishing		—	P

Use Type	Specific Use Standards	T5 MS	T5 MS-O
Transportation, Communications, Infrastructure			
Parking Facility, Public or Private		UP	UP
Utility		—	—
Wireless Telecommunications: 1703-5.100.K			
Antenna ≤ 20' tall		P	P
Antenna > 20' tall		MUP	MUP
Facility		MUP	MUP
Accessory			
Accessory Building/Structure		P	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

[1] Not allowed on the ground floor, except when located behind an allowed ground floor use.

T5 Neighborhood Large Setback (T5N.LS)

1703-2.90 T5 Neighborhood Large Setback (T5N.LS)

A. Intent

To provide a variety of urban housing choices, in medium-to-large footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

Attached or Detached
Medium-to-Large Footprint
Simple Wall Plane setback from the Street
Medium-to-Large Front Setback
Small to Medium Side Setbacks
Up to 4 Stories
Diverse Mix of Frontages

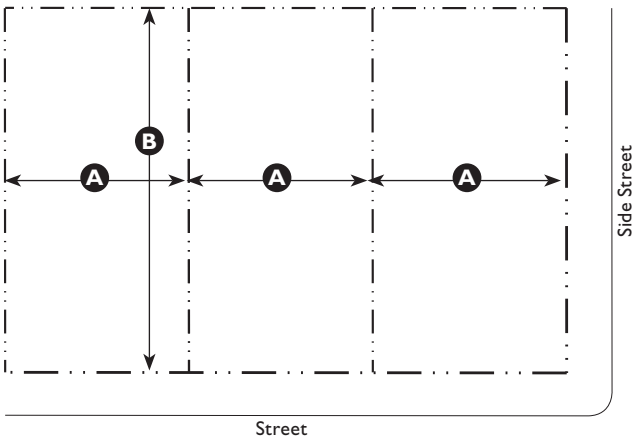
B. Sub-Zone(s)

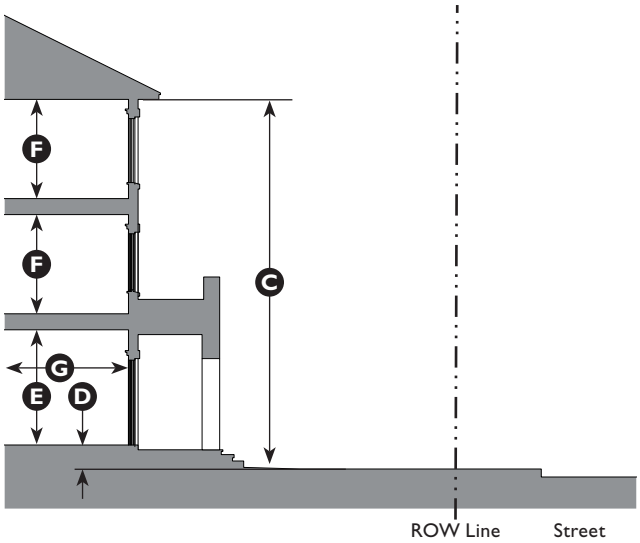
T5N.LS-Open Zone (T5N.LS-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T5 Neighborhood Large Setback (T5N.LS)





Key

-··- ROW / Lot Line

Key

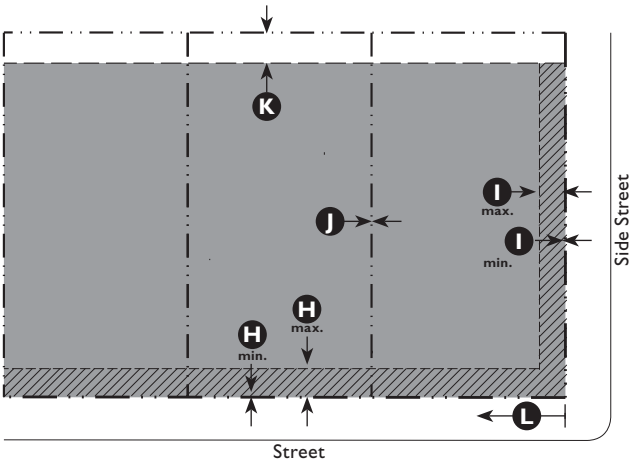
-··- ROW Line

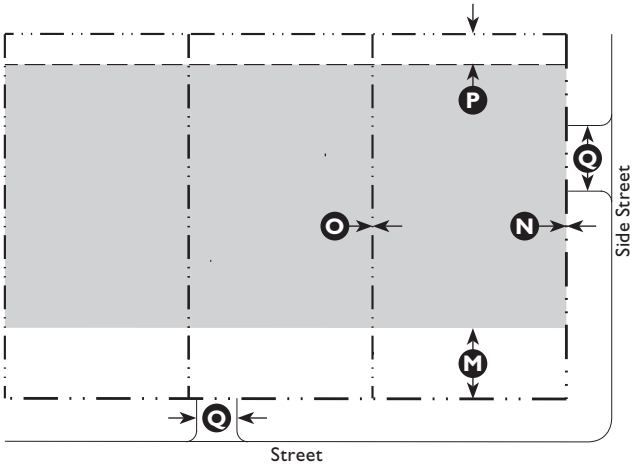
C. Allowed Building Types			
Building Type	**Lot**		**Standards**
	Width A	**Depth B**	
Carriage House	n/a	n/a	1703-3.40
Multi-Plex: Small	50' min.; 75' max.	100' min.	1703-3.100
Multi-Plex: Large	75' min.; 100' max.	100' min.	1703-3.110
Stacked Flats	125' min.; 250' max.	180' min.	1703-3.120
Mid-Rise	100' min.; 200' max.	180' min.	1703-3.160, 1703-3.180

D. Building Form		
Height		
Main Building	4 stories max.	C
Accessory Structure(s)		
Accessory Dwellings	2 stories max.	
Other	1 story max.	
Ground Floor Finish Level above Sidewalk		D
Residential	18" min.	
Service or Retail	6" max.	

D. Building Form (continued)		
Height (continued)		
Ground Floor Ceiling		E
Service or Retail	14' min.	
Upper Floor(s) Ceiling	8' min.	F
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Within 20' of the rear Lot Line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		
Footprint		
Depth, Ground-Floor Space	30' min.	G
Accessory Structure(s)		
Width	24' max.	
Depth	32' max.	
Miscellaneous		
Distance Between Entries, to Ground Floor (Uses)	50' max.	
Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.		
Any buildings wider than 150' must be designed to read as a series of buildings no wider than 75' each.		

T5 Neighborhood Large Setback (T5N.LS)





Key

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Facade Zone

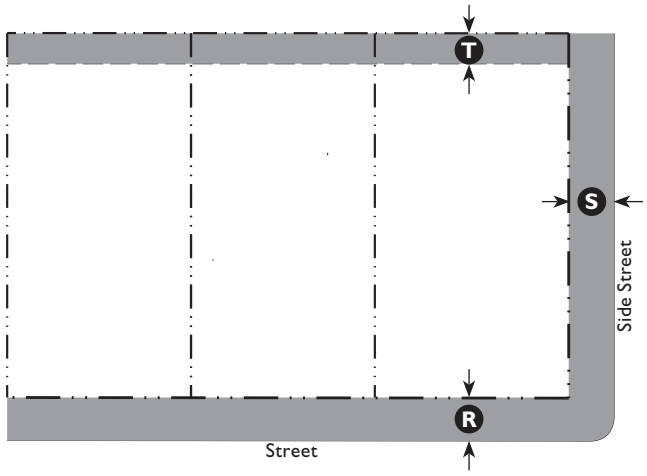
Key

- ROW / Lot Line
- Building Setback Line
- Parking Area

E. Building Placement		
Setback (Distance from ROW / Lot Line)		
Front	15' min.; 30' max.	H
Side Street	10' min.; 25' max.	I
Side	8' min.	J
Rear		K
Adjacent to Any T5 or T6 Zone	0' min.	
Adjacent to Any Other Zone	20' min.	
Facade within Facade Zone		
Front	80% min.	
Side Street	50% min.	
Miscellaneous		
Facade zone must be defined by a building within 30' of corner along the front.		L
A building form with a chamfered corner is allowed only on corner lots and only if a corner entry is provided.		
Entire ROW must be defined by a building or a 2' to 3' high fence or landscape wall.		
Fence materials shall not include chain link, barbed or razor wire.		
Landscape walls shall have a masonry or stucco finish.		

F. Parking		
Required Spaces		
Residential Uses	1 per 1500 sf min.	
Service or Retail Uses		
≤ 3,500 sf	No spaces required	
> 3,500 sf	2 spaces/1,000 sf min. above first 3,500 sf; 4 per 1,000 sf max.	
Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).		
For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).		
Location (Distance from Lot Line)		
Front Setback	40' min.	M
Side Street Setback	5' min.	N
Side Setback	0' min.	O
Rear Setback		P
Adjacent to Any T1, T2, T3 or T4 Zone	5' min.	
Adjacent to Any Other Zone	0' min.	
Miscellaneous		
Curb Cut or Parking Driveway Width		Q
≤ 40 spaces	14' max.	
> 40 spaces	18' max.	
All parking structures must be screened from the front street by habitable space at least 15' deep from street.		

T5 Neighborhood Large Setback (T5N.LS)



Key

-··- ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments	R Front	S Side St.	T Rear
Encroachment Type			
Frontage			
Shopfront: Awning[1]	14' max.	14' max.	—
Other	10' max.	10' max.	—
Steps to Building Entrance	5' max.	5' max.	—
Architectural Features	3' max.	3' max.	—
Signage [1]	A	A	—
Landscaping	A	A	A
Fences or Freestanding Wall	A[2]	A[2]	A[3]
Driveways, Walkways	A	A	A[4]
Utility Lines, Wires and Related Structures	A	A	A
Satellite Dish Antennas	—	—	A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] May encroach into the street ROW to within 2' of the face of curb.

[2] 4' max. height.

[3] 6' max. height.

[4] Driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

H. Signage		
Maximum Sign Area Allowed		
Building Signs Max.	1 sf per linear foot of building frontage	
Ground Signs Max.	1 sf per linear foot of lot frontage	
Allowed Sign Types		
Building Signs		
Awning[6]	1 per awning	1703-5.80.K
Directory[6]	1 per building	1703-5.80.L
Marquee[6]	1 per building	1703-5.80.N
Projecting[6]	1 per entry door	1703-5.80.P
Suspended[6]	1 per entry door	1703-5.80.R
Wall[5,6]	1 per establishment	1703-5.80.S
Wall Mural[6]	1 per building	1703-5.80.T
Window[6]	1 per shopfront	1703-5.80.U
Ground Signs		
Landscape Wall[6]	1 per building	1703-5.80.M
Sandwich Board[6]	1 per establishment	1703-5.80.Q
Yard[6]	1 per building	1703-5.80.V

See Subsection 1703-5.80 (Signs) for additional standards.

[5] Changeable copy signs allowed for public and semi-public uses.

[6] Allowed as identification sign for non-residential uses only.

I. T5N.LS Use Table

Use Type	Specific Use Standards	T5N LS	T5N LS-O
Residential			
Dwelling		P	P
Accessory Dwelling		P	P
Home Occupation	1703-5.100.H	P	P
Home Office		UP	P
Retail			
General Retail, except with any of the following features:		—	P
Alcoholic Beverage Sales		—	—
Drive-through Services	1703-5.100.F	—	—
Floor Area Over 10,000 sf		—	—
Eating or Drinking Establishment, except with any of the following features:		—	P
Alcoholic Beverage Sales		—	UP
Drive-through Services	1703-5.100.F	—	—
Floor Area Over 10,000 sf		—	—
Operating between 10pm - 7am		—	UP
Outdoor Entertainment	1703-5.100.I	—	MUP

Use Type	Specific Use Standards	T5N LS	T5N LS-O
Services			
Animal Services, except with any of the following features:		—	P
Boarding		—	UP
Automatic Teller Machine	1703-5.100.B	—	P
Bank/Financial Services, except with the following features:		—	P
Drive-Through Services	1703-5.100.F	—	—
Day Care Center	1703-5.100.E	P	P
Day Care Home:	1703-5.100.E		
Adult		P	P
Type A (7 - 12 Children)		UP	P
Type B (1 - 6 Children)		P	P
Lodging:			
Bed & Breakfast	1703-5.100.C	P	P
Inn		UP	P
Hotel		—	P
Medical Services:			
Clinic		—	P
Doctor Office		—	P
Office: Professional		—	P
Personal Services		—	P
Recreation, Education, Public Assembly			
Cultural Institution		UP	P
Meeting Facilities		P	P
Park, Open Space, Playground		P	P
Public Safety Facility		P	P
Recreational Facility:			
Indoor ≤ 1,000 sf		P	P
Indoor > 1,000 sf		UP	UP
Outdoor		MUP	MUP
Religious Assembly		P	P
School: Public or Private		P	P
Studio: Art, Music, Dance		P[1]	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

[1] Only allowed in accessory structure.

Table Continues on Next Page - - - - →

I. T5N.LS Use Table (continued)

Use Type	Specific Use Standards	T5N LS	T5N LS-O
Agriculture			
Community Gardens	1703-5.100.D	P	P
Industry, Manufacturing & Processing			
Artisan Production		—	P
General Production		—	—
Limited Production		—	UP
Furniture and Fixture Manufacturing		—	P
Media Production		—	P
Printing and Publishing		—	P

Use Type	Specific Use Standards	T5N LS	T5N LS-O
Transportation, Communications, Infrastructure			
Parking Facility: Public or Private		—	UP
Utility		—	—
Wireless Telecommunications: 1703-5.100.K			
Antenna ≤ 20' tall		P	P
Antenna > 20' tall		MUP	MUP
Facility		MUP	MUP
Accessory			
Accessory Building/Structure		P	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

[1] Only allowed in accessory structure.

T5 Neighborhood Small Setback (T5N.SS)

1703-2.100 T5 Neighborhood Small Setback (T5N.SS)

A. Intent

To provide a variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

Attached or Detached
Small-to-Medium Footprint
Simple Wall Plane along Street
Building at or Close to ROW
Small to No Side Setbacks
Up to 6 Stories
Diverse Mix of Frontages

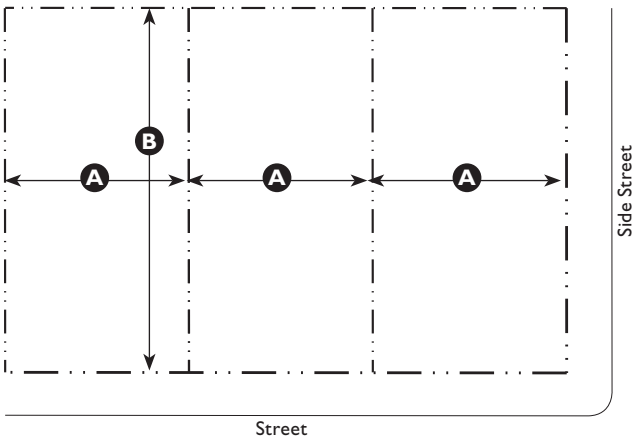
B. Sub-Zone(s)

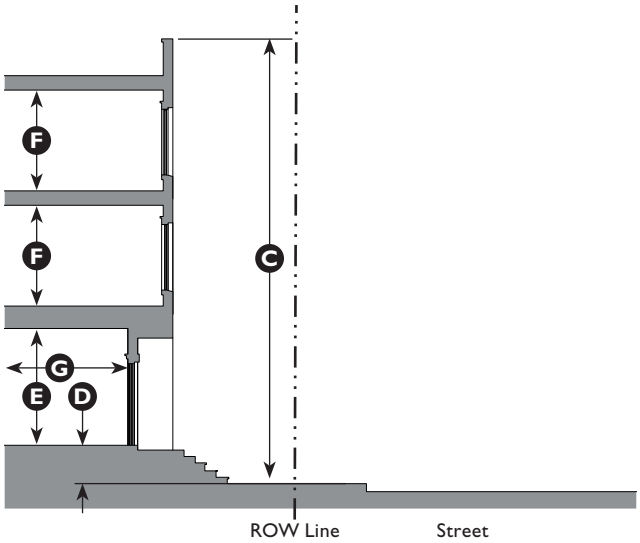
T5N.SS-Open Zone (T5N.SS-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T5 Neighborhood Small Setback (T5N.SS)





Key

-··- ROW / Lot Line

Key

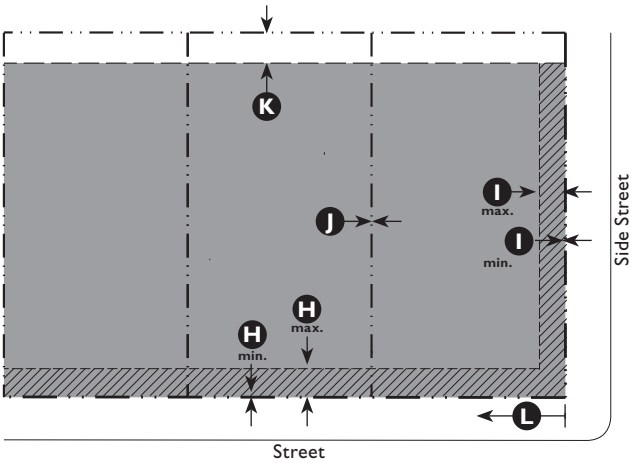
-··- ROW Line

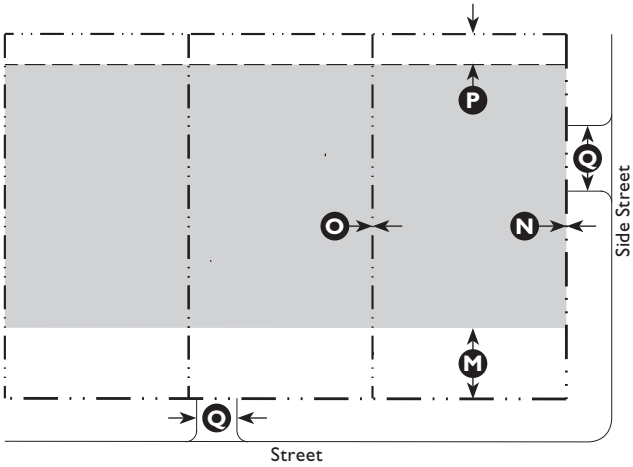
C. Allowed Building Types			
Building Type	**Lot**		**Standards**
	Width A	**Depth B**	
Carriage House	n/a	n/a	1703-3.40
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 75' max.	100' min.	1703-3.100
Multi-Plex: Large	75' min.; 100' max.	100' min.	1703-3.110
Stacked Flats	100' min.; 200' max.	100' min.	1703-3.120
Live/Work	18' min.; 35' max.	80' min.	1703-3.130
Main Street Mixed-Use	25' min.; 150' max.	100' min.	1703-3.140
Mid-Rise	50' min.; 200' max.	100' min.	1703-3.160, 1703-3.180

D. Building Form		
Height		
Main Building	6 stories max.	C
Accessory Structure(s)		
Accessory Dwellings	2 stories max.	
Other	1 story max.	

D. Building Form (continued)		
Height (continued)		
Ground Floor Finish Level above Sidewalk		D
Residential	18" min.	
Service or Retail	6" max.	
Ground Floor Ceiling		E
Service or Retail	14' min.	
Upper Floor(s) Ceiling	8' min.	F
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Within 20' of the rear Lot Line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		
Footprint		
Depth, Ground-Floor Space	30' min.	G
Accessory Structure(s)		
Width	24' max.	
Depth	32' max.	
Miscellaneous		
Distance Between Entries, to Ground Floor (Uses)	50' max.	
Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.		
Any buildings wider than 100' must be designed to read as a series of buildings no wider than 50' each.		

T5 Neighborhood Small Setback (T5N.SS)





Key

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Facade Zone

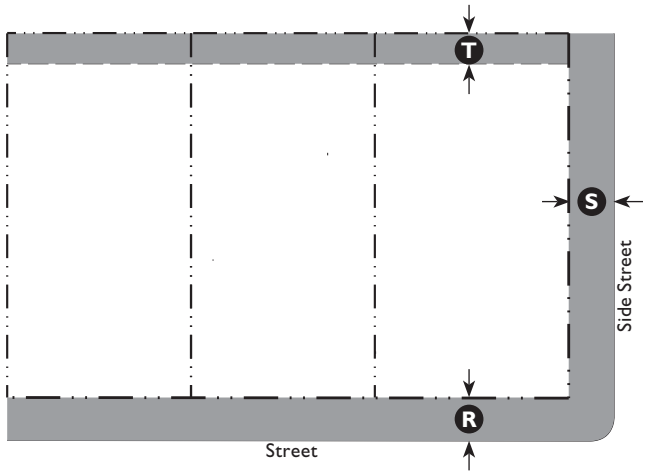
Key

- ROW / Lot Line
- Building Setback Line
- Parking Area

E. Building Placement		
Setback (Distance from ROW / Lot Line)		
Front	10' max.	H
Side Street	10' max.	I
Side	0' min.	J
Rear		K
Adjacent to Any T5 or T6 Zone	0' min.	
Adjacent to Any Other Zone	5' min.	
Facade within Facade Zone		
Front	75% min.	
Side Street	50% min.	
Miscellaneous		
Facade zone must be defined by a building within 30' of corner along the front.		L
A building form with a chamfered corner is allowed only on corner lots and only if a corner entry is provided.		
Entire ROW must be defined by a building or a 2' to 3' high fence or landscape wall.		
Fence materials shall not include chain link, barbed or razor wire.		
Landscape walls shall have a masonry or stucco finish.		

F. Parking		
Required Spaces		
Residential Uses	1 per 1500 sf min.	
Service or Retail Uses		
≤ 3,500 sf	No spaces required	
>3,5000 sf	2 spaces/1,000 sf min. above first 3,500 sf; 4 per 1,000 sf max.	
Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).		
For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).		
Location (Distance from Lot Line)		
Front Setback	40' min.	M
Side Street Setback	5' min.	N
Side Setback	0' min.	O
Rear Setback		P
Adjacent to Any T1, T2, T3 or T4 Zone	5' min.	
Adjacent to Any Other Zone	0' min.	
Miscellaneous		
Curb Cut or Parking Driveway Width		Q
≤ 40 spaces	14' max.	
> 40 spaces	18' max.	
All parking structures must be screened from the front street by habitable space at least 15' deep from street.		

T5 Neighborhood Small Setback (T5N.SS)



Key

-··- ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments	R	S	T
Encroachment Type	**Front**	**Side St.**	**Rear**
Frontage			
Shopfront: Awning[1]	14' max.	14' max.	—
Other	10' max.	10' max.	—
Steps to Building Entrance	5' max.	5' max.	—
Architectural Features	3' max.	3' max.	—
Signage [1]	A	A	—
Landscaping	A	A	A
Fences or Freestanding Wall	A[2]	A[2]	A[3]
Driveways, Walkways	A	A	A[4]
Utility Lines, Wires and Related Structures	A	A	A
Satellite Dish Antennas	—	—	A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] May encroach into the street ROW to within 2' of the face of curb.

[2] 4' max. height.

[3] 6' max. height.

[4] Driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

H. Signage		
Maximum Sign Area Allowed		
Building Signs Max.	1 sf per linear foot of building frontage	
Ground Signs Max.	1 sf per linear foot of lot frontage	
Allowed Sign Types		
Building Signs		
Awning[6]	1 per awning	1703-5.80.K
Directory[6]	1 per building	1703-5.80.L
Marquee[6]	1 per building	1703-5.80.N
Projecting[6]	1 per entry door	1703-5.80.P
Suspended[6]	1 per entry door	1703-5.80.R
Wall[5,6]	1 per establishment	1703-5.80.S
Wall Mural[6]	1 per building	1703-5.80.T
Window[6]	1 per shopfront	1703-5.80.U
Ground Signs		
Landscape Wall[6]	1 per building	1703-5.80.M
Sandwich Board[6]	1 per establishment	1703-5.80.Q
Yard[6]	1 per building	1703-5.80.V

See Subsection 1703-5.80 (Signs) for additional standards.

[5] Changeable copy signs allowed for public and semi-public uses.

[6] Allowed as identification sign for non-residential uses only.

I. T5N.SS Use Table

Use Type	Specific Use Standards	T5N SS	T5N SS-O
Residential			
Dwelling		P	P
Accessory Dwelling		P	P
Home Occupation	1703-5.100.H	P	P
Home Office		UP	P
Retail			
General Retail, except with any of the following features:		—	P
Alcoholic Beverage Sales		—	—
Drive-through Services	1703-5.100.F	—	—
Floor Area Over 10,000 sf		—	—
Eating or Drinking Establishment, except with any of the following features:		—	P
Alcoholic Beverage Sales		—	UP
Drive-through Services	1703-5.100.F	—	—
Floor Area Over 10,000 sf		—	—
Operating between 10pm - 7am		—	UP
Outdoor Entertainment	1703-5.100.I	—	MUP

Use Type	Specific Use Standards	T5N SS	T5N SS-O
Services			
Animal Services, except with any of the following features:		—	P
Boarding		—	UP
Automatic Teller Machine	1703-5.100.B	—	P
Bank/Financial Services, except with the following features:		—	P
Drive-Through Services	1703-5.100.F	—	—
Day Care Center	1703-5.100.E	P	P
Day Care Home:	1703-5.100.E		
Adult		P	P
Type A (7 - 12 Children)		UP	P
Type B (1 - 6 Children)		P	P
Lodging:			
Bed & Breakfast	1703-5.100.C	P	P
Inn		MUP	P
Hotel		—	P
Medical Services:			
Clinic		—	P
Doctor Office		—	P
Office: Professional		—	P
Personal Services		—	P
Recreation, Education, Public Assembly			
Cultural Institution		UP	P
Meeting Facilities		P	P
Park, Open Space, Playground		P	P
Public Safety Facility		P	P
Recreational Facility:			
Indoor ≤ 1,000 sf		P	P
Indoor > 1,000 sf		UP	UP
Outdoor		MUP	MUP
Religious Assembly		P	P
School: Public or Private		P	P
Studio: Art, Music, Dance		P[1]	P

Table Continues on Next Page - - - - →

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

[1] Only allowed in accessory structure.

I. T5N.SS Use Table (continued)

Use Type	Specific Use Standards	T5N SS	T5N SS-O
Agriculture			
Community Gardens	1703-5.100.D	P	P
Industry, Manufacturing & Processing			
Artisan Production		—	P
General Production		—	—
Limited Production		—	UP
Furniture and Fixture Manufacturing		—	P
Media Production		—	P
Printing and Publishing		—	P

Use Type	Specific Use Standards	T5N SS	T5N SS-O
Transportation, Communications, Infrastructure			
Parking Facility: Public or Private		—	UP
Utility		—	—
Wireless Telecommunications: 1703-5.100.K			
Antenna ≤ 20' tall		P	P
Antenna > 20' tall		MUP	MUP
Facility		MUP	MUP
Accessory			
Accessory Building/Structure		P	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

[1] Only allowed in accessory structure.

T5 Flex (T5F)

1703-2.110 T5 Flex (T5F)

A. Intent

To provide an urban form that can accommodate a very diverse range of uses, including some light industrial, in order to reinforce the pattern of existing diverse walkable neighborhoods and to encourage revitalization and investment. The following are generally appropriate form elements in this Zone:

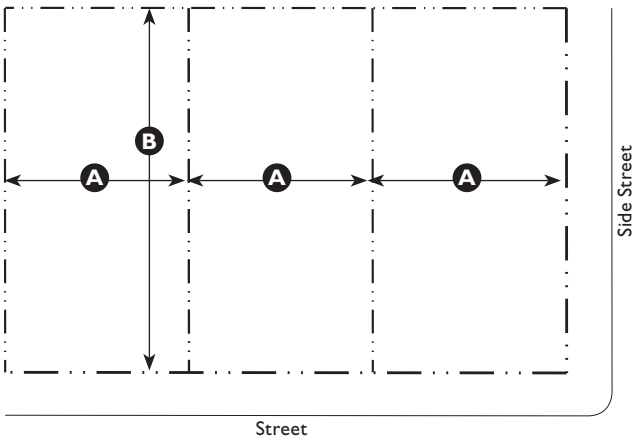
Attached
Small-to-Large Footprint
Simple Wall Plane along Street
Buildings at the ROW
Up to 4 Stories
Small to No Side Setbacks
Diverse Mix of Frontages

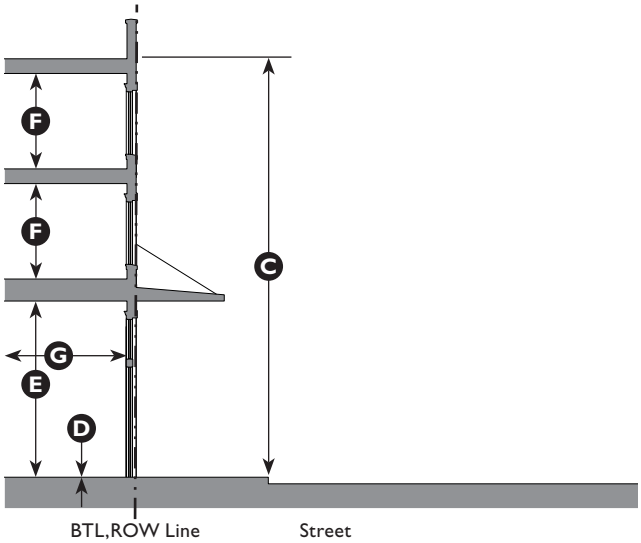
B. Sub-zone(s)

n/a

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T5 Flex (T5F)





Key

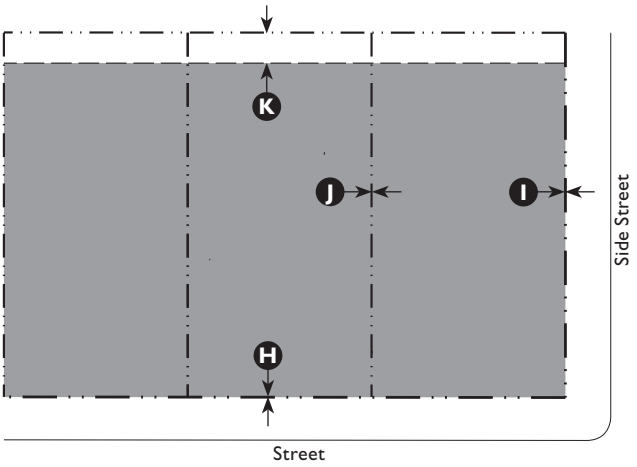
-··- ROW / Lot Line

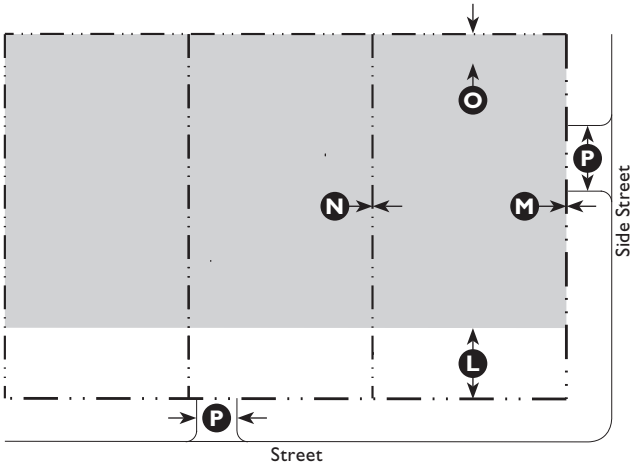
Key

-··- ROW Line

C. Allowed Building Types			
Building Type	**Lot**		**Standards**
	Width A	**Depth B**	
Carriage House	n/a	n/a	1703-3.40
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	1703-3.100
Multi-Plex: Large	75' min.; 100' max.	100' min.	1703-3.110
Stacked Flats	100' min.; 150' max.	100' min.	1703-3.120
Live/Work	18' min.; 35' max.	80' min.	1703-3.130
Main Street Mixed-Use	25' min.; 150' max.	100' min.	1703-3.140
Flex	100' min.; 250' max.	100' min.	1703-3.150
Mid-Rise	100' min.; 200' max.	100' min.	1703-3.160, 1703-3.180

D. Building Form		
Height		
Main Building	4 stories max.	C
Accessory Structure(s)		
Accessory Dwellings	2 stories max.	
Other	1 story max.	
Ground Floor Finish Level above Sidewalk		D
Residential	18" min.	
Service or Retail	6" max.	
Ground Floor Ceiling		E
Service or Retail	12' min.	
Upper Floor(s) Ceiling	8' min.	F
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Footprint		
Depth, Ground-Floor Space	30' min.	G
Accessory Structure(s)		
Width	24' max.	
Depth	36' max.	
Miscellaneous		
Distance Between Entries, to Ground Floor (Uses)	50' max.	
Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.		





Key

-··- ROW / Lot Line
--- Building Setback Line
Buildable Area

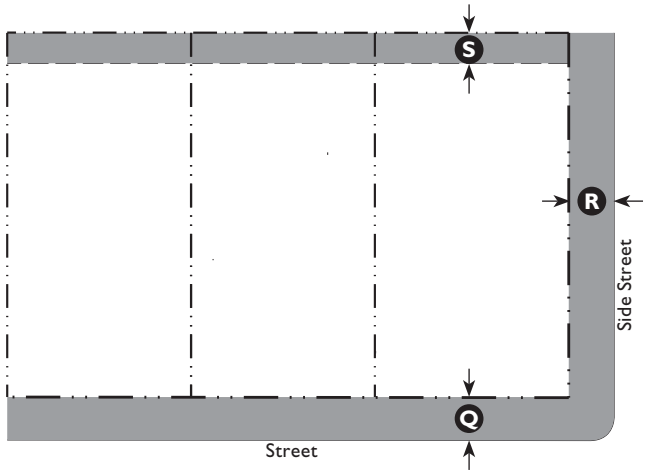
Key

-··- ROW / Lot Line
--- Building Setback Line
Parking Area

E. Building Placement		
Build-to Line (Distance from ROW / Lot Line)		
Front	0'	H
Side Street	0'	I
BTL Defined by a Building		
Front	40% min.	
Side Street	50% min.	
Setback (Distance from ROW / Lot Line)		
Side	0' min.	J
Rear		K
Adjacent to Any T5 or T6 Zone	0' min.	
Adjacent to Any Other Zone	5' min.	
Miscellaneous		
A building form with a chamfered corner is allowed only on corner lots and only if a corner entry is provided.		
Entire BTL/ROW must be defined by a building or a 5' to 7' high fence or wall with closable gates at drives and loading docks.		
Fence materials shall not include chain link, barbed or razor wire.		
Landscape walls shall have a masonry or stucco finish.		
No planting strips allowed between sidewalk and building.		

F. Parking		
Required Spaces		
Residential Uses	1 per 1500 sf min.	
Service or Retail Uses		
≤ 5,000 sf	No spaces required	
>5,000 sf	2 spaces/1,000 sf min. above first 5,000 sf; 4 per 1,000 sf max.	
Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).		
For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).		
Location (Distance from Lot Line)		
Front Setback	40' min.	L
Side Street Setback	6' min.	M
Side Setback	0' min.	N
Rear Setback		O
Adjacent to Any T1, T2, T3 or T4 Zone	5' min.	
Adjacent to Any Other Zone	0' min.	
Curb Cut or Parking Driveway Width		P
≤ 40 Spaces	14' max.	
> 40 Spaces	18' max.	
All parking structures must be screened from the front street by habitable space at least 15' deep from street.		
Driveways may be shared between adjacent parcels.		

T5 Flex (T5F)



Key

-··- ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments	Q	R	S
Encroachment Type	**Front**	**Side St.**	**Rear**
Frontage			
Shopfront: Awning[1]	14' max.	14' max.	—
Other	—	—	—
Architectural Features	3' max.	3' max.	—
Signage [1]	A	A	—
Fences or Freestanding Wall	—	—	A[3]
Driveways, Walkways	—	—	A[4]
Utility Lines, Wires and Related Structures	—	—	A
Satellite Dish Antennas	—	—	A

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] May encroach into the street ROW to within 2' of the face of curb.

[2] 4' max. height.

[3] 7' max. height.

[4] Driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

H. Signage		
Maximum Sign Area Allowed		
Building Signs Max.	1 sf per linear foot of building frontage	
Ground Signs Max.	1 sf per linear foot of lot frontage	
Allowed Sign Types [5]		
Building Signs		
Awning	1 per awning	1703-5.80.K
Directory	1 per building	1703-5.80.L
Marquee	1 per building	1703-5.80.N
Projecting	1 per entry door	1703-5.80.P
Suspended	1 per entry door	1703-5.80.R
Wall[5]	1 per establishment	1703-5.80.S
Wall Mural	1 per building	1703-5.80.T
Window	1 per shopfront	1703-5.80.U
Ground Signs		
Landscape Wall	1 per building	1703-5.80.M
Sandwich Board	1 per establishment	1703-5.80.Q
Yard	1 per building	1703-5.80.V

See Subsection 1703-5.80 (Signs) for additional standards.

[5] Changeable copy signs allowed for public and semi-public uses.

I. T5F Use Table

Use Type	Specific Use Standards	T5F
Residential		
Dwelling		P
Accessory Dwelling		P
Home Occupation	1703-5.100.H	P
Home Office		P
Retail		
General Retail, except with any of the following features:		P
Alcoholic Beverage Sales		—
Drive-through Services	1703-5.100.F	P
Floor Area Over 10,000 sf		—
Eating or Drinking Establishment, except with any of the following features:		P
Alcoholic Beverage Sales		UP
Drive-Through Services	1703-5.100.F	—
Floor Area over 10,000 sf		—
Operating between 10pm - 7am		UP
Outdoor Entertainment	1703-5.100.I	MUP

Use Type	Specific Use Standards	T5F
Services		
Animal Services, except with any of the following features:		P
Boarding		P
Automatic Teller Machine	1703-5.100.B	P
Bank/Financial Services, except with the following features:		P
Drive-Through Services	1703-5.100.F	—
Day Care Center	1703-5.100.E	P
Day Care Home:	1703-5.100.E	
Adult		P
Type A (7 - 12 Children)		P
Type B (1 - 6 Children)		P
Lodging:		
Bed & Breakfast	1703-5.100.C	P
Inn		P
Hotel		P
Medical Services:		
Clinic		P
Doctor Office		P
Office: Professional		P
Personal Services		P
Recreation, Education, Public Assembly		
Cultural Institution		P
Meeting Facilities		P
Park, Open Space, Playground		P
Public Safety Facility		P
Recreational Facility:		
Indoor ≤ 1,000 sf		P
Indoor > 1,000 sf		UP
Outdoor		MUP
Religious Assembly		P
School: Public or Private		P
Studio: Art, Music, Dance		P

Table Continues on Next Page - - - - →

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

I. T5F Use Table (continued)

Use Type	Specific Use Standards	T5F
Agriculture		
Community Gardens	1703-5.100.D	P
Industry, Manufacturing & Processing		
Furniture and Fixture Manufacturing		P
Media Production		P
Printing and Publishing		P
Production:		
Artisan		P
General		MUP
Intensive High Impact		—
Limited		P
Storage:		
Outdoor		P
Personal Storage Facility		P
Research and Development		P
Wholesaling and Distribution		P

Use Type	Specific Use Standards	T5F
Transportation, Communications, Infrastructure		
Parking Facility: Public or Private		UP
Utility		—
Wireless Telecommunications:	1703-5.100.K	
Antenna ≤ 20' tall		P
Antenna > 20' tall		MUP
Facility		MUP
Accessory		
Accessory Building/Structure		P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

T6 Core (T6C)

1703-2.120 T6 Core (T6C)

A. Intent

To reinforce and enhance the downtown city core and to enable it to evolve into a complete neighborhood that provides local and regional service, retail, entertainment, civic, and public uses, as well as a variety of urban housing choices. This Zone can also be used around transit nodes. The following are generally appropriate form elements in this Zone:

Attached
Medium-to-Large Footprint
Simple Wall Plane along Street
Building at ROW
No Side Setbacks
4 Stories or More
Diverse Mix of Frontages
Primarily Shopfronts

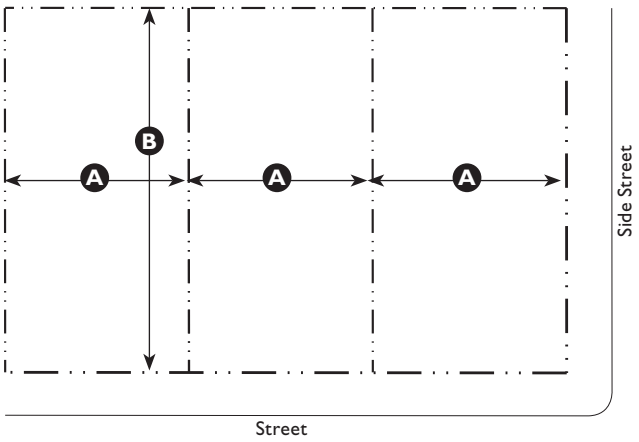
B. Sub-Zone(s)

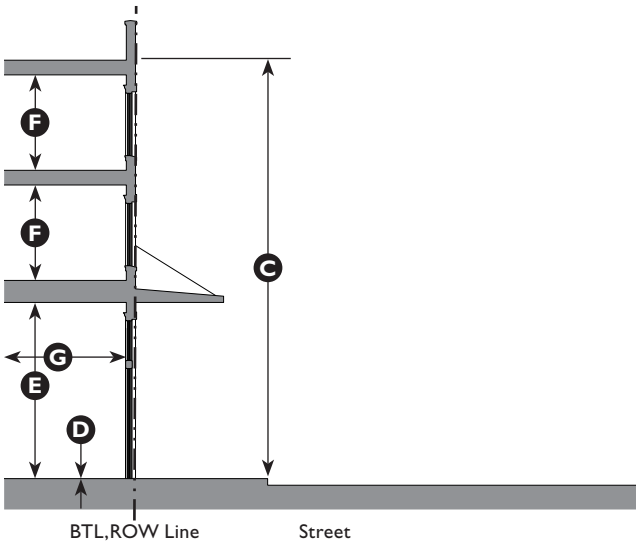
T6C-Open Zone (T6C-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T6 Core (T6C)





Key

-··- ROW / Lot Line

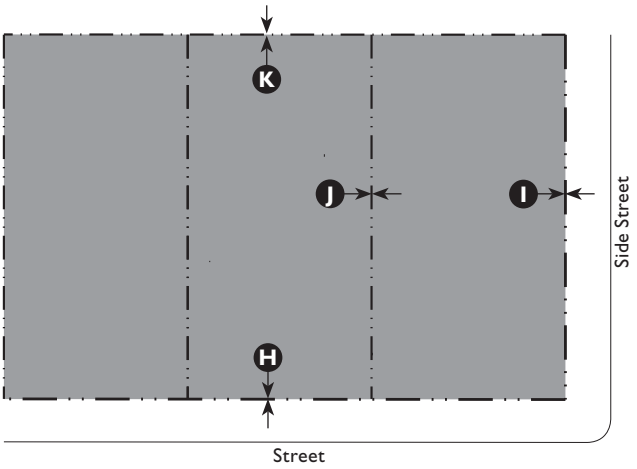
Key

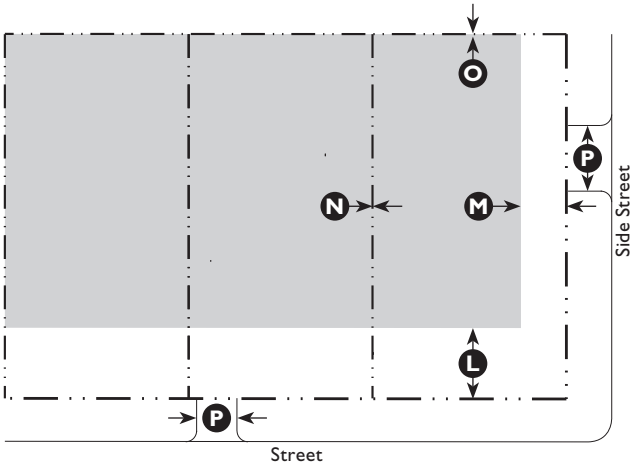
-··- ROW Line

C. Allowed Building Types			
Building Type	Lot Width (A)	Lot Depth (B)	Standards
Main Street Mixed-Use	25' min.; 150' max.	100' min.	1703-3.140
Mid-Rise	50' min.; 250' max.	100' min.	1703-3.160, 1703-3.180
High-Rise	100' min.; 300' max.	100' min.	1703-3.170, 1703-3.180

D. Building Form		
Height		
Main Building	4 stories min.	C
Accessory Structure(s)	1 story max.	
Ground Floor Finish Level above Sidewalk	6" max.	D
Ground Floor Ceiling Service or Retail	14' min.	E
Upper Floor(s) Ceiling	9' min.	F
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Within 20' of the rear Lot Line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		

D. Building Form (continued)		
Footprint		
Per Section 1703-3 (Specific to Building Types)		
Depth, Ground-Floor Space	50' min.	G
Accessory Structure(s)		
Width	24' max.	
Depth	32' max.	
Miscellaneous		
Distance Between Entries, to Ground Floor (Uses)	50' max.	
Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.		
All mechanical equipment and utilities must be screened from view from the street.		





Key

-·-· ROW / Lot Line
--- Building Setback Line
Buildable Area

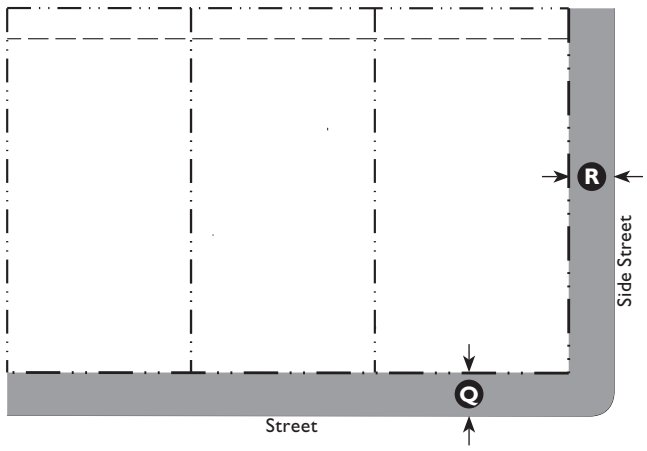
Key

-·-· ROW / Lot Line
--- Building Setback Line
Parking Area

E. Building Placement		
Build-to Line (Distance from ROW / Lot Line)		
Front	0'	H
Side Street	0'	I
BTL Defined by a Building		
Front	100%	
Side Street	80% min.	
Setback (Distance from ROW / Lot Line)		
Side	0' max.	J
Rear	0' min.	K

F. Parking		
Required Spaces		
Residential Uses	No min.	
Service, Retail, Recreation, Education, Public Assembly Uses	No min.; 4 per 1000 sf max.	
Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).		
For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).		
Location (Distance from Lot Line)		
Front Setback		L
Ground Floor	50' min.	
Upper Floors	30' min.	
Side Street Setback		M
Ground Floor	30' min.	
Upper Floors	0' min.	
Side Setback	0' min.	N
Rear Setback	0' min.	O
Miscellaneous		
Curb Cut or Parking Driveway Width		P
≤ 40 spaces	14' max.	
> 40 spaces	18' max.	
All parking structures must be screened from the front street by habitable space at least 15' deep from street.		
Driveways may be shared between adjacent parcels.		

T6 Core (T6C)



Key

-··- ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments		
	Q	R
Encroachment Type	**Front**	**Side St.**
Frontage		
Shopfront: Awning[1]	14' max.	14' max.
Other	—	—
Architectural Features	3' max.	3' max.
Signage [1]	A	A

Encroachments are not allowed across a side or rear Lot Line, within an Alley ROW or across a curb.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

[1] May encroach into the street ROW to within 2' of the face of curb.

Key A = Allowed — = Not Allowed

H. Signage		
Maximum Sign Area Allowed		
Building Signs Max.	1 sf per linear foot of building frontage	
Ground Signs Max.	1 sf per linear foot of lot frontage	
Allowed Sign Types		
Building Signs		
Awning	1 per awning	1703-5.80.K
Directory	1 per building	1703-5.80.L
Marquee	1 per building	1703-5.80.N
Projecting	1 per entry door	1703-5.80.P
Suspended	1 per entry door	1703-5.80.R
Wall[2]	1 per establishment	1703-5.80.S
Wall Mural	1 per building	1703-5.80.T
Window	1 per shopfront	1703-5.80.U
Ground Signs		
Landscape Wall	1 per building	1703-5.80.M
Sandwich Board	1 per establishment	1703-5.80.Q

See Subsection 1703-5.80 (Signs) for additional standards.

[2] Changeable copy signs allowed for public and semi-public uses.

I. T6C Use Table

Use Type	Specific Use Standards	T6 C	T6 C-O
Residential			
Dwelling		P[1]	P
Home Occupation	1703-5.100.H	P[1]	P
Home Office		UP[1]	P
Retail			
General Retail, except with any of the following features:		P	P
Alcoholic Beverage Sales		UP	UP
Drive-Through Services	1703-5.100.F	—	—
Floor Area over 10,000 sf		UP	UP
Eating or Drinking Establishment, except with any of the following features:		P	P
Alcoholic Beverage Sales		UP	UP
Drive-Through Services	1703-5.100.F	—	—
Floor Area over 10,000 sf		UP	UP
Outdoor Entertainment	1703-5.100.I	P	MUP
Services			
Animal Services, except with any of the following features:		P[1]	P
Boarding		UP[1]	UP
Automatic Teller Machine	1703-5.100.B	P	P
Bank/Financial Services, except with the following features:		P	P
Drive-Through Services	1703-5.100.D	—	—
Day Care Center	1703-5.100.E	P	P
Day Care Home:	1703-5.100.E		
Adult		P	P
Type A (7 - 12 Children)		UP	P
Type B (1 - 6 Children)		P	P
Lodging:			
Inn		P[1]	P
Hotel		P[1]	P
Medical Services:			
Clinic		P[1]	P
Doctor Office		P[1]	P
Office: Professional		P[1]	P
Personal Services		P	P
Recreation, Education, Public Assembly			
Cultural Institution		P	P
Meeting Facilities		P[1]	P
Park, Open Space, Playground		P	P
Public Safety Facility		P	P
Recreational Facility:			
Indoor ≤ 1,000 sf		P	P
Indoor > 1,000 sf		UP	UP
Outdoor		MUP[1]	MUP[1]
Religious Assembly		P	P
School: Public or Private		P	P
Studio: Art, Music, Dance		P	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

[1] Not allowed on the ground floor, except when located behind an allowed ground floor use.

Table Continues on Next Page - - - - →

I. T6C Use Table (continued)

Use Type	Specific Use Standards	T6 C	T6 C-O
Agriculture			
Community Gardens	1703-5.100.D	P	P
Industry, Manufacturing & Processing			
Artisan Production		—	P
General Production		—	—
Limited Production		—	UP
Furniture and Fixture Manufacturing		—	P
Media Production		—	P
Printing and Publishing		—	P

Use Type	Specific Use Standards	T6 C	T6 C-O
Transportation, Communications, Infrastructure			
Parking Facility, Public or Private		UP	UP
Utility		—	—
Wireless Telecommunications: 1703-5.100.K			
Antenna ≤ 20' tall		P	P
Antenna > 20' tall		MUP	MUP
Facility		MUP	MUP
Accessory			
Accessory Building/Structure		P	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

[1] Not allowed on the ground floor, except when located behind an allowed ground floor use.

Section 1703-3: Specific to Building Types

Subsections:

1703-3.10	Purpose
1703-3.20	Applicability
1703-3.30	Building Types Overview
1703-3.40	Carriage House
1703-3.50	Detached House: Medium
1703-3.60	Detached House: Compact
1703-3.70	Cottage Court
1703-3.80	Duplex
1703-3.90	Rowhouse
1703-3.100	Multi-plex: Small
1703-3.110	Multi-plex: Large
1703-3.120	Stacked Flats
1703-3.130	Live/Work
1703-3.140	Main Street Mixed-Use
1703-3.150	Flex
1703-3.160	Mid-Rise
1703-3.170	High-Rise
1703-3.180	Additional Standards for Mid-Rise and High-Rise Building Types

1703-3.10 Purpose

This Section sets forth the standards applicable to the development of each building type. These standards supplement the standards for each zone that the building types are allowed within. These standards are intended to ensure development that reinforces the highly-valued existing character and scale of Cincinnati's neighborhoods and downtown.

1703-3.20 Applicability

A. The requirements of this Section shall apply to all proposed development with Residential, Service, Retail Accessory, and Industry, Manufacturing & Processing uses within the transect zones, and shall be considered in combination with the standards for the applicable zone in Section 1703-2 (Specific to Transect Zones) and in the rest of this Section.

B. Development with Recreation, Education, Public Assembly, Transportation, Communications and/or Infrastructure uses shall comply with the standards for the applicable zone in Section 1703-2 (Specific to Transect Zones), but shall not be required to meet the standards of this Section.

1703-3.30 Building Types Overview

A. This Subsection provides an overview of the allowed building types. The names of the building types are not intended to limit uses within a building type. For example, a detached house may have non-residential uses within it, such as a restaurant or office.

B. The lot size standards for each building type is set in the transect zones, see Section 1703-2 (Specific to Transect Zones). The lot size designate the range of lot sizes that the given building type is allowed to be built on. If the lot is smaller or larger than the allowed lot size, a different building type shall be selected.

C. Each lot shall only have one building type, except as follows:

1. Where allowed by the for the applicable zone in Section 1703-2 (Specific to Transect Zones) and primary building type, one Carriage House is also allowed; and/or

2. More than one building type is allowed on a lot if the submitted building permit application includes a site plan with potential lot lines that meet all the requirements of this Chapter.

D. The Carriage House Building Type is the only accessory structure in which accessory dwelling units are allowed in transect zones.

E. Secondary wings and accessory structures shall have a smaller footprint, a narrower width, and a depth not greater than the main building.

F. Table A (Building Types General) provides an overview of building types.

Table 1703-3.30.A: Building Types General

Building Type		Transect Zones
	Carriage House. This Building Type is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.	**T3E** **T3N** **T4N.MF** **T4N.SF** T5MS **T5N.LS** **T5N.SS** **T5F** T6C
	Detached House: Medium. This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.	**T3E** **T3N** **T4N.MF** T4N.SF T5MS T5N.LS T5N.SS T5F T6C
	Detached House: Compact. This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T3E **T3N** **T4N.MF** **T4N.SF** T5MS T5N.LS T5N.SS T5F T6C
	Cottage Court. This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately-scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T3E **T3N** T4N.MF **T4N.SF** T5MS T5N.LS T5N.SS T5F T6C
	Duplex. This Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T3E **T3N** **T4N.MF** **T4N.SF** T5MS T5N.LS T5N.SS T5F T6C

Key **T#** Allowed T# Not Allowed

Table 1703-3.30.A: Building Types General (continued)

	Building Type	Transect Zones
	Rowhouse. This Building Type is a small- to medium-sized typically attached structure that consists of 2–8 Rowhouses placed side-by-side. In a feature unique to Cincinnati, this Type may also occasionally be detached with minimal separations between the buildings. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: **Townhouse**	T3E, T3N, **T4N.MF**, **T4N.SF**, T5MS, T5N.LS, **T5N.SS**, **T5F**, T6C
	Multi-plex: Small. This Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T3E, T3N, **T4N.MF**, **T4N.SF**, T5MS, **T5N.LS**, **T5N.SS**, **T5F**, T6C
	Multi-plex: Large. This Building Type is a medium- to large-sized structure that consists of 7–18 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T3E, T3N, **T4N.MF**, T4N.SF, T5MS, **T5N.LS**, **T5N.SS**, **T5F**, T6C
	Stacked Flats. This Building Type is a medium- to large-sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. This Type is appropriately scaled to fit adjacent to neighborhood serving main streets and walkable urban neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This building type may include a courtyard.	T3E, T3N, T4N.MF, T4N.SF, T5MS, **T5N.LS**, **T5N.SS**, **T5F**, T6C
	Live/Work. This Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.	T3E, T3N, T4N.MF, **T4N.SF**, T5MS, T5N.LS, **T5N.SS**, **T5F**, T6C

Key **T#** Allowed T# Not Allowed

Table 1703-3.30.A: Building Types General (continued)

	Building Type	Transect Zones
	Main Street Mixed-Use. This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.	T3E, T3N, T4N.MF, T4N.SF, **T5MS**, T5N.LS, **T5N.SS**, **T5F**, **T6C**
	Flex. This Building Type is a medium- to large-sized structure, 1–3 stories tall, and built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor industrial, service, or retail uses and upper-floor service or residential uses; or may be a single-use building, typically industrial, service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban flexible neighborhood that provides a mix of buildings.	T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, **T5F**, T6C
	Mid-Rise. This Building Type is a medium- to large-sized structure, 4–8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.	T3E, T3N, T4N.MF, T4N.SF, **T5MS**, **T5N.LS**, **T5N.SS**, **T5F**, **T6C**
	High-Rise. This Building Type is a large-sized structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.	T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, T5F, **T6C**

Key **T#** Allowed T# Not Allowed

1703-3.40 Carriage House

Example of a Carriage House accessed along a side street

Alley-loading Carriage House with small living unit above

One-and-a-half-story Carriage House with an internal stair

A. Description

The Carriage House Building Type is an accessory structure typically located at the rear of a lot. This structure typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Building Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.

T3E	**T3N**		
T4N.MF	**T4N.SF**		
T5MS	**T5N.LS**	**T5N.SS**	**T5F**
T6C			

Key

T# Allowed T# Not Allowed

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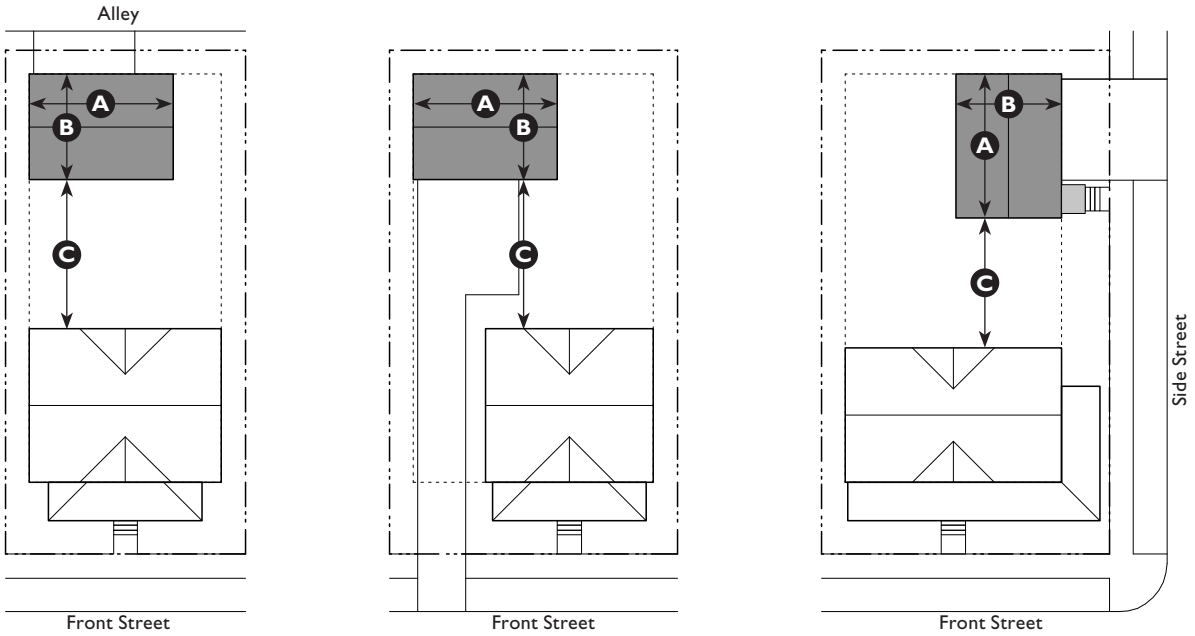

Key

–·–·– ROW / Lot Line	Building
----- Setback Line	Frontage

B. Lot

Only allowed on lots where the main building has a residential use and is one of the following Building Types: Detached House: Medium, Detached House: Compact, Duplex, Rowhouse, or Multi-plex: Small.

C. Number of Units

Units per Building	1 max.
Carriage Houses per Lot	1 max.

D. Building Size and Massing

Height

Per transect zone standards in Section 1703-2 (Specific to Transect Zones).

Main Body

Width	36' max.	A
Depth	30' max.	B
Separation from Main Building	10' min.[1]	C

[1] Carriage house may be connected to the main building by an uninhabitable space such as a breezeway.

Miscellaneous

Carriage houses shall not be taller or have a larger footprint than the main building on the lot.

E. Allowed Frontage Types

Stoop	1703-4.70

Carriage houses are not required to have a frontage type.

F. Pedestrian Access

Main Entrance Location	Side street, alley, or internal to the lot

The main entrance may not be through a garage.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front street.

Parking may be accessed from the front only when there is no adjacent alley or side street.

H. Private Open Space

The private open space requirements for the lot shall be determined by the main building on the lot. No additional private open space is required for a carriage house.

1703-3.50 Detached House: Medium

Example of medium-sized Medium Houses with front gables and inviting deep porches

A dormered Medium House with a comfortable front yard

2½ story Medium House with a small wrap-around porch

A. Description

The Detached House: Medium Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.

T3E	**T3N**		
T4N.MF	T4N.SF		
T5MS	T5N.LS	T5N.SS	T5F
T6C			

Key

T# Allowed T# Not Allowed

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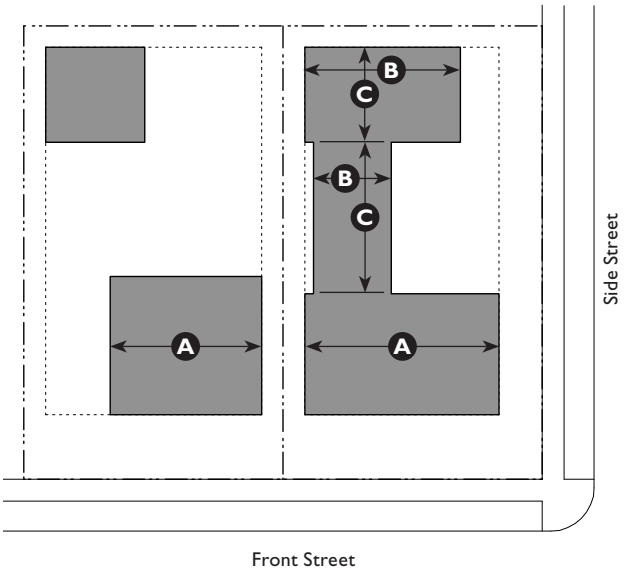
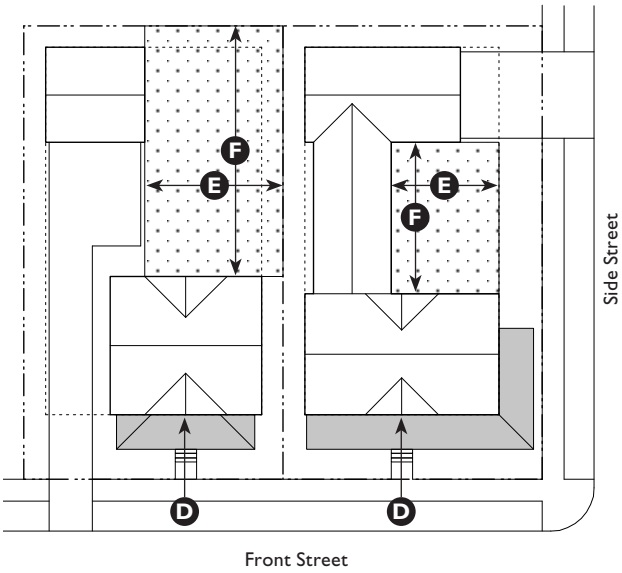
Detached House: Medium





Key

-·-·- ROW / Lot Line
----- Setback Line
Building

Key

-·-·- ROW / Lot Line
----- Setback Line
Frontage
Private Open Space

B. Number of Units		
Units per Building	1 max.	
Medium Houses per Lot	1 max.	
C. Building Size and Massing		
Height		
Per transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body		
Width	48' max.	A
Secondary Wing(s)		
Width	20' max.	B
Depth	30' max.	C

D. Allowed Frontage Types		
Common Yard	1703-4.40	
Porch: Engaged	1703-4.60	
Porch: Projecting	1703-4.50	
E. Pedestrian Access		
Main Entrance Location	Front Street	D
F. Private Open Space		
Width	20' min.	E
Depth	20' min.	F
Area	500 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the building.

1703-3.60 Detached House: Compact

A small Detached House with appropriate scale for a compact, walkable urban neighborhood

Compact Houses with flat sides to accommodate small lots

Cottage with traditional mansard roof and side entrance

A. Description

The Detached House: Compact Building Type is a small, detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T3E	**T3N**		
T4N.MF	**T4N.SF**		
T5MS	T5N.LS	T5N.SS	T5F
T6C			

Key

T# Allowed T# Not Allowed

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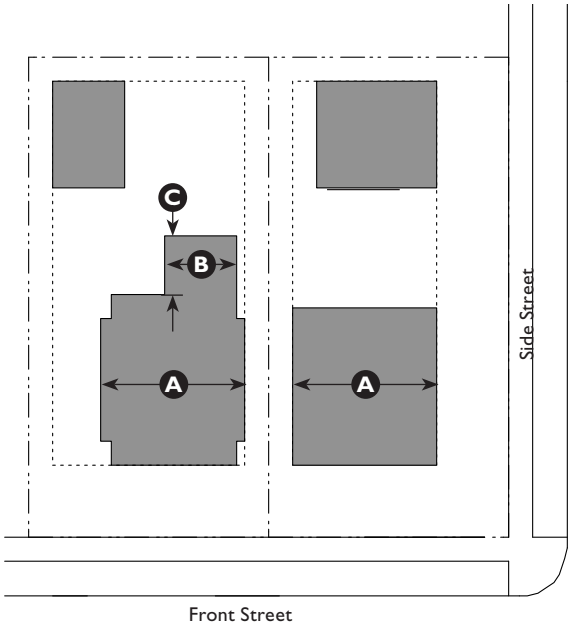
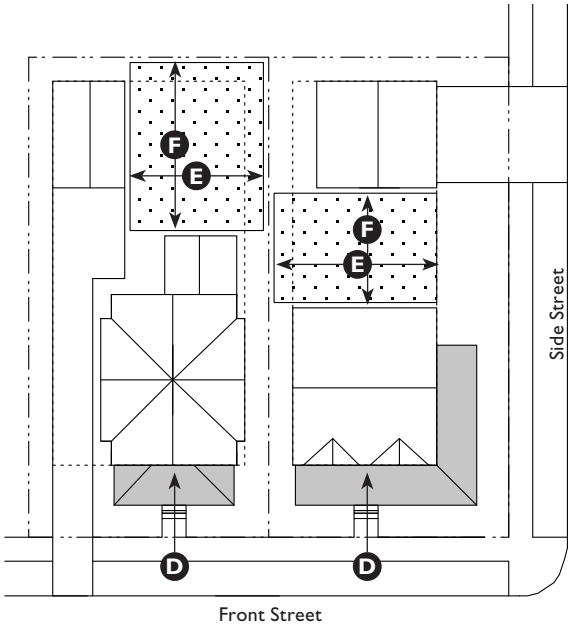
Detached House: Compact





Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

B. Number of Units		
Units per Building	1 max.	
Compact Houses per Lot	1 max.	
C. Building Size and Massing		
Height		
Per transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body		
Width	36' max.	A
Secondary Wing(s)		
Width	20' max.	B
Depth	30' max.	C

D. Allowed Frontage Types		
Porch: Projecting	1703-4.50	
Stoop	1703-4.70	
E. Pedestrian Access		
Main Entrance Location	Front Street	D
F. Private Open Space		
Width	15' min.	E
Depth	15' min.	F
Area	300 sf min.	
Required street setbacks and driveways shall not be included in the private open space area calculation.		
Required private open space shall be located behind the main body of the building.		

1703-3.70 Cottage Court

A Cottage Court with raised stoop entries

A Cottage Court with a center drive and small stoops

A Cottage Court with a heavily landscaped court

A. Description

The Cottage Court Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T3E	**T3N**		
T4N.MF	**T4N.SF**		
T5MS	T5N.LS	T5N.SS	T5F
T6C			

Key

T# Allowed T# Not Allowed

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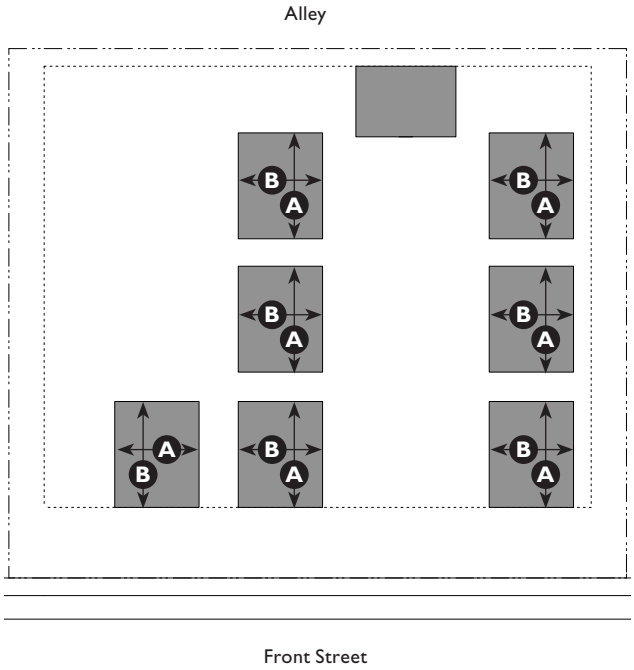
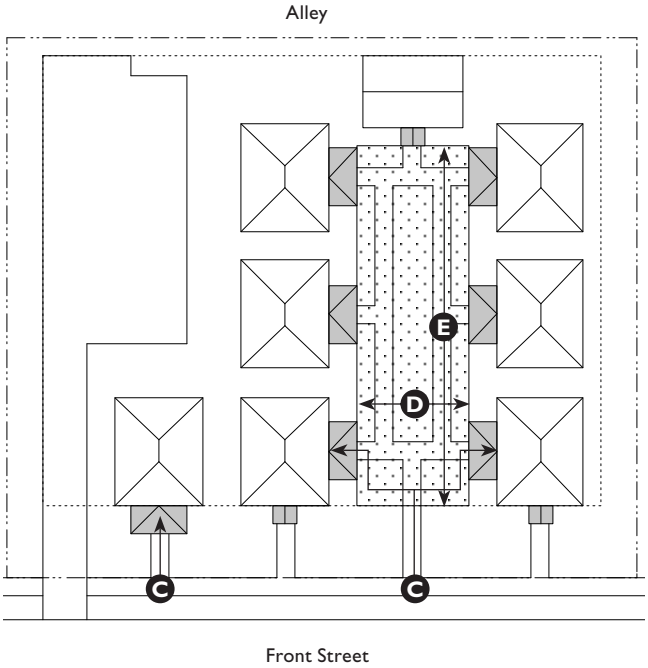
Cottage Court





Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

B. Number of Units		
Units per Building	1 max.	
Cottage Buildings per Lot	3 min.; 9 max.	
C. Building Size and Massing		
Height		
Height	1½ stories max.	
Main Body		
Width	32' max.	A
Depth	24' max.	B
Secondary Wing(s)		
Width	24' max.	
Depth	12' max.	

D. Allowed Frontage Types		
Porch: Projecting	1703-4.50	
Stoop	1703-4.70	
E. Pedestrian Access		
Main Entrance Location	Front Street	C
F. Common Open Space		
Width	20' min.	D
Depth	20' min.	E
Area	400 sf per unit min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

1703-3.80 Duplex

A side-by-side Duplex in a higher-density urban neighborhood with formally landscaped dooryard

A Duplex with separated, unique porches for each entrance

A Duplex with stacked units and symmetrical facade

A. Description

The Duplex Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T3E	**T3N**		
T4N.MF	**T4N.SF**		
T5MS	T5N.LS	T5N.SS	T5F
T6C			

Key

T# Allowed T# Not Allowed

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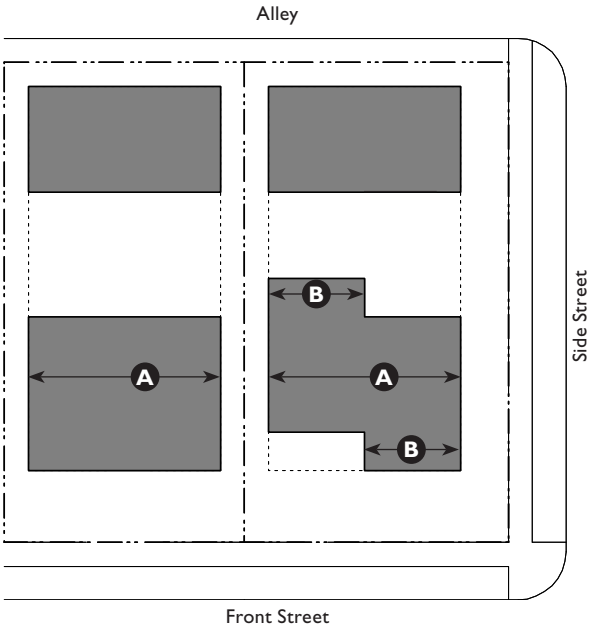
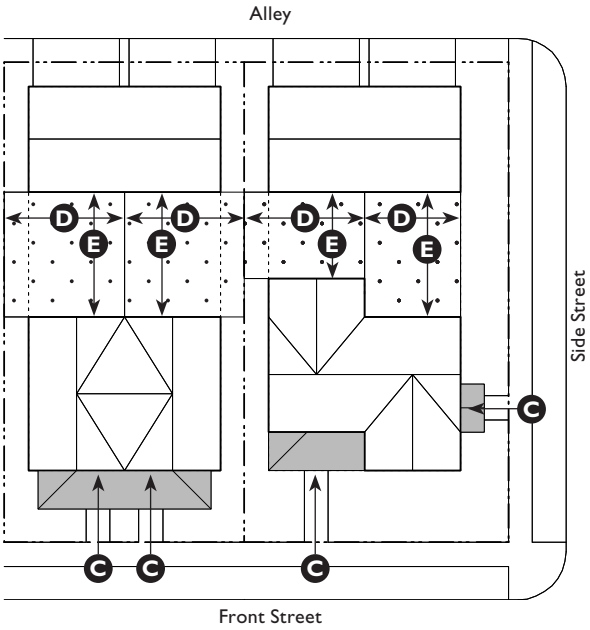
Duplex





Key

–·–· ROW / Lot Line
----- Setback Line
Building

Key

–·–· ROW / Lot Line
----- Setback Line
Frontage
Private Open Space

B. Number of Units		
Units per Building	2 max.	
Duplexes per Lot	1 max.	
C. Building Size and Massing		
Height		
Per transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body		
Width	48' max.	A
Secondary Wing(s)		
Width	30' max.	B

D. Allowed Frontage Types		
Porch: Engaged	1703-4.60	
Porch: Projecting	1703-4.50	
Stoop	1703-4.70	
E. Pedestrian Access		
Main Entrance Location	Front street[2]	C
Each unit shall have an individual entry facing the street on or no more than 10' behind the front facade.		
[2] On corner lots, each unit shall front a different street.		
F. Private Open Space		
Width	15' per unit, min.	D
Depth	15' per unit, min.	E
Area	300 sf per unit min.	
Required street setbacks and driveways shall not be included in the private open space area calculation.		
Required private open space shall be located behind the main body of the building.		

1703-3.90 Rowhouse

Classically detailed brick Rowhouses are stepped down a steep sidewalk.

Rowhouses with covered stoops acting as a single building

A row of minimally-detached three-bay Rowhouses

A. Description

The Rowhouse Building Type is a small- to medium-sized typically attached structure that consists of 2–8 Rowhouses placed side-by-side. In a feature unique to Cincinnati, this Type may also occasionally be detached with minimal separations between the buildings. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

Syn: **Townhouse**

T3E	T3N		
T4N.MF	**T4N.SF**		
T5MS	T5N.LS	**T5N.SS**	**T5F**
T6C			

Key

T# Allowed T# Not Allowed

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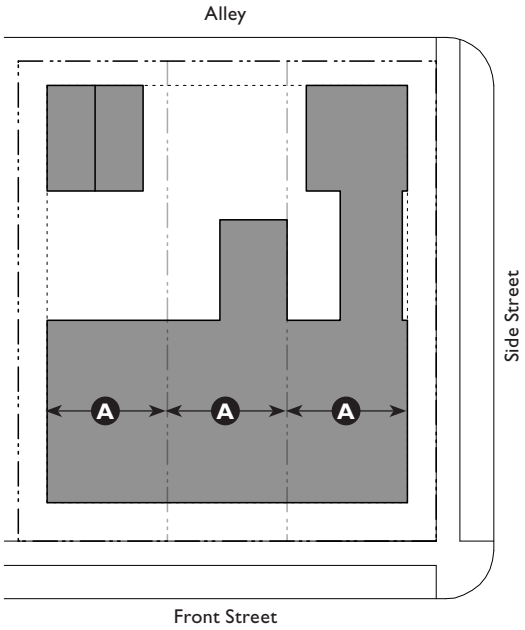

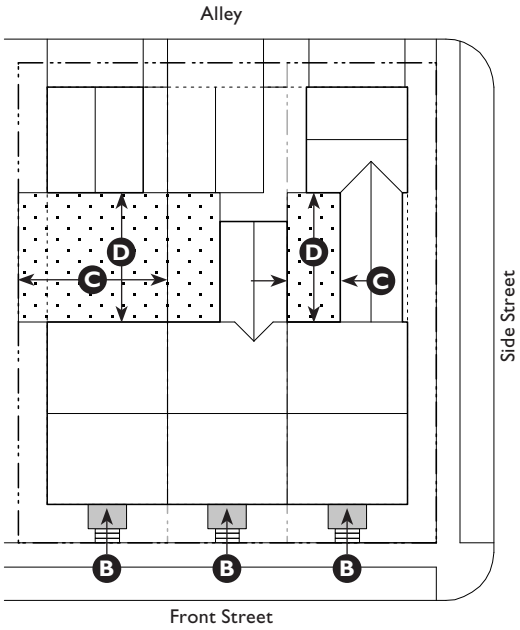

Key

ROW / Lot Line	Setback Line
Shared Lot Line[1]	Building

[1]Rowhouses may have a shared Lot Line.

Key

ROW / Lot Line	Frontage
Setback Line	Private Open Space

B. Number of Units		
Units per Rowhouse	1 per floor max.	
Rowhouses per Lot	1 max.	
Rowhouses per run	2 min.; 8 max.	
C. Building Size and Massing		
Height		
Per transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body		
Width per Rowhouse	18' min.; 36' max.	A
The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		

D. Allowed Frontage Types		
Porch: Engaged	1703-4.60	
Porch: Projecting	1703-4.50	
Stoop	1703-4.70	
E. Pedestrian Access		
Main Entrance Location	Front street	B
Each unit shall have an individual entry facing a street.		
F. Private Open Space		
Width	8' per unit min.	C
Depth	8' per unit min.	D
Area	100 sf min.	
Required street setbacks and driveways shall not be included in the private open space area calculation.		
Required private open space shall be located behind the main body of the building.		

1703-3.100 Multi-plex: Small

A Multi-plex, scaled to a medium-density neighborhood, with all units accessed from a central entry

A small Multi-plex with front entrance porch and balcony

A Multi-plex with unique Art Deco entrance detailing

A. Description

The Multi-plex: Small Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T3E	T3N		
T4N.MF	**T4N.SF**		
T5MS	**T5N.LS**	**T5N.SS**	**T5F**
T6C			

Key

T# Allowed T# Not Allowed

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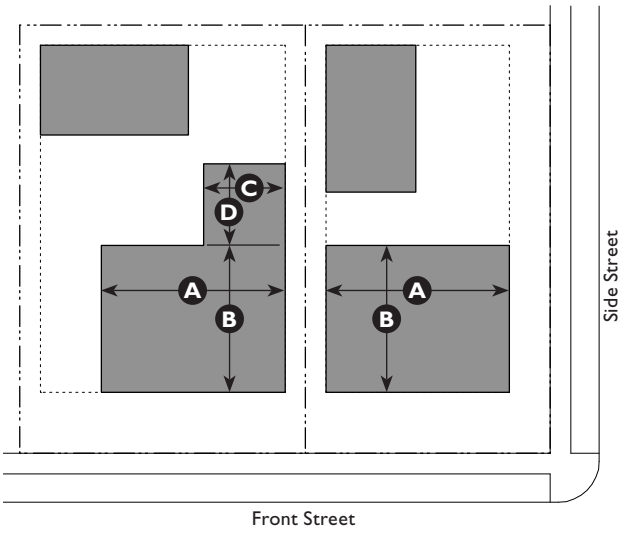
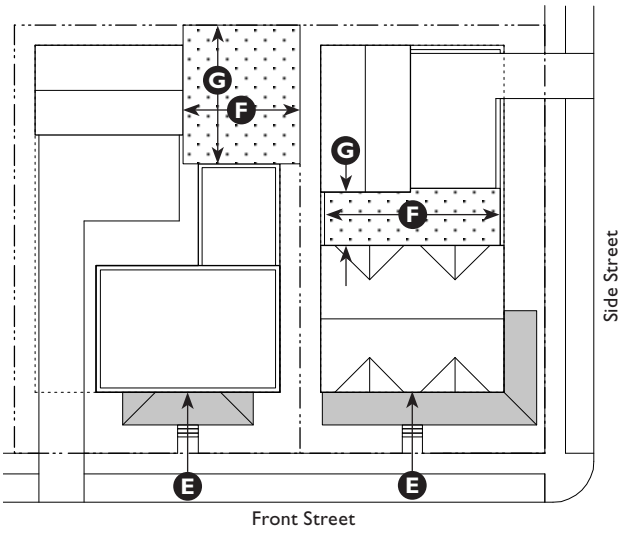
Multi-plex: Small





Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

B. Number of Units		
Units per Building	3 min.; 6 max.	
Small Multi-plexes per Lot	1 max.	
C. Building Size and Massing		
Height		
Per transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body		
Width	48' max.	A
Depth	48' max.	B
Secondary Wing(s)		
Width	30' max.	C
Depth	30' max.	D
The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		

D. Allowed Frontage Types		
Porch: Engaged	1703-4.60	
Porch: Projecting	1703-4.50	
Stoop	1703-4.70	
E. Pedestrian Access		
Main Entrance Location	Front street	E
Each unit may have an individual entry.		
F. Private Open Space		
Width	8' min.	F
Depth	8' min.	G
Area	100 sf min.	
Required street setbacks and driveways shall not be included in the private open space area calculation.		
Required private open space shall be located behind the main body of the building.		

1703-3.110 Multi-plex: Large

A Large Multi-plex offers denser living options while still maintaining great wooded neighborhoods and green yards.

A large Multi-plex engaging a street corner

Multi-plex with classical entrance and symmetrical side wings

A. Description

The Multi-plex: Large Building Type is a medium-to-large-sized structure that consists of 7–18 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

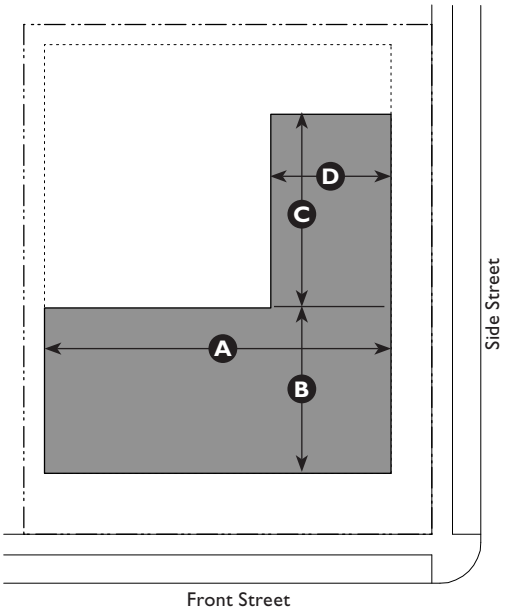
T3E	T3N		
T4N.MF	T4N.SF		
T5MS	**T5N.LS**	**T5N.SS**	**T5F**
T6C			

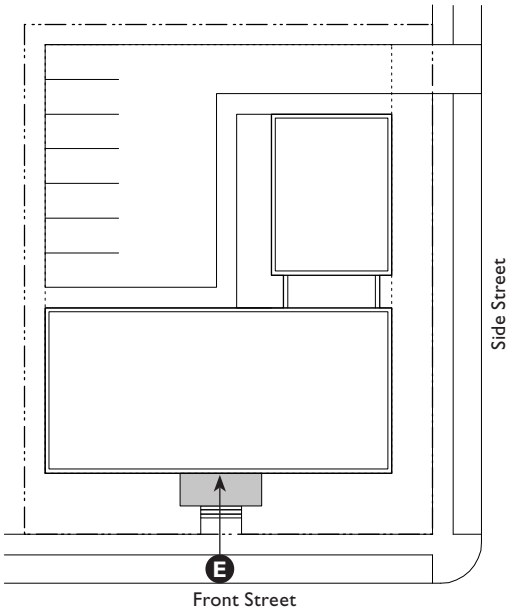
Key

T# Allowed T# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.

Multi-plex: Large





Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

B. Number of Units		
Units per Building	7 min.; 18 max.	
Large Multi-plexes per Lot	1 max.	
C. Building Size and Massing		
Height		
Per transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body		
Width	80' max.	A
Depth	75' max.	B
Secondary Wing(s)		
Width	48' max.	C
Depth	36' max.	D
The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		

D. Allowed Frontage Types	
Porch: Projecting	1703-4.50
Stoop	1703-4.70
E. Pedestrian Access	
Main Entrance Location	Front street E
Units located in the main body shall be accessed by a common entry along the front street.	
On corner lots, units in a secondary wing may enter from the side street.	
F. Private Open Space	
No private open space requirement.	

1703-3.120 Stacked Flats

Varying entrance details appropriately reduce the perceived scale of a neighborhood Stacked Flats building.

Stacked Flats with a forecourt frontage

Balconies offer a comfortable scale next to detached houses.

A. Description

The Stacked Flats Building Type is a medium- to large-sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. This Type is appropriately scaled to fit adjacent to neighborhood serving main streets and walkable urban neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This building type may include a courtyard.

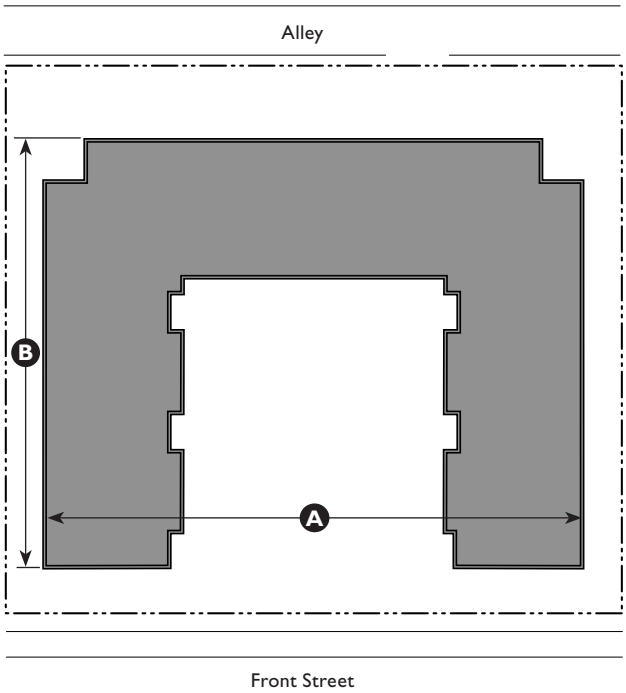
T3E	T3N		
T4N.MF	T4N.SF		
T5MS	**T5N.LS**	**T5N.SS**	**T5F**
T6C			

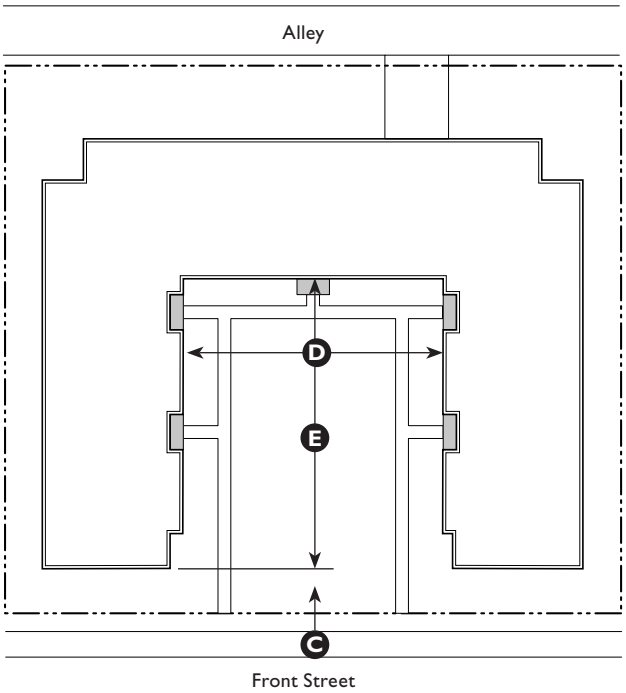
Key

T# Allowed T# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.

Stacked Flats





Key

-·-·- ROW / Lot Line
----- Setback Line
Building

Key

-·-·- ROW / Lot Line
----- Setback Line
Frontage
Open Space

B. Number of Units	
Units per Building	12 min.
Stacked Flat Building per Lot	1 max.

C. Building Size and Massing		
Height		
Height	2 stories min.[1]	
[1] Height shall also comply with transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body/Secondary Wing(s)		
Width	200' max.	A
Depth	200' max.	B
Accessory Structure(s)		
No accessory structures are allowed.		

D. Allowed Frontage Types	
Porch: Projecting	1703-4.50
Stoop	1703-4.70
Forecourt	1703-4.80

E. Pedestrian Access	
Units shall enter from a courtyard or a street.	
Courtyards shall be accessible from the front street.	C
Each unit may have an individual entry.	

F. Private Open Space
No private open space requirement.

G. Courtyard(s)		
Width	40' min.; 150' max.	D
Width-to-Height Ratio	1:2 to 2:1	
Depth	40' min.; 150' max.	E
Depth-to-Height Ratio	1:2 to 3:1	
Area (Total)	400 sf min.; 50 sf/unit min.	

1703-3.130 Live/Work

Live/Work buildings with shopfronts offer flexibility of living and working spaces.

Live/Work units transition easily from main streets.

Live/Work units provide a wide flexibility for smaller uses.

A. Description

The Live/Work Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.

T3E	T3N		
T4N.MF	**T4N.SF**		
T5MS	T5N.LS	**T5N.SS**	**T5F**
T6C			

Key

T# Allowed T# Not Allowed

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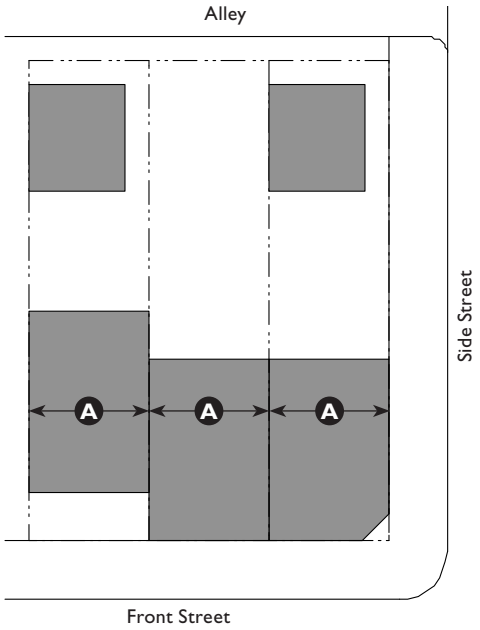
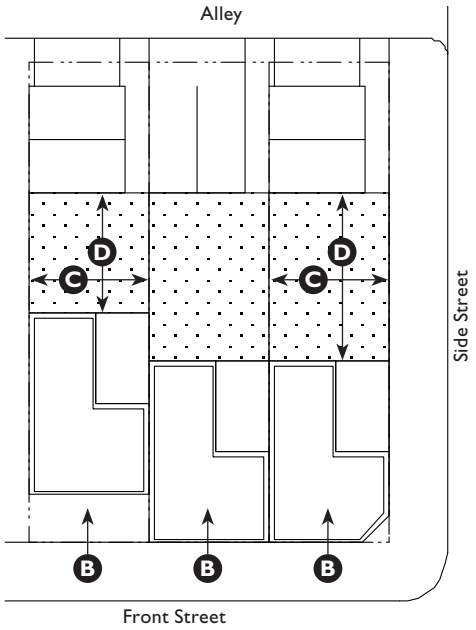




Key

-·-·- ROW / Lot Line
----- Setback Line
Building

B. Number of Units	
Units per Building	2 max.; both shall be used by same occupant
Live/Work Buildings per Lot	2 max.

C. Building Size and Massing		
Height		
Height	2 stories min.; 4 stories max.[1]	

[1] Height shall also comply with transect zone standards in Section 1703-2 (Specific to Transect Zones).

Main Body		
Width	18' min.; 36' max.	A

Key

-·-·- ROW / Lot Line
----- Setback Line
Frontage
Private Open Space

D. Allowed Frontage Types	
Forecourt	1703-2.80
Dooryard	1703-4.90
Lightwell	1703-4.100
Shopfront	1703-2.110
Terrace	1703-4.120

E. Pedestrian Access		
Main Entrance Location	Front street	B

Ground-floor space and upper unit shall have separate entries.

F. Private Open Space		
Width	20' min.	C
Depth	20' min.	D
Area	15% of lot area min.	

1703-3.140 Main Street Mixed-Use

Attached Main Street buildings form a unified streetscape along a vibrant commercial street.

Main Street building with bay windows and bright shopfronts

Main Street building with a variety of shopfront sizes.

A. Description

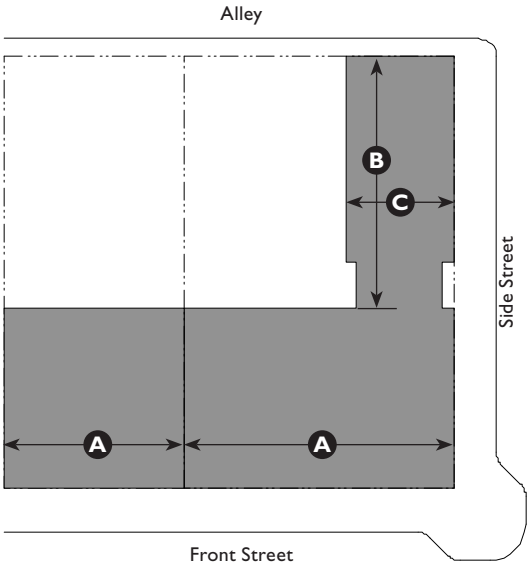
The Main Street Mixed-Use Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.

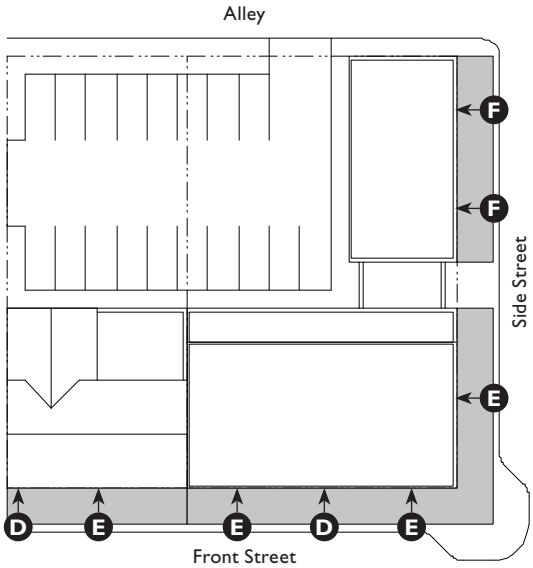
T3E	T3N		
T4N.MF	T4N.SF		
T5MS	T5N.LS	**T5N.SS**	**T5F**
T6C			

Key

T# Allowed T# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

–·–· ROW / Lot Line
----- Setback Line
Building

B. Number of Units		
Units per Building	2 min.	
C. Building Size and Massing		
Height		
Height	2 stories min.; 4 stories max.[1]	
[1] Height shall also comply with transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body		
Width	150' max.	A
Secondary Wing(s)		
Width	100' max.	B
Depth	65' max.	C

Key

–·–· ROW / Lot Line
----- Setback Line
Frontage
Private Open Space

D. Allowed Frontage Types	
Forecourt	1703-2.80
Dooryard	1703-4.90
Lightwell	1703-4.100
Shopfront	1703-2.110
Terrace	1703-4.120

E. Pedestrian Access	
Upper floor units located in the main building shall be accessed by a common entry along the front street.	D
Ground floor units may have individual entries along the front street or side street.	E
On corner lots, units in a secondary wing/accessory structure may enter from the side street.	F

F. Private Open Space

No private open space requirement.

1703-3.150 Flex

Flex building follows the topography of the site.

Contemporary Flex building with screened parking lot

Simple Flex building

A. Description

The Flex Building Type is a medium- to large-sized structure, 1–3 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor industrial, service, or retail uses and upper-floor service or residential uses; or may be a single-use building, typically industrial, service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban flexible neighborhood that provides a mix of buildings.

T3E	T3N		
T4N.MF	T4N.SF		
T5MS	T5N.LS	T5N.SS	**T5F**
T6C			

Key

T# Allowed T# Not Allowed

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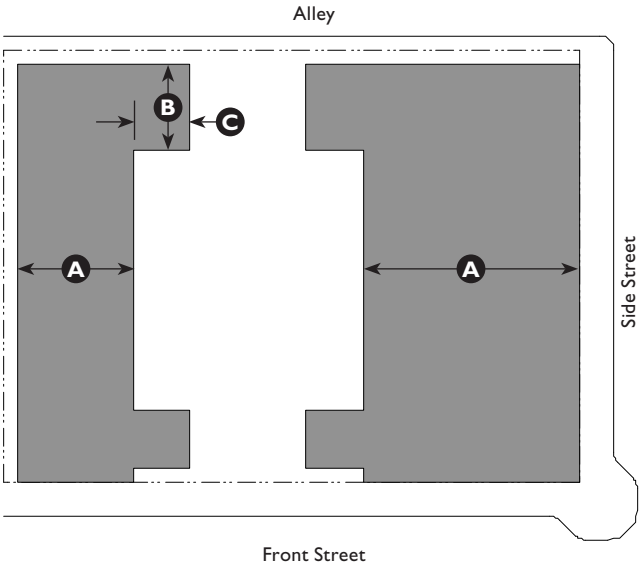

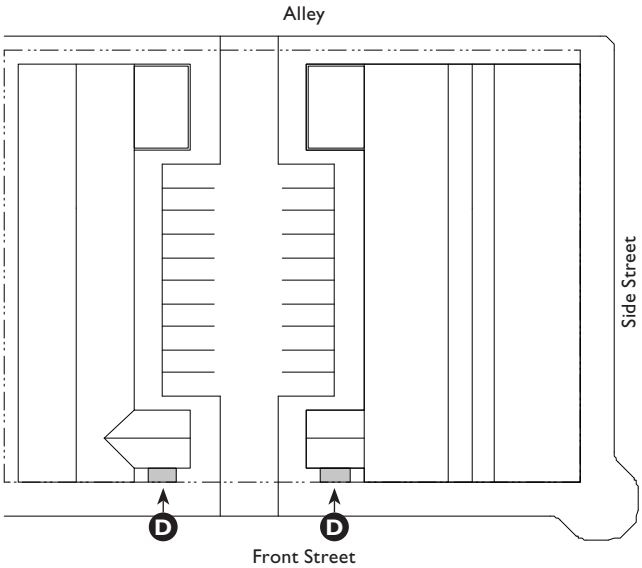

Key

–·–· ROW / Lot Line
----- Setback Line
Building

B. Number of Units		
Unrestricted		
C. Building Size and Massing		
Height		
Height	1 story min.[1]	
[1] Height shall also comply with transect zone standards in Section 1703-2 (Specific to Transect Zones).		
Main Body		
Width	150' max.	A
Secondary Wing(s)		
Width	60' max.	B
Depth	60' max.	C

Key

–·–· ROW / Lot Line
----- Setback Line
Frontage
Private Open Space

D. Allowed Frontage Types	
Forecourt	1703-2.80
Shopfront	1703-2.110
Terrace	1703-4.120
E. Pedestrian Access	
Ground floor units may have individual entries along the front street or side street.	D
F. Private Open Space	
No private open space requirement.	

1703-3.160 Mid-Rise

Unique bay treatments give scale to two Mid-Rise Buildings which hold the street corners at a local commercial node.

Stepped, attached Mid-Rise Buildings along an urban street

Mid-Rise Buildings with a corner shopfront

A. Description

The Mid-Rise Building Type is a medium- to large-sized structure, 4–8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.

T3E	T3N		
T4N.MF	T4N.SF		
T5MS	**T5N.LS**	**T5N.SS**	**T5F**
T6C			

Key

T# Allowed T# Not Allowed

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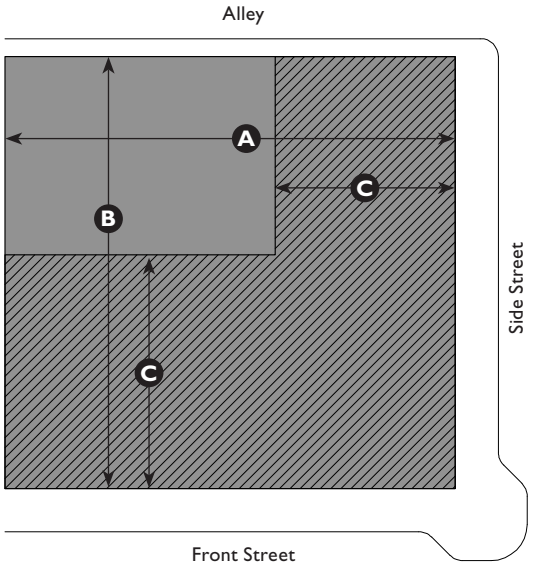

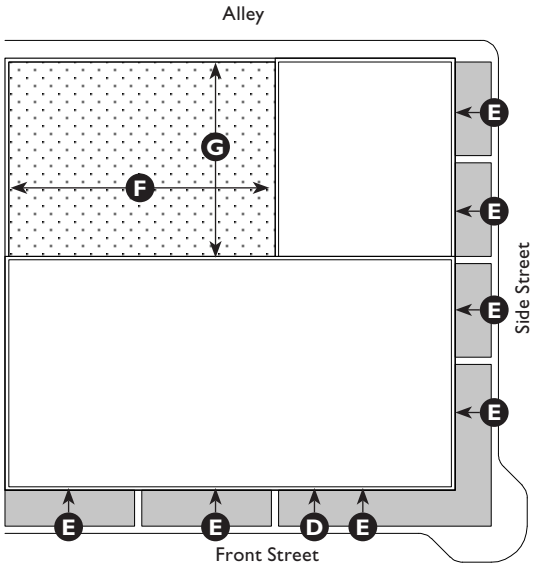

Key

–·–·	ROW / Lot Line		Building
-----	Setback Line		Floors 3+

Key

–·–·	ROW / Lot Line		Frontage
-----	Setback Line		Open Space

B. Number of Units

Unrestricted

C. Building Size and Massing

Height

Height	4 stories min.; 8 stories max.[1]	

[1] Height shall also comply with transect zone standards in Section 1703-2 (Specific to Transect Zones).

Footprint

Floors 1-2		
Width	150' max.	A
Depth	150' max.	B
Lot Coverage	100% max.	
Floors 3+		
Depth	65' max.	C

The floorplate of any floor may not be larger than the floor below.

See Subsection 1703-3.180 (Additional Standards for Mid-Rise and High-Rise Building Types) for additional standards.

D. Allowed Frontage Types

Dooryard	1703-4.90
Lightwell	1703-4.100
Shopfront	1703-2.110
Terrace	1703-4.120

E. Pedestrian Access

Upper-floor units shall be accessed by a common entry along the front street. D

Ground-floor units may have individual entries along the front street or side street. E

F. Private Open Space

No private open space requirement.

Podium tops, if any, should be used to provide open space.

G. Courtyard(s)

Courtyards where provided shall meet the following standards:

Width	20' min.; 50' max.	F
Width-to-Height Ratio	1:2 to 2:1	
Depth	20' min.; 150' max.	G
Depth-to-Height Ratio	1:1 to 3:1	

1703-3.170 High-Rise

An iconic High-Rise Building offers a dramatic vista at the end of a busy downtown streetscape.

A High-Rise Building with a defined base middle and top.

A. Description

The High-Rise Building Type is a large-sized structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.

T3E	T3N		
T4N.MF	T4N.SF		
T5MS	T5N.LS	T5N.SS	T5F
T6C			

Key

T# Allowed T# Not Allowed

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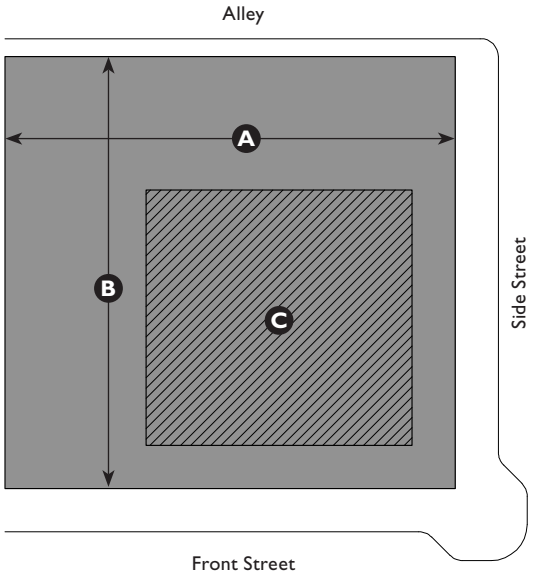
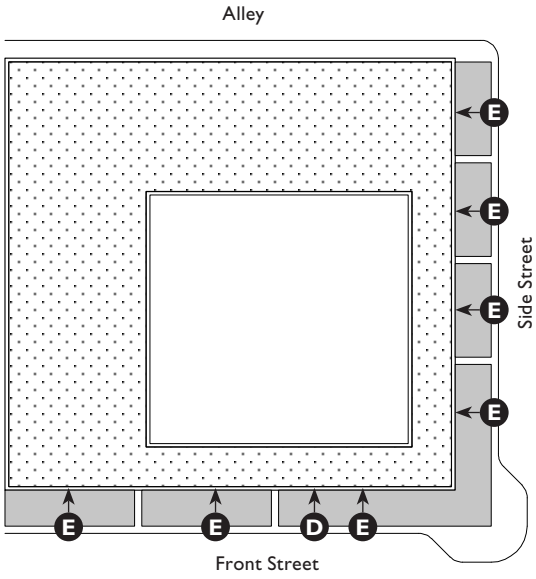




Key

–·–·	ROW / Lot Line		Building
-----	Setback Line		Floors 6+

Key

–·–·	ROW / Lot Line		Frontage
-----	Setback Line		Open Space

B. Number of Units

Unrestricted

C. Building Size and Massing

Height

Height shall also comply with transect zone standards in Section 1703-2 (Specific to Transect Zones).

Footprint

Floors 1-5		
Width	300' max.	A
Depth	300' max.	B
Lot Coverage	100% max.	
Floors 6-8		
Floorplate	80% of lot max.	C
Floors 9+		
Residential Floorplate	15,000 sf max.	C
Commercial Floorplate	30,000 sf max.	C

The floorplate of any floor may not be larger than the floor below.

See Subsection 1703-3.180 (Additional Standards for Mid-Rise and High-Rise Building Types) for additional standards.

D. Allowed Frontage Types

Dooryard	1703-4.90
Lightwell	1703-4.100
Shopfront	1703-2.110
Terrace	1703-4.120

E. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front street. D

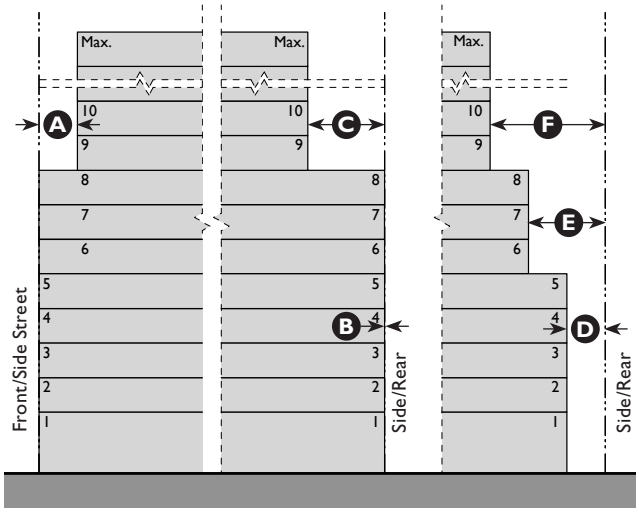
Ground floor units may have individual entries along the front or side street. E

F. Private Open Space

No private open space requirement.

Podium tops, if any, should be used to provide open space.

1703-3.180 Additional Standards for Mid-Rise and High-Rise Building Types



Key

–·–· ROW / Lot Line Building

A. High-Rise/Mid-Rise Buildings		
Front/Side Street Setback		
Floors 9+	10' min.	A
Side/Rear Setback		
Abutting any T6 Zone		
Floors 1-8	0' min.	B
Floors 9+	30' min.	C
Abutting any T5 Zone		
Floors 1-5	0' min.	D
Floors 6-8	10' min.	E
Floors 9+	30' min.	F
Abutting any T4 or T3 Zone		
Floors 1-5	10' min.	D
Floors 6-8	20' min.	E
Floors 9+	30' min.	F

Section 1703-4: Specific to Frontage Types

Subsections:

1703-4.10	Purpose
1703-4.20	Applicability
1703-4.30	Frontage Types Overview
1703-4.40	Common Yard
1703-4.50	Porch: Projecting
1703-4.60	Porch: Engaged
1703-4.70	Stoop
1703-4.80	Forecourt
1703-4.90	Dooryard
1703-4.100	Lightwell
1703-4.110	Shopfront
1703-4.120	Terrace

1703-4.10 Purpose

This Section sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each zone that the frontage types are allowed within. For each frontage type, a description, a statement of the type's intent, and design standards are provided. These standards are intended to ensure development that reinforces the highly-valued existing character and scale of Cincinnati's neighborhoods and downtown.

1703-4.20 Applicability

These standards work in combination with the standards found in Section 1703-2 (Specific to Transect Zones) and Section 1703-3 (Specific to Building Types) and are applicable to all private frontages within transect zones.

1703-4.30 Frontage Types Overview

Table A (Frontage Types General) provides an overview of the allowed frontage types.

Table 1703-4.30.A: Frontage Types General

The private frontage is the area between the building facade and the lot line.

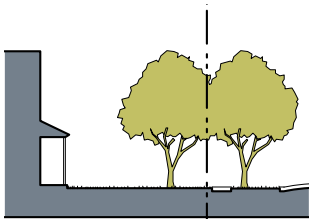
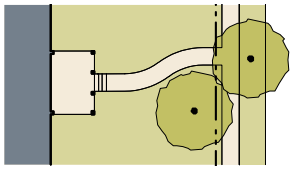
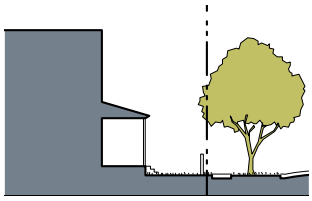
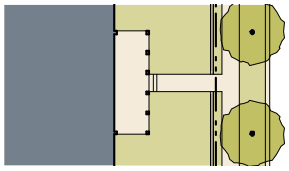
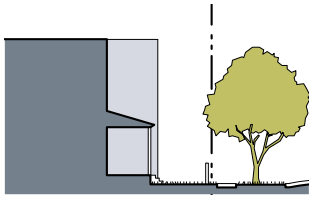
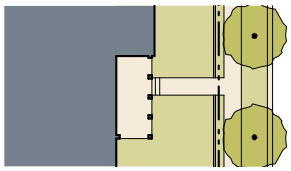
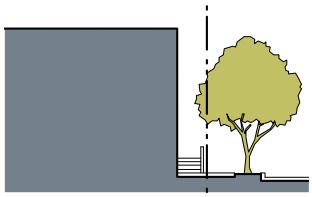
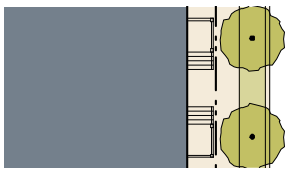
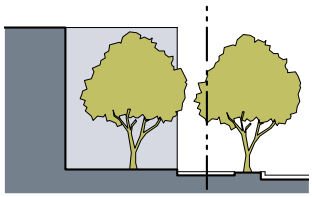
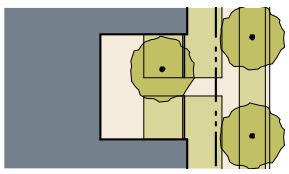
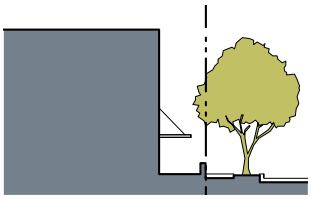
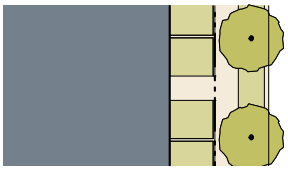
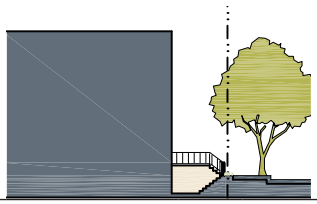
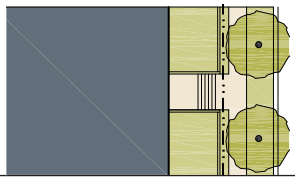
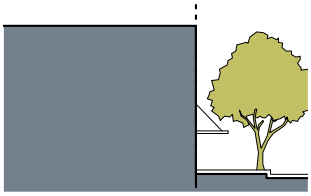
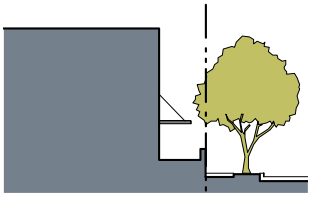
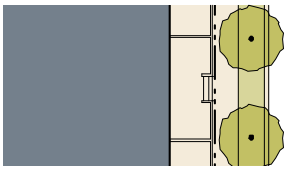
	SECTION	PLAN
	LOT/ PRIVATE FRONTAGE › ‹ › ‹ R.O.W.	LOT/ PRIVATE FRONTAGE › ‹ › ‹ R.O.W.
Common Yard. The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.		
Porch: Projecting. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.		
Porch: Engaged. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.		
Stoop. The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks.		
Forecourt. The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.		

Table 1703-4.30.A: Frontage Types General (continued)

The private frontage is the area between the building facade and the lot line.

	SECTION	PLAN
	LOT/ PRIVATE FRONTAGE › ‹ › ‹ R.O.W.	LOT/ PRIVATE FRONTAGE › ‹ › ‹ R.O.W.
Dooryard. The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.		
Lightwell. The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.		
Shopfront. The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. **Syn: Retail Frontage, Awning**.		
Terrace. The main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. This Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This Type may also be used in historic industrial areas to mimic historic loading docks.		

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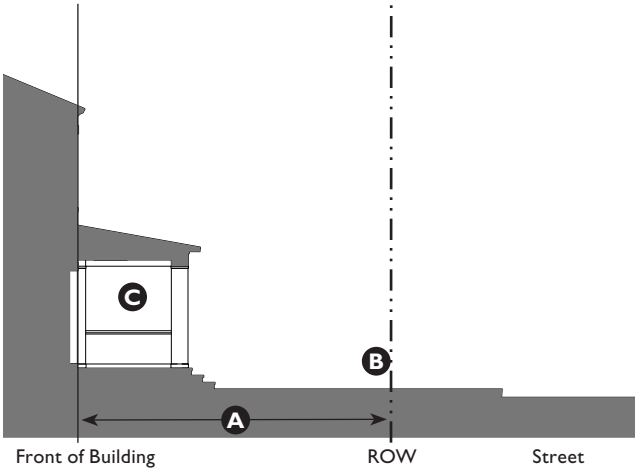
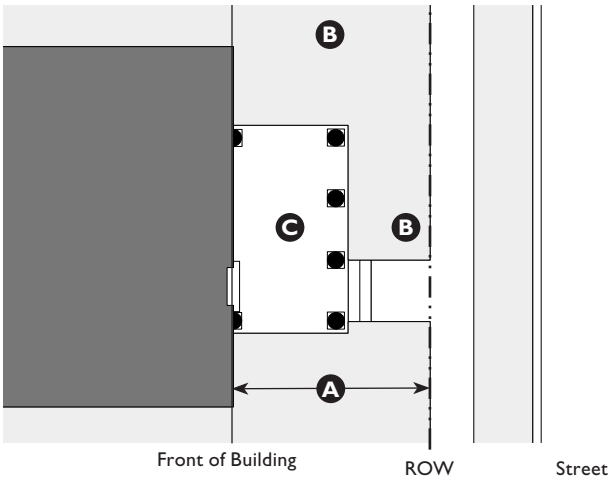
1703-4.40 Common Yard





Key

–·–· ROW / Lot Line — Front of Building

A. Description

In the Common Yard Frontage Type, the main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

B. Size

Depth	20' min.	A

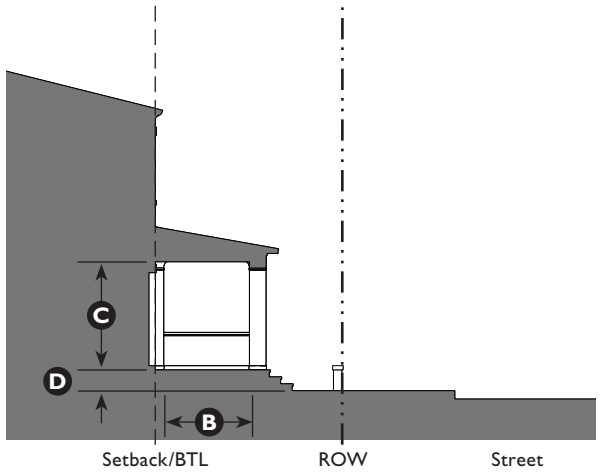
C. Miscellaneous

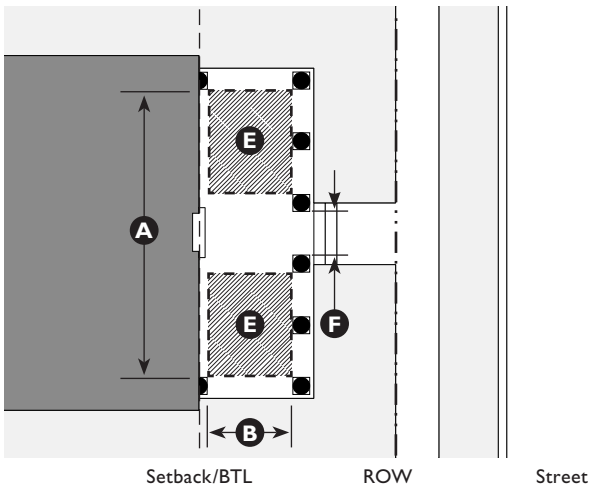
Fences between front yards or between the sidewalk and front yard are not allowed.	B
Common Yards shall be used in conjunction with another allowed frontage type, such as the Porch.	C

Front yards of these houses form a continuous common yard.

An example of a common yard

1703-4.50 Porch: Projecting





Key

–··– ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Porch: Projecting Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line

B. Size

Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Finish Level above Sidewalk	18" min.	D
Furniture Area, Clear	4' x 6' min.	E
Path of Travel	3' wide min.	F

C. Miscellaneous

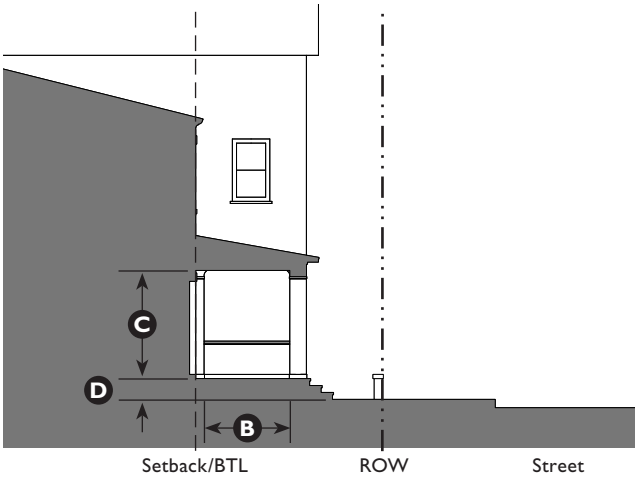
Projecting porches must be open on three sides and have a roof.

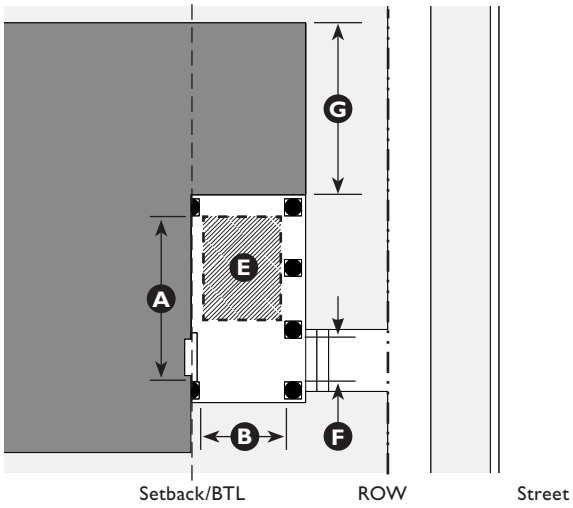
In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

A projecting porch spans the width of the facade

A wrap-around projecting porch

1703-4.60 Porch: Engaged





Key

–·–· ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Porch: Engaged Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

B. Size

Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Height	2 stories max.	
Finish Level above Sidewalk	18" min.	D
Furniture Area, Clear	4' x 6' min.	E
Path of Travel	3' wide min.	F

C. Miscellaneous

Up to 2/5 of the building facade may project beyond the setback line into the encroachment area for this frontage type. G

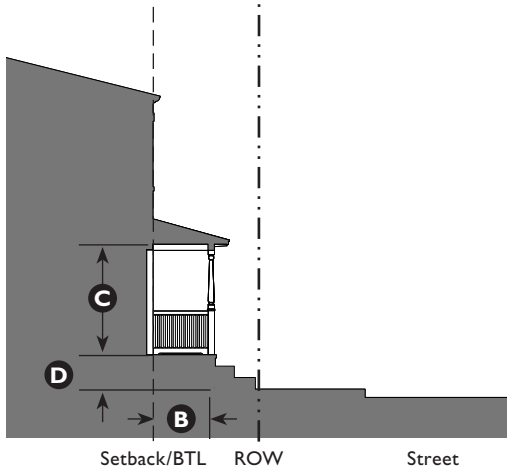
Engaged porches must be open on two sides and have a roof.

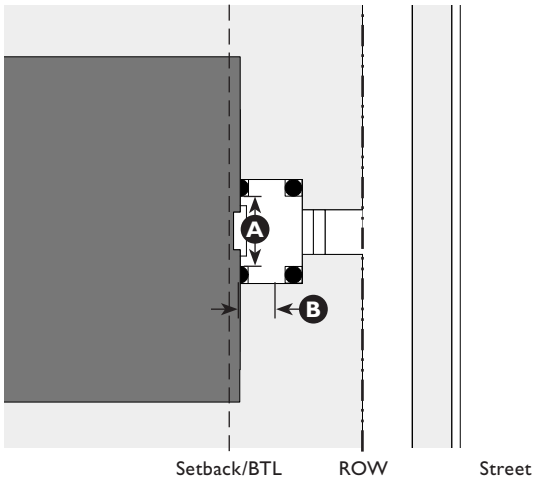
In transect zones where both porches and encroachments are allowed, a porch and up to 2/5 of the building facade are allowable encroaching elements.

An engaged porch with side entrance

An example of an engaged porch

1703-4.70 Stoop





Key

–··– ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks.

B. Size

Width, Clear	5' min.; 8' max.	A
Depth, Clear	5' min.; 8' max.	B
Height, Clear	8' min.	C
Height	1 story max.	
Depth of Recessed Entries	6' max.	
Finish Level above Sidewalk	18" min.	D

C. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.

Ramps shall be parallel to facade or along the side of the building.

The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

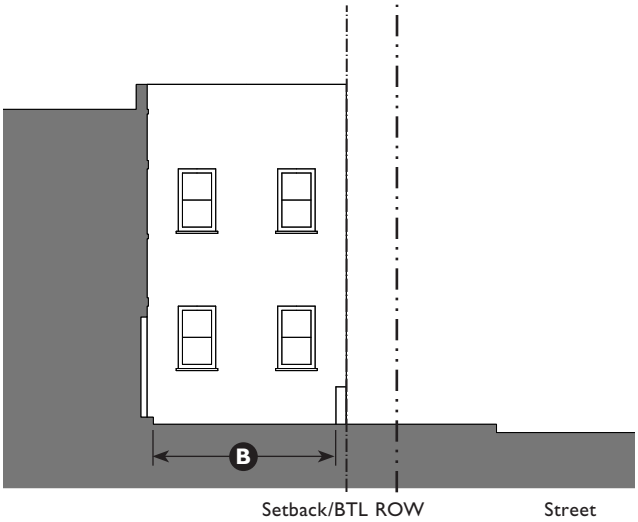
Gates are not permitted.

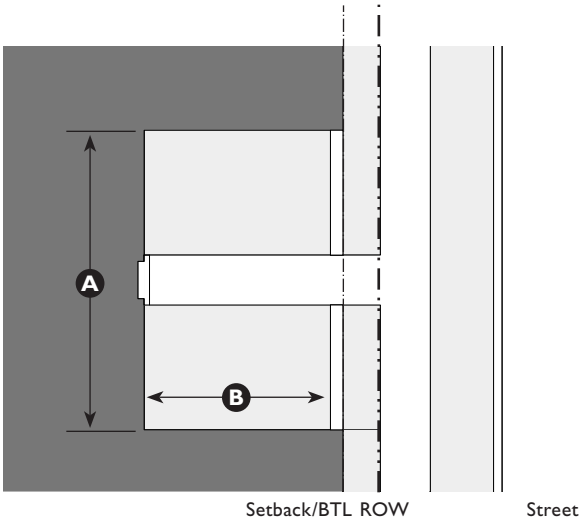
All doors must face the street.

High stoop clears space for low windows along a steep street.

Brightly colored stoops engage the sidewalk.

1703-4.80 Forecourt





Key

–·–·– ROW / Lot Line ----- Setback Line/BTL

A. Description

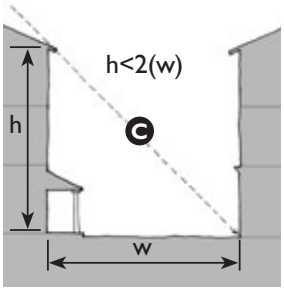
In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

B. Size

Width, Clear	12' min.	A
Depth, Clear	12' min.	B
Ratio, Height to Width	2:1 max.	C

C. Miscellaneous

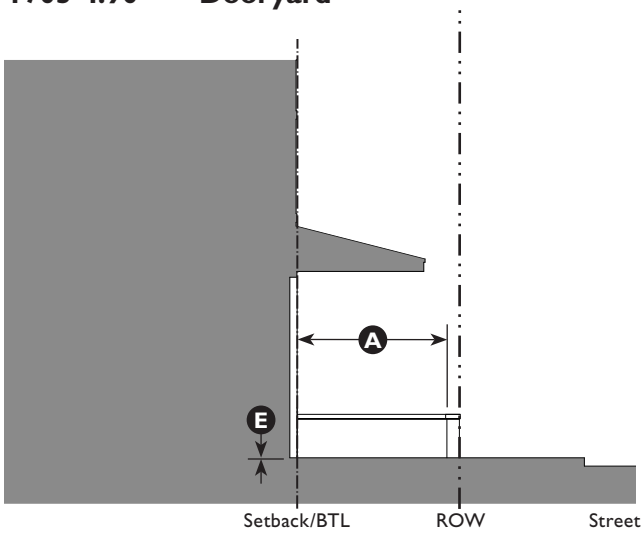
The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

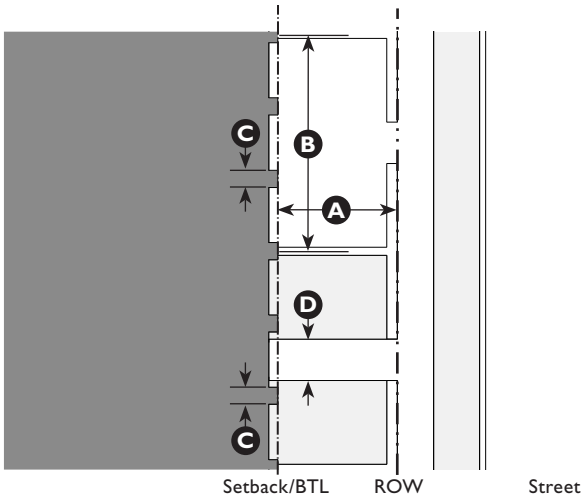


A fence and entry gate maintain the street wall on this residential forecourt.

This residential forecourt provides an entry yard and breaks down the overall massing along the street.

1703-4.90 Dooryard





Key

–··– ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

B. Size

Depth, Clear	8' min.	A
Length	50' max.	B
Distance between Glazing	4' max.	C
Ground Floor Transparency	50% min.[1]	
Depth of Recessed Entries	5' max.	
Path of Travel	3' wide min.	D
Finish Level above Sidewalk	3' 6" max.	E
Finish Level below Sidewalk	6' max.	

[1] For live/work, retail and service uses only

C. Miscellaneous

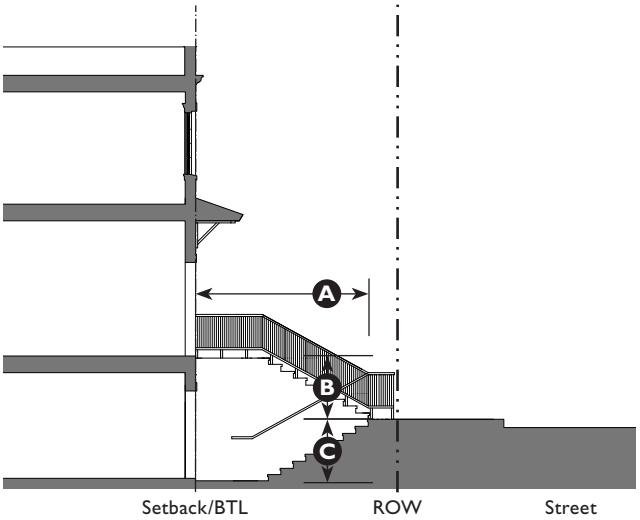
For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail.

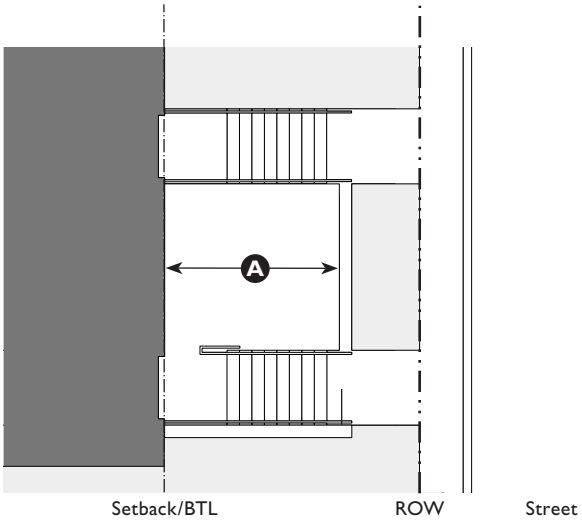
Shall not be used for circulation for more than one ground floor entry.

A series of dooryards with railings defining the private edge, and stairs engaging the sidewalk

Landscaped dooryards with stairs accommodate a steep slope

1703-4.100 Lightwell





Key

–·–· ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Lightwell Frontage Type, the main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.

B. Size

Depth, Clear	5' min.	A
Height		
Landing (above Sidewalk)	6' max.	B
Lightwell (below Sidewalk)	6' max.	C

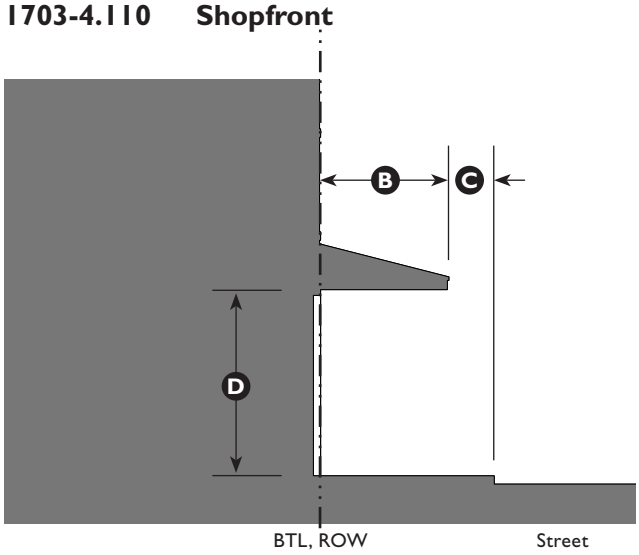
C. Miscellaneous

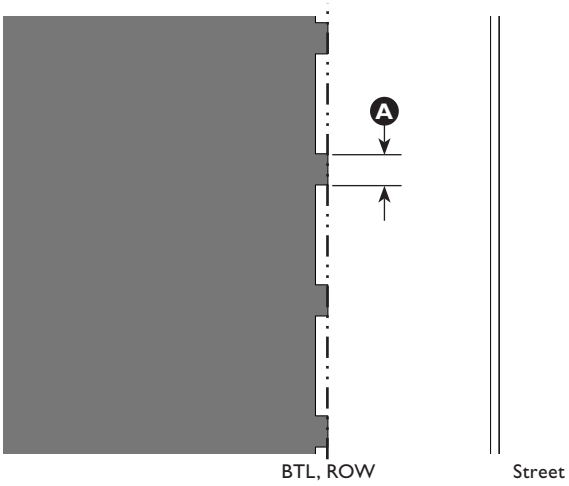
A short fence shall be placed along the BTL or setback where it is not defined by a building.

Lightwells providing space for second entrances in rowhouses

A lightwell frontage for a rowhouse building

1703-4.110 Shopfront





Key

–··– ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.

B. Size		
Distance between Glazing	2' max.	A
Ground Floor Transparency	75% min.	
Depth of Recessed Entries	5' max.	
C. Awning		
Depth	4' min.	B
Setback from Curb	2' min.	C
Height, Clear	8' min.	D

D. Miscellaneous

Residential windows shall not be used.

Doors may be recessed as long as main facade is at BTL.

Operable awnings are encouraged.

Open-ended awnings are encouraged.

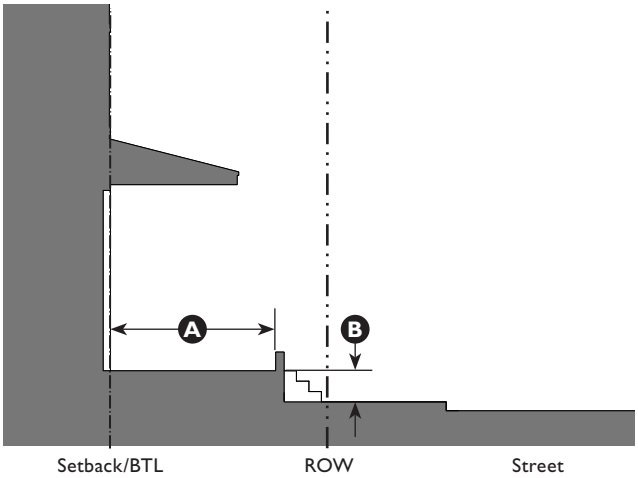
Rounded and hooped awnings are discouraged.

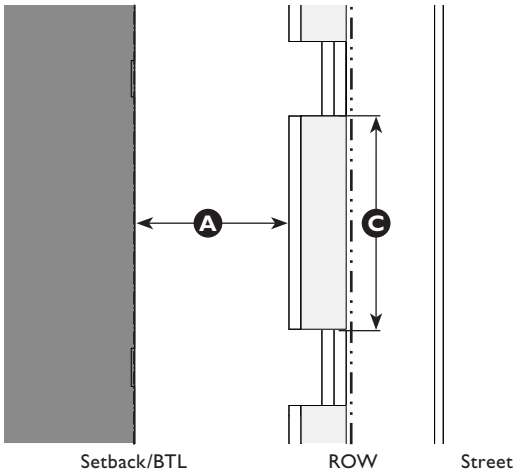
Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

An example of a shopfront with a recessed doorway

An example of a shopfront with formal pilastered bays

1703-4.120 Terrace





Key

–·–· ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Terrace Frontage Type, the main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This Type may also be used in historic industrial areas to mimic historic loading docks.

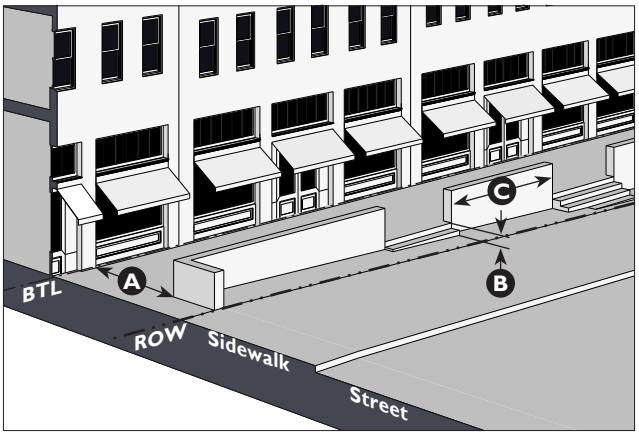
B. Size

Depth, Clear	8' min.	A
Finish Level above Sidewalk	3' 6" max.	B
Length of Terrace	150' max.	
Distance between Stairs	50' max.	C

C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Terrace Frontage Type standards shall prevail.

Low walls used as seating are encouraged.



A terrace accommodating a grade change along a series of shopfronts

The terrace is being used to accommodate a change in grade. The low walls are used to provide seating.

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Section 1703-5: Supplemental to Transect Zones

Subsections:

1703-5.10	Purpose
1703-5.20	Applicability
1703-5.30	Topography and Hillside Overlay Districts
1703-5.40	Historic Landmarks and Districts
1703-5.50	Parking
1703-5.60	Building Height
1703-5.70	Renovations and New Construction Compatibility
1703-5.80	Signs
1703-5.90	Corner Stores
1703-5.100	Additional Standards for Specific Uses
1703-5.110	Accessory Uses
1703-5.120	Temporary Uses

1703-5.10 Purpose

The purpose of this Section is to provide standards that are supplemental to the regulations of each transect zone, and are specific to particular aspects of development, such as parking and signage among others. These standards are intended to promote development that compliments and helps reinforce the vibrant, mixed-use pedestrian environment of Cincinnati.

1703-5.20 Applicability

This Section applies to all development in transect zones. Each Subsection within this Section further refines the applicability of the standards.

1703-5.30 Topography and Hillside Overlay Districts

A. **Purpose.** The standards within this Subsection are intended to provide standards and guidance for development on sites with steep topography.

B. **Applicability**

1. The standards in this Subsection shall apply in all transect zones.
2. The standards in this Subsection shall supplement those found in Chapter 1433 (Hillside Overlay Districts). If there is a conflict between any standards, the provisions of this Subsection supersede Chapter 1433 (Hillside Overlay District).

C. **Building Height.** Sites with steep topography present unique issues in relation to building height.

1. The Form-Based Code addresses building height in the following locations:

   a. **Maximum and/or Minimum Building Height.** Building heights are regulated by the transect zone. See Section 1703-2 (Specific to Transect Zones).

   b. **Overall Building Height.** The maximum height of a building follows the existing topography of a site. This ensures that buildings comply with the building height across an entire site. See Subsection 1703-5.60 (Building Height).

   c. **Exposed Basements.** The maximum amount a basement may be exposed before it counts as a building story is set forth in Subsection 1703-5.60.E.2.

D. **Location of Parking.** Steep topography can present issues with locating parking on a lot. Table 1703-8.30.A (Allowable Variations) provides findings and allowed administrative variations for issues arising from steep topography preventing parking spaces from being provided in accordance with the standards in Section 1703-2 (Specific to Transect Zones).

E. **Grading or Regrading of Sites.** When site topography is modified, sites shall be graded in such a way to avoid the following features:

1. The creation of retaining walls or blank walls taller than four feet in height within required front street or side street setbacks or build-to lines;

2. Retaining walls on rear or side lot lines; and

3. Mass grading of a site that results in buildings not reflecting the topography of the site.

The following drawings, see next three pages, illustrate methods of inappropriate and appropriate site grading methods.

F. **Massing.** Buildings on steep slopes should reflect the topography of the site.

1. Buildings with footprints 36 feet wide or narrower shall have a simple water table or change in material between the basement and the ground floor.

2. Buildings with footprints wider than 36 feet and 3 stories or taller shall have a minimum of one story tall defined base. The base shall be defined through the use one of the following methods:

   a. Change in material;

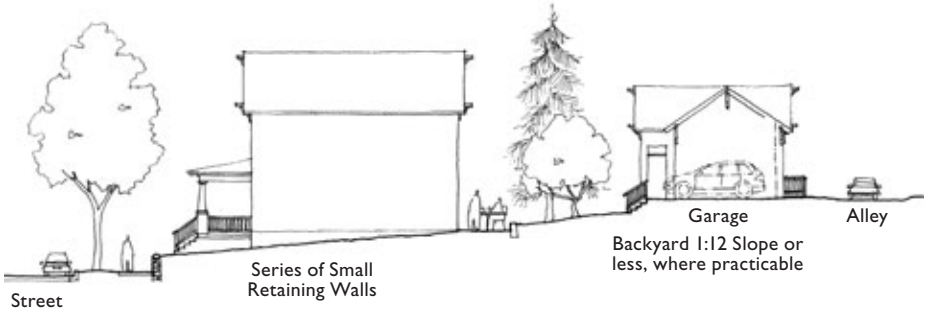
   b. Use of a continuous shopfront frontage; and/or

   c. A continuous horizontal band between the base and upper floors.

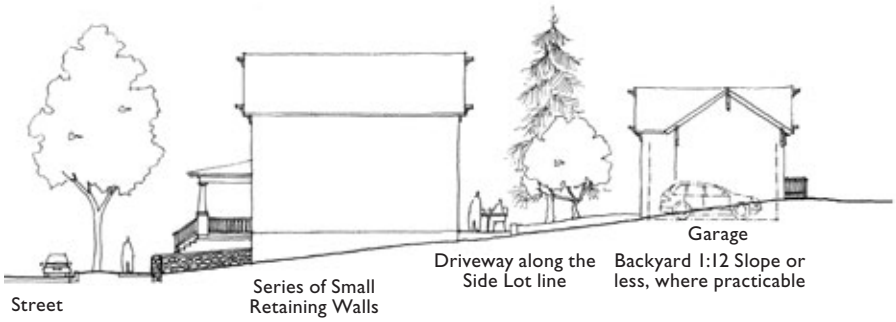
G. **Administrative Relief.** Subsection 1703-8.30 (Varying The Form; Administrative Variations) provides a process to obtain minor adjustments to standards found in this Chapter due to topographic constraints.

Parking Access on Uphill and Downhill Sites. The following examples illustrate appropriate methods of providing access to parking areas on uphill and downhill sites.

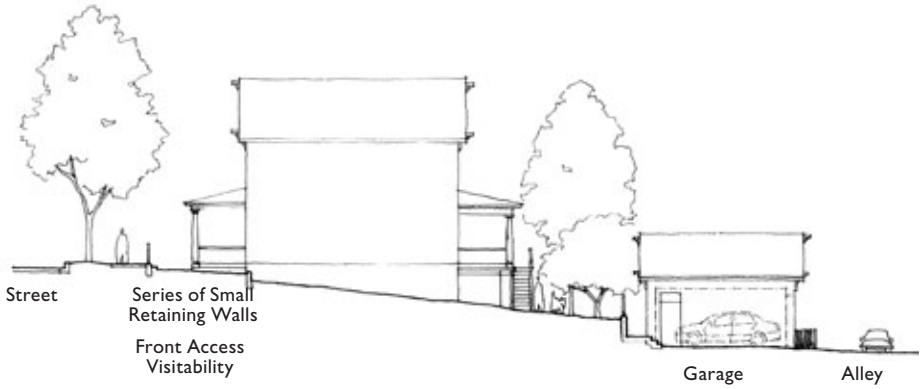
Example of appropriate grading of an uphill site that has alley access for parking.



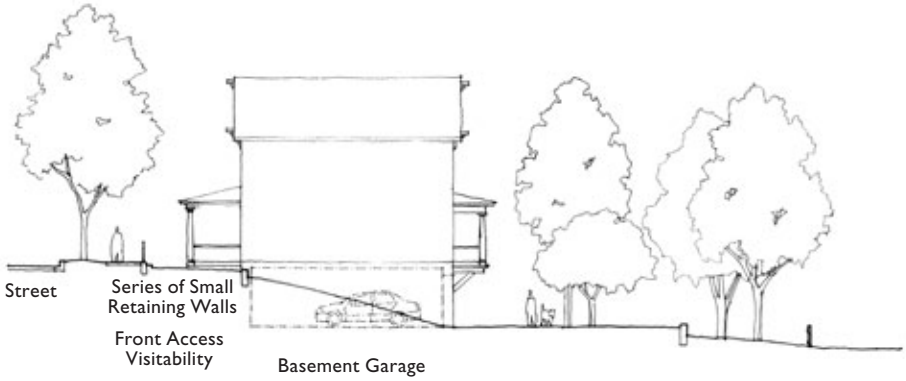
Example of appropriate grading of an uphill site that has access to parking from the front of the lot.



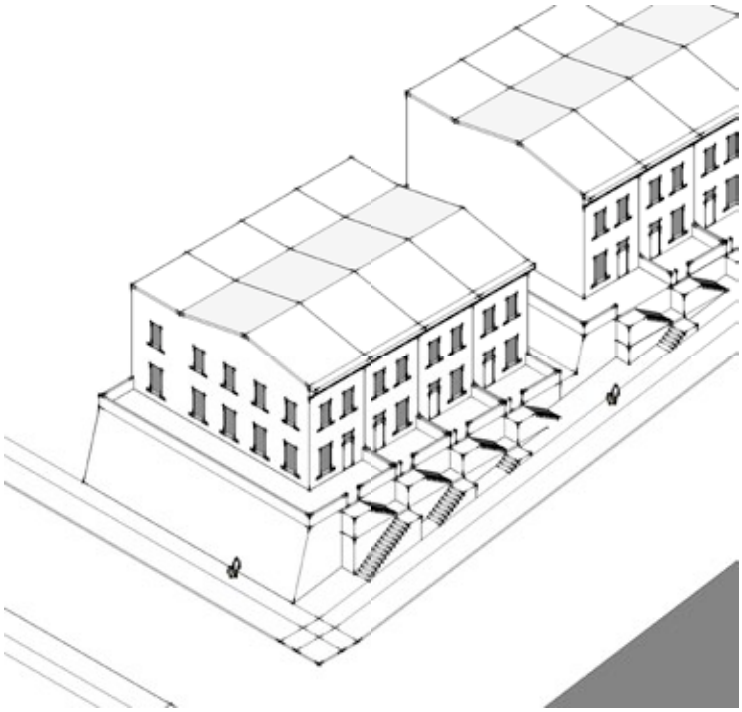
Example of appropriate grading of an downhill site that has alley access for parking.



Example of appropriate grading of an downhill site that has access to parking from the front of the lot.



Inappropriate and Appropriate Site Grading. The following examples apply to detached or narrow attached building forms such as detached houses, duplexes, rowhouses, multi-plex and main street mixed use building types.



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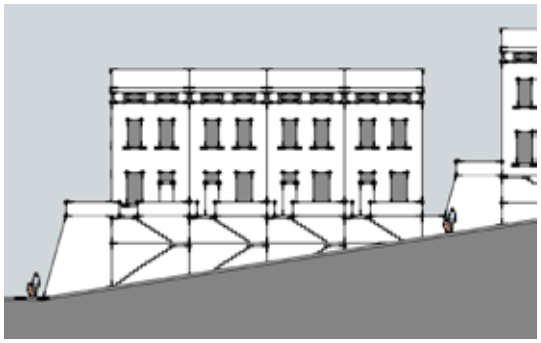
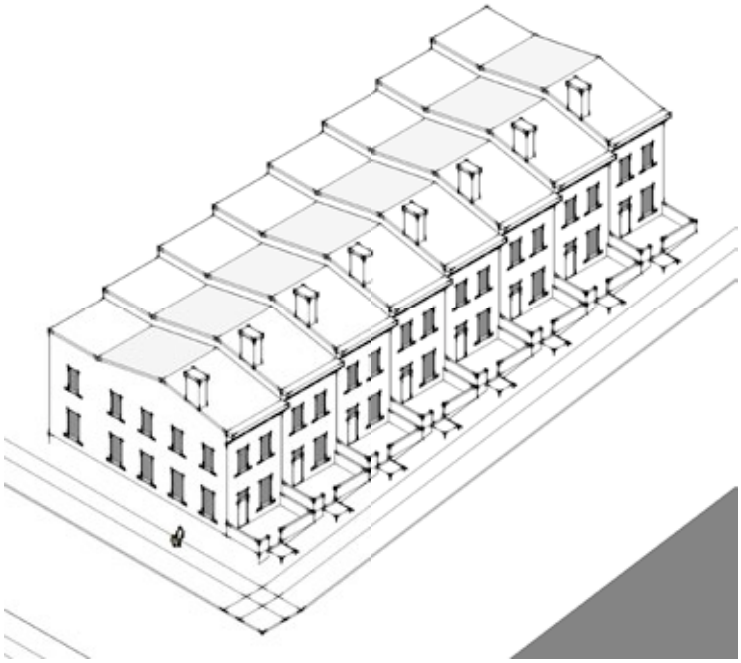


Elevation

Inappropriate. *An inappropriate mass grading of a site that does not allow for narrow footprint building types to follow and reflect the topography of the site.*



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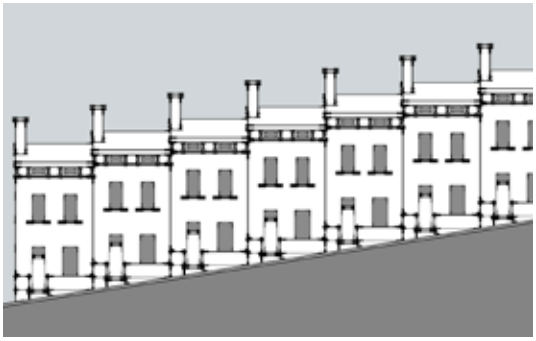
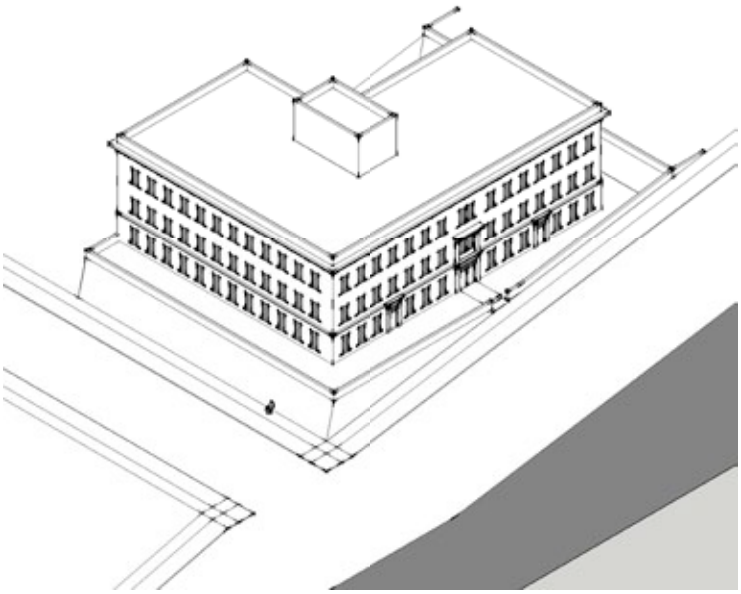


Elevation

Appropriate. *An appropriate grading of a site to allow for narrow footprint building types to step up and follow the topography of the site.*

Inappropriate and Appropriate Site Grading. The following examples apply to large footprint building types and other attached building forms such as stacked flats, Mid-Rise and High-Rise building types.



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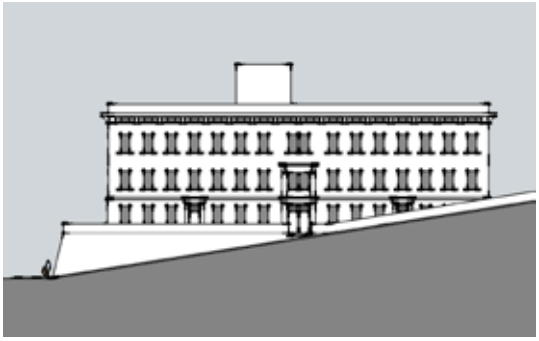
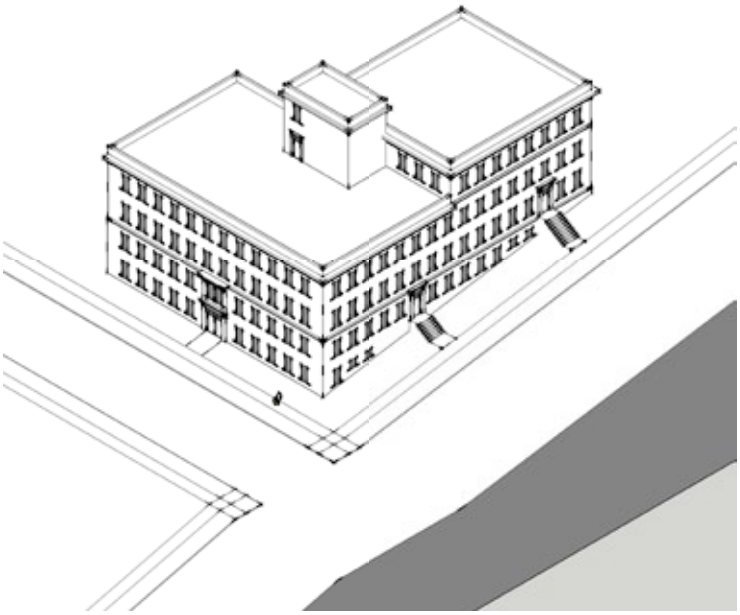


Elevation

Inappropriate. *An inappropriate mass grading of a site that creates large blank retaining walls and building facades.*



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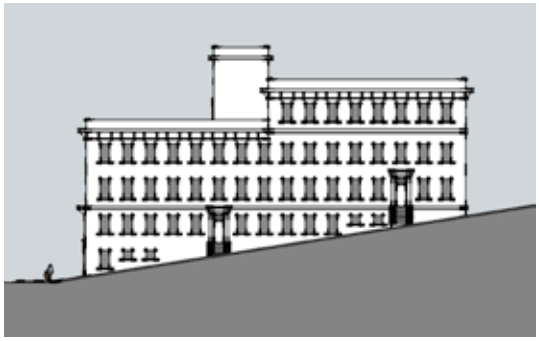


Elevation

Appropriate. *An appropriate grading of a site to allow for the building to front on to both street addresses with out creating large blank retaining walls or building facades.*

1703-5.40 Historic Landmarks and Districts

The standards found in Chapter 1435 (Historic Landmarks and Districts) shall apply in transect zones where applicable and mapped.

1703-5.50 Parking

A. **Purpose.** The purpose of this Section is to regulate and ensure the provision of parking spaces and access drives are designed for motor vehicles and bicycles. The Section also provides options for adjusting parking requirements and providing parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns of the walkable communities as outlined in the Comprehensive Plan.

B. **Applicability**

1. On-site parking shall be required as set forth in this Subsection in all transect zones, and shall apply to the following:

   a. New development;

   b. Changes in land use; and

   c. Changes in intensity of buildings or structures that cause an increase or decrease of 25 percent or greater made subsequent to the effective date of this Form-Based Code:

      (1) Gross floor area;

      (2) Seating capacity;

      (3) Dwelling units; and/or

      (4) Parking spaces.

C. **General Parking Standards**

1. **Off-Site Parking.** Required off-street parking may be provided off site if the following standards are met:

   a. Required parking may be provided in off-street parking facilities on another property within 600 feet of the site proposed for development, as measured along thoroughfare right-of-ways;

   b. Pedestrian access between the use or the site and the off-premise parking area shall be via concrete or paved sidewalk or walkway; and

   c. The owner shall provide a recorded parking agreement reflecting the arrangement with the other site.

2. **Larger Vehicle Parking**

   a. Trucks, tractors or tractor-trailers having a capacity of more than a one-and-one-half-ton load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural or transportation vehicles/equipment used primarily for business purposes, shall not be parked or stored on any T3 or T4 zones within the City for purposes other than unloading, loading or delivery services.

b. Automobiles, small trucks, vans, vehicle trailers permitted in conjunction with an approved home occupation (one per home occupation), and recreational vehicles, utilized for personal or business use, are excluded from the provisions of this Subsection.

3. **Storage of Unregistered or Inoperable Motor Vehicles.** Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses, but without current plates or inoperable, shall be only parked within completely enclosed buildings.

4. **Cargo or Freight Container.** Portable cargo or freight storage containers in any zone for purposes of loading or unloading, may be parked or stored for a period not to exceed 10 days.

5. **Commercial Auto Repairs.** Commercial repairs and/or restoration of vehicles shall only be conducted in the appropriate transect zones.

6. **Non-Commercial Auto Repairs within T3 and T4 Zones.** Unlicensed vehicle restoration is permitted within an allowed off-street parking area, provided the vehicles undergoing restoration or used for parts shall either be covered by a commercially manufactured opaque automobile cover in serviceable condition or stored in an enclosed building.

   a. Not more than one vehicle per premises for either renovation or parts may be screened by use of a cover that shall be securely fastened to the vehicle. The screened vehicle shall be registered with and a permit obtained for a three-year period from the Codes Enforcement Office.

   b. Vehicles other than the screened vehicle shall be in an enclosed building.

   c. There shall be no limit on the renewal of the permit.

D. **Number of Motor Vehicle Parking Spaces Required**

1. **Required Spaces.** The minimum number of parking spaces required are listed in Table A (Parking Spaces Required). However, if the minimum number of parking space requirements are provided in Section 1703-2 (Specific to Transect Zones) for the applicable transect zone and use, then those standards override the standards in Table A (Parking Spaces Required). When calculating the minimum number of parking spaces, numbers shall be rounded up to the closest whole number.

2. **Maximum Number of Parking Spaces.** When calculating the maximum number of parking spaces, numbers shall be rounded down to the closest whole number. The maximum number of off-street parking spaces shall be as follows:

   a. For buildings with a footprint less than or equal to 60,000 gsf, 140 percent of the required minimum number of parking spaces; and

   b. For buildings with a footprint greater than 60,000 gsf, 125 percent of the required minimum number of parking spaces.

Table 1703-5.50.A: Parking Spaces Required	
Use	**Required Spaces**
Industrial	
General Industrial, except	1 per 1,000 gsf
Warehousing	1 per 2,000 gsf
Wholesale Business	1 per 2,000 gsf
Residential	
Group Residential: Residential Care	1 per 3 beds/residents
For other residential uses see Section 1703-2 (Specific to Transect Zones)	
Retail	
See Section 1703-2 (Specific to Transect Zones)	
Recreation, Education, Public Assembly	
Colleges and Universities	1 per 5 seats plus 1 per 3 auditorium seats
Community/Public Safety Facility	1 per 300 gsf
School, Public or Private	
Grades K-8	1 per 30 seats
Grades 9-12 or Trade	1 per 10 seats
Theaters	1 per 5 seats
Other Assembly Uses	
With Fixed Seats	1 per 5 seats
Without Fixed Seats	1 per 300 gsf
Services	
See Section 1703-2 (Specific to Transect Zones)	

E. **Parking Adjustments**

1. **On-Street Parking.** On-street parking spaces adjacent to the lot may count towards the required non-residential use parking standards.

2. **Shared Parking.** For two use types, shared parking shall be calculated as follows. The sum of the required parking for the two use types shall be divided by the factor listed in the table below. The required number of parking spaces shall be rounded up to the closest whole number. If the use is not listed below then the shared parking shall be based on Subsection 3 below.

Table: 1703-5.50.B: Shared Parking Factor for Two Uses				
	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

3. **Shared Parking Study.** When three or more use types share parking or a use type is not listed in Table B (Shared Parking Factor for Two Uses) above, the amount of required parking may be reduced as follows:

   a. If the Director determines one of the folllwing circumstances has been established, the Director may grant a reduction in the parking standards set forth in this Subsection in the following cases:

      (1) Where uses seek to share parking with different peak hour demands and are in the same or adjoining development, the applicant shall submit to the Director an analysis and substantiated projections of peak parking demand for the entire development to justify the shared use of parking spaces for separate uses;

      (2) Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking listed in Subsection D; or

      (3) Where fewer parking spaces are needed due to access to transit, special designs and traffic mitigation measures incorporated in the parking lot design and circulation plan.

   b. The Director and the review board as appropriate, shall consider the following in determining whether a reduction is warranted:

      (1) The likelihood that the reduced number of parking spaces can satisfy demand;

      (2) The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow;

      (3) The impact of periodic overflows upon the public thoroughfares and other parking facilities;

      (4) The nature of surrounding land uses, character of the surrounding road system, and nearby circulation pattern;

      (5) The amount of on-street parking available within one-quarter of a mile of the development;

      (6) Any additional reduction in on-site parking demand by implementing Transportation Demand Management strategies proposed by the applicant; and/or

      (7) In all cases, the burden to demonstrate that a reduction in parking standards is warranted shall rest with the applicant.

F. **Parking Spaces, Lot Design and Layout**

1. **Access.** The following standards are applicable to off-street parking lot access design and include parking for single-family residences unless modified by Section 1703-2 (Specific to Transect Zones).

   a. Each required off-street parking space shall open directly onto an aisle or driveway as specified in Table C (Minimal Dimensional Requirements for Parking Spaces and Aisles). All off-street parking facilities shall be designed with an appropriate means of vehicular access to a thoroughfare or to an alley to cause the least interference with traffic flow.

   b. Parking spaces in any parking lot or parking structure shall not be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public thoroughfare. Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, except:

      (1) Parking spaces within lots of up to eight spaces may be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public alley or rear lane.

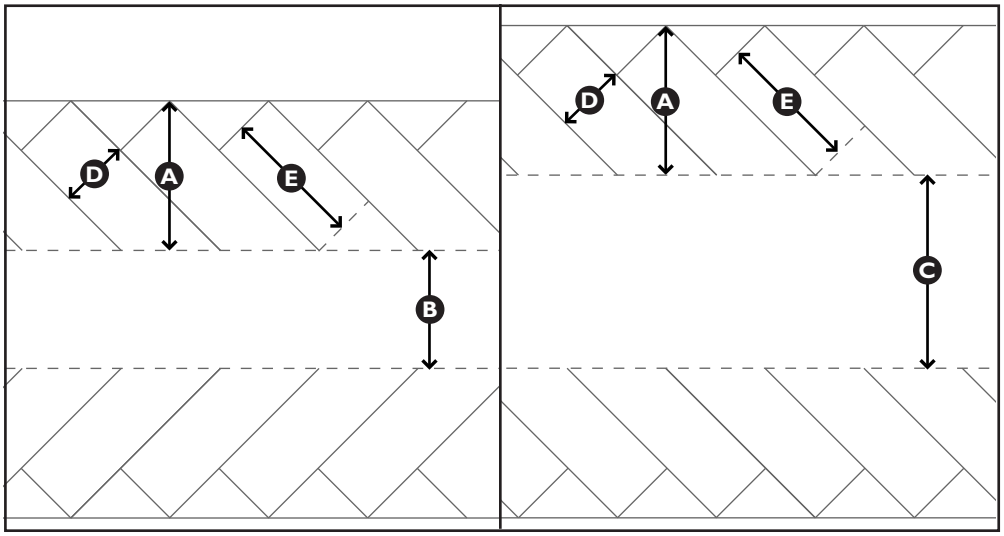


Table 1703-5.50.C: Minimum Dimensional Requirements

Angle	Parking Row Depth A	Drive Aisle Width		Space Width D	Space Length E
		One-Way B	Two-Way C		
Parallel	8'[1]	12'	20'	8'[1]	20'
30°	17'	11'	24'	9'	20'
45°	20'	13'	24'	9'	20'
60°	21'	18'	24'	9'	18'
Perpendicular	18'	24'	24'	8'	18'
Tandem	36'	24'	24'	8'	36'

[1] Width of on-street parallel parking shall be determined by standards set forth in Section 1703-7 (Specific to Thoroughfares).

2. **Driveways**

   a. Access to driveways.

      (1) Developments of two or fewer dwelling units. Access to and from driveways onto public thoroughfares shall be where practicable by forward motion of the vehicle.

      (2) All other developments. Access to and from driveways onto public thoroughfares shall be by forward motion of the vehicle.

   b. Driveways shall extend and include the area between the lot line and the edge of the street pavement.

   c. The design and construction of all off-street parking access drives shall meet the requirements of the Engineering Standards.

3. **Identified as to Purpose and Location.** Off-street parking areas of four or more spaces and off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

4. **Materials**

   a. All off-street parking areas and driveways shall be surfaced with materials as approved by the City Engineer and maintained in accordance with the Engineering Standards.

   b. The use of pervious or semi-pervious parking area surfacing materials–including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block and concrete–may be approved by the Director for required vehicular surface area on a site, provided such areas are properly maintained. Where possible, such materials should be used in areas in proximity to and in combination with on-site stormwater control devices.

5. **Accessible Parking.** All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act (ADA).

6. **Dimensional Standards for Parking Spaces and Aisles**

   a. **General.** Standard car parking spaces and parking lot aisles shall comply with the minimum dimension standards established in Table C (Minimum Dimensional Requirements) above.

   b. **Dimensional Adjustments.** Parking structures may be subject to dimensional adjustments based on utilization, but in no case shall the standard parking space width be less than eight feet. Reduction in design standards shall be subject to approval by the Director or City Engineer.

   c. **Vertical Clearance.** All parking spaces shall have a minimum overhead clearance of seven feet.

d. **Reduction for Sidewalk and Planter Overhangs.** When a parking space abuts a sidewalk or planter; the front two feet of the required parking space length may overhang the planter or sidewalk provided that wheel stops or curbing are provided and the remaining area outside of the overhang meets the minimum width requirements of the sidewalk or planter.

e. **Spaces near Obstructions**. When the side of a parking space abuts a wall or other structure that is taller than six inches, the width of the parking space shall be increased by one foot.

7. **Landscaping, Fencing, and Screening**

a. Parking lots with more than 8 parking spaces shall provide one tree per every four parking spaces.

b. Screening of parking and loading areas shall meet the following standards:

Table 1703-5.50.D: Parking and Loading Area Screening

Zone	Adjacent Zone	Required Screening [1]
T4, T5, T6	T3, T4 or residential non-transect zone	6' wall, fence or evergreen hedge.

[1] Screening is not required when parking and loading is adjacent to an alley.

c. Landscaping areas can be ideal locations to accommodate stormwater management features.

8. **Location**

a. Location of required on-site parking in all zones is regulated by setbacks set forth in Section 1703-2 (Specific to Transect Zones) and the following:

(1) Parking lots with 20 or fewer spaces shall have all off-street parking areas shall be separated at least five feet from buildings in order to provide a sidewalk between the building and parking area.

(2) Parking lots with more than 20 spaces shall have all off-street parking areas shall be separated at least 10 feet from buildings in order to make room for a sidewalk, landscaping, and other planting between the building and the parking area.

(3) This separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

9. **Size of Parking Lot**

a. Parking lots larger than one-quarter of an acre in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

10. **Signs.** For standards related to signage see Subsection 1703-5.80 (Signs).

11. **Tandem Parking.** Tandem parking is allowed in all zones for all residential uses as follows:

a. Both tandem parking spaces satisfy the parking requirement of one residential unit; and

b. Neither of the tandem parking spaces shall be for required accessible parking spaces.

G. **Bicycle Parking Requirements**

1. **Exempt.** Bicycle parking is not required for single-family residential developments and uses.

2. **Number of Bicycle Parking Spaces and Location Standards**

Table 1703-5.50.E Bicycle Parking Requirements

Use Type	Required Spaces	Location
Residential: Multi-Family	1 per 4 bedrooms	Either within the building or within 25 feet of the building entrance.
Retail, Services or Recreation, Education and Public Assembly [1]	4 stalls or 20% of required off-street automobile parking spaces, which ever is greater (up to a maximum of 30 bicycle spaces)	Within 50 feet of public entrance of the building and adjacent to a bicycle path and/or pedestrian walks.
Industry, Manufacturing & Processing and Transportation, Communications, Infrastructure [1]	10% of required off-street automobile parking spaces, which ever is greater (up to a maximum of 30 bicycle spaces)	Within 50 feet of public entrance of the building and adjacent to a bicycle path and/or pedestrian walks.

[1] At the discretion of the Director required bicycle parking may be provided within the public ROW.

3. **Bicycle Parking Standards.** Bicycle spaces shall be provided in accordance with the following standards:

   a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;

   b. Lockers and racks shall be securely anchored to the pavement or a structure;

   c. Racks shall be designed and installed to permit two points of contact with the frame and allow the frame and one or both wheels to be secured;

   d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate as determined by the Director;

   e. When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles and pedestrians, unless determined by the Director to be unnecessary; and

   f. Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location.

4. **Bicycle Parking Space Dimensions.** All bicycle parking shall meet the following minimum dimensions:

   a. Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;

   b. No part of the rack shall be located closer than 30 inches to a wall or other obstruction;

c. The front or back of the rack shall be located no less than 48 inches from a sidewalk or pedestrian way; and

d. A minimum of 30 inches shall be provided between adjoining racks.

1703-5.60 Building Height

A. **Purpose.** This Subsection establishes the methodology used to measure the height of a building. The methodology applies to primary and accessory buildings and structures. The maximum height of a building or structure is established in Section 1703-2 (Specific to Transect Zones). Several methods are used to regulate the building height, including regulating the overall building height, the height to the eave or parapet and the number of stories. These methods are used together to help ensure that new development is consistent with the character and scale of Cincinnati's neighborhoods.

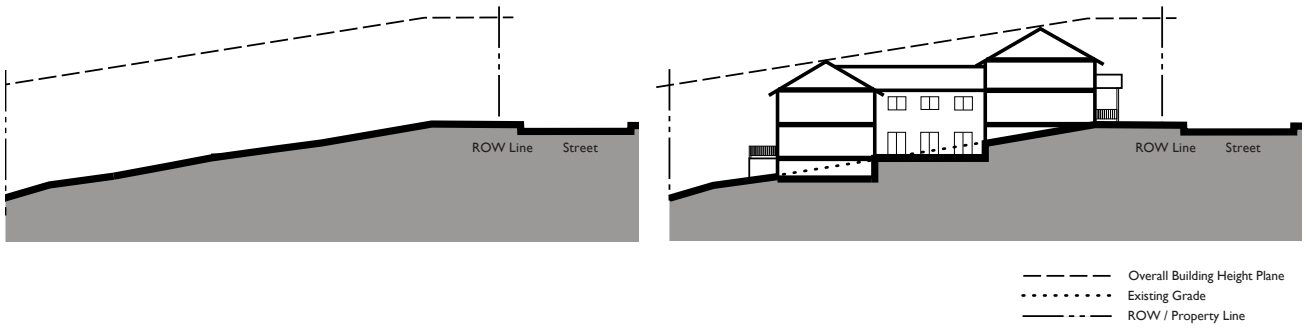
B. **Applicability.** This Subsection applies to all development within transect zones.

C. **Overall Building Height.** Overall building height shall be measured vertically from the finished grade adjacent to the building exterior to the building height plane.

1. **Building Height Plane.** The building height plane is an imaginary plane that is used to determine the height of the building. It is determined as follows:

a. The plane shall be parallel to the pre-development grade of the site; and

b. The plane shall be set vertically at the highest point of the coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.



D. **Building Height to Eave/Parapet.** Building height to eave/parapet shall be measured vertically from the finished grade adjacent to the building exterior to the base of eave or parapet.

E. **Building Height by Story.** A story shall be measured as follows for purposes of regulating the height of the building:

1. A story that meets the height regulations in Table A (Maximum Height of a Floor) shall be counted as one story. A story that exceeds the height regulations in Table A (Maximum Height of a Floor) shall be counted as two or more stories.

2. Basements with an exterior exposed wall greater than four feet tall shall count as a story. The height of the exterior wall shall be measured from the finished grade to the finished floor of the story above.

Table 1703-5.60.A: Maximum Height of a Floor[1]			
	Non-Residential, except Civic Uses	Multi-Family Residential	Single-Family Residential
Ground Floor	20' max.	16' max.	14' max.
All Other Floors	12' max.	12' max.	12' max.

[1] All heights are measured from finished floor to highest point of the finished ceiling.

F. **Crawl Spaces**

1. Unfinished crawl spaces taller than three feet shall be screened from view of public thoroughfares with landscaping.
2. Unfinished crawl spaces shall not exceed five feet in height measured from the exterior finished grade to the finished floor of the story above.

G. **Basements.** Basement walls visible from a thoroughfare shall not exceed nine feet in height measured from the exterior finished grade to the finished floor of the story above.

H. **Allowed Encroachments Beyond Height Limits**

Table 1703-5.60.B: Allowed Encroachments beyond Height Limits	
Element	**Additional Requirements**
Electrical Power Transmission Lines	
Antennas or Chimneys	Shall not 20% of the height limit.
Steeples, Towers or Other Unoccupied Architectural Features	Shall not exceed 20% of the roof area and shall not exceed 20% of the height limit.
Stair Towers or Elevator Towers	Shall not exceed 20% of the roof area.
Mechanical Equipment	Shall not exceed 20% of the roof area and shall be screened from thoroughfare level view.
Solar Panels or Solar Water Heating	Shall not 20% of the height limit.

1703-5.70 Renovations and New Construction Compatibility

A. **Purpose.** This Subsection provides standards for providing compatibility between proposed renovations and/or new construction with the existing neighborhood fabric of buildings and structures.

B. **Applicability.** The standards in this Subsection apply to all development within the T5 Main Street transect zone (T5MS).

C. **Mechanical Equipment and Utility Standards.** Mechanical equipment, including air conditioning, piping, ducts, and conduits external to the building shall be concealed from view from adjacent buildings and street level by grills, screens or other enclosures. Electric and other utility service connections shall be underground for new construction and recommended for existing buildings undergoing a renovation or addition.

D. **Replacement Window Standards.** Replacement windows shall meet the following standards:

1. Replacement windows shall fit the size and style of the original openings.
2. Original window and door openings shall not be enclosed or bricked-in on the street elevation. Where openings on the sides or rear of the building are to be closed, the infill materials shall match that of the wall and be recessed a maximum of three inches within the opening.

E. **Exterior Renovation or Alterations of Existing Structures**

1. Renovations, alterations or additions shall be designed and executed in a manner that is sympathetic to the particular architectural character of the existing structure. Architectural elements shall be designed to reflect the detailing and materials associated with the particular style of the building.
2. Renovations and restorations of older buildings shall respect the original building design, including structure, use of materials and details.
   a. New materials or signs shall not cover original materials and detailing.
   b. Natural materials (brick, slate, glass, stone, etc.) shall be retained in their natural state and not covered with any other contemporary materials.
   c. Materials that do not keep with the historic character of the building shall be removed from the facade upon significant exterior renovation or restoration of the existing structure.

F. **New Construction**

1. New buildings shall be compatible with their surroundings. Bulk, shape, massing, scale and form of new buildings and the space between and around buildings shall be consistent with the neighborhood, and with neighboring buildings.
   a. New buildings shall respond to the pattern of window placement in the neighborhood. The designs of new buildings shall avoid long unrelieved expanses of wall along the thoroughfare by maintaining the rhythm of windows and structural bays in the neighborhood. The preferred pattern of ground floor windows is open show windows, with inset or recessed entryways; and landscaping, lighting and other amenities equivalent to those existing in the neighborhood.
   b. Buildings shall de-emphasize secondary rear or side door entrances to commercial space, unless the entrances are associated with public parking areas.
2. The Director shall review and consider applicable community plans approved by City Council when making decisions for projects in transect zones.
   a. Proposed uses shall be consistent with the goals, objectives and guidelines of the community plans approved by City Council.

1703-5.80 Signs

A. **Purpose**

1. Provide property owners and occupants an opportunity for effective identification.
   a. Provide reasonable, yet appropriate conditions for identifying goods sold or produced or services rendered in all transect zones.

2. Maintain and enhance the quality of the City's appearance by:
   a. Controlling the size, location and design of temporary and permanent signs so that the appearance of such signs will reduce sign clutter, be aesthetically harmonious with their surroundings, and will enhance the overall appearance of the built environment;
   b. Preserving and perpetuating uncluttered and natural views, significant architecture and cultural resources for the enjoyment and environmental enrichment of the citizens of the community and visitors; and
   c. Protecting residential neighborhoods from adverse impacts of excessive signs both from within T3 and T4 zones and from surrounding zones.
3. Ensure that signs are located and designed to:
   a. Maintain a safe and orderly pedestrian and vehicular environment; and
   b. Reduce potentially hazardous conflicts between commercial or identification signs and traffic control devices and signs.

B. **Applicability.**
1. The standards of this Subsection apply to all on-site signs in the transect zones.
2. Signs regulated by this Subsection shall not be erected or displayed unless a building permit is obtained or it is listed as exempt.

C. **Exempt Signs.** The following signs are exempt from the permit standards of this Section and are permitted in any transect zone:
1. Street address numbers displayed in accordance with § 723-65, Displaying House Numbers, of the Municipal Code.
2. Public information, identification, special event, directional, and other signs erected by:
   a. A government agency; or
   b. A public utility or other quasi-public agent in the performance of a public duty.
3. City entry, community or district identification signs not exceeding 20 square feet in area and eight feet in height.
4. Names of buildings, dates of erection, commemorative tablets and the like, when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type material.
5. Credit card, trading stamp, or trade association signs not exceeding one-half square foot each and not exceeding ten per establishment.
6. Flags not exceeding 72 square feet each. A flag may be displayed on a pole not exceeding the height limit found within the transect zone.
7. One identification sign per dwelling unit or per business, not exceeding one square foot each.
8. Instructional On-Site Signs provided that such signs are limited to a maximum of six square feet in area. If constructed as a ground mounted sign the maximum height is four feet.

9. Temporary open house signs provided that they are limited in number to a maximum of four per event, limited in size to a maximum of 12 square feet in area and located at least 12 feet from the edge of the thoroughfare pavement. An open house sign may only be installed the day before the open house and shall be removed the same day of the open house after its conclusion. In no case shall an open house sign be installed for more than 48 continuous hours.

10. **Real Estate Sign**

    a. Only one such sign is allowed per site per street frontage, and is limited in size to a maximum total sign face area of 24 square feet and 12 square feet for any single sign face.

    b. The sign may be a ground sign, a window sign, or a wall sign.

    c. All signs shall be removed within 14 days after the sale, lease, or rental has occurred. These signs may only be installed on the property to which they refer.

11. Noncommercial signs as regulated by § 1427-15 of the Municipal Code.

D. **Prohibited Locations and Features for Signs**

1. **Prohibited Locations**

    a. No permanent sign shall be installed within the public right-of-way unless displayed by a governmental entity or pursuant to a revocable street privilege.

    b. Signs shall not be located on property without prior authorization granted by the property owner, or in the case of public parks or any public property without the permission of the City of Cincinnati.

    c. Sign shall not be located where the view of approaching or intersecting traffic would be obstructed.

    d. Signs shall not be located as to interfere with the safe movement of vehicles, bicycles and/or pedestrians entering, leaving or crossing a public right-of-way.

    e. Signs shall not be located on the roofs of buildings or structures.

    f. Yard signs shall not interfere with pedestrian movement along sidewalks and paths.

    g. Signs shall not be attached to any traffic control sign, utility pole, street sign or tree, except for temporary signs installed by a government agency for public information and/or special events.

    h. Signs shall not be mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on private premises close to the public right-of-way or within public right-of-way in a manner intended to attract the attention of the public for advertising purposes. Signs indicating only the name and or phone number of the owner or business are allowed if the following standards are met:

        (1) The sign is painted on, adhered with vinyl film, or magnetically attached to motor vehicles and/or trailer; and

        (2) The motor vehicle and/or trailer is regularly and consistently used to conduct normal business activities.

2. **Prohibited Features**

   a. Moving, flashing, or animated signs including but not limited to searchlights, streamers and spinners;

   b. Inflatable signs, such as but not limited to balloons, gas inflated signs or similar inflated signs;

   c. Portable signs, except for Sandwich Board Signs as allowed in Subsection M;

   d. Flags, other than those specifically allowed in Subsection C.6; and

   e. Outdoor image projections (signs projected from an external light source onto a building or structure) or any other similar devices.

E. **Permanent Signs**

1. Permanent Signs shall meet the standards set forth in Subsections 1703-5.70.G-R.

2. The number of allowed permanent signs is set forth within the transect zone, see Section 1703-2 (Specific to Transect Zones).

F. **Temporary Signs.** Temporary signs are allowed in all transect zones and shall meet the following standards:

1. Requires obtaining a Building Permit or a Certificate of Compliance;

2. Shall only be externally illuminated; and

3. Shall meet the standards found in Table A (Allowed Temporary Signs).

Table 1703-5.80.A: Allowed Temporary Signs	
Temporary Construction Sign	
Number of Signs	1 per site max.
Types Allowed	Ground or Wall
Total Sign Face Area	32 sf for residential max.; or 64 sf for commercial max.
Duration/Frequency	Installed no sooner than one week prior to the commencement of construction and shall be removed within 24 hours of completion of construction or if the project ceases construction for 12 months or longer.
Construction Site Wrap Sign	
Number of Signs	1 per street frontage max.
Sign Height	8' max.
Duration/Frequency	Installed no sooner than one week prior to the commencement of construction and shall be removed within 24 hours of completion of construction or if the project ceases construction for 12 months or longer.
Special Event Banner	
Size	12' max. along any dimension
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods with a maximum of four display times per calendar year.
Special Event Sign	
Total Sign Face Area	12' max. along any dimension
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods with a maximum of four display times per calendar year.
Special Event Decoration	
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods with a maximum of four display times per calendar year.
Residential Subdivisions with Multiple Lots for Sale, Lease, or Rent	
Number of Signs	1 per perimeter street frontage, max., in addition to any allowed real estate sign(s)
Types Allowed	Ground
Total Sign Face Area	10 sf per lot up to 250 sf max.
Location	Along perimeter street or right-of-way
Setback from R.O.W.	50' min.
Spacing between Signs	200' min.
Duration	Installed after Development Permit is issued and removed when 75% of lots in the subdivision have received a Certificate of Occupancy
Commercial On-Site	
Number of Signs	1 per site max.
Number of Faces	2 max.
Total Sign Face Area	36 sf per sign face max.
Sign Height	5' max.
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods with a maximum of four display times per calendar year.

G. **Removal of Illegal Signs**

1. An owner of property where an illegal sign is displayed has the duty to remove all illegal signs.
2. If the Director of Buildings and Inspections finds an illegal sign, the Director has the duty to issue an order for the sign to be removed within 60 days and issue a notice of civil violation to an owner who fails to comply with an order to remove an illegal sign.
3. If the property owner is found guilty of failing to comply with an order to remove an illegal sign, the Director has the duty to give notice to the owner that the sign is a public nuisance and to cause the illegal signs to be removed pursuant to § 1101-57, Demolition of Buildings and Removal of Illegal Signs by the Director of Buildings and Inspections, of the Cincinnati Building Code.

H. **Nonconforming Signs**

1. A nonconforming sign must be brought into conformity with the provisions of the this Code, when:
   a. The sign is structurally altered, rebuilt, enlarged, extended, or relocated; or
   b. When the principal use of the property is changed from a commercial use to a residential use.
2. Provided, however, the repainting or refacing of an existing nonconforming sign is not considered an alteration within the meaning of this subsection.

I. **Maintenance, Abandonment and Removal**

1. All signs must be maintained in a condition or state of equivalent quality to which was approved or required by the City.
2. An on-premise sign advertising an activity, business, service or product must be removed or the sign face replaced with a blank face within 60 days of the activity, business, or service promoted by the sign being discontinued on the premises where the sign is displayed
3. If the use is not reestablished or a new use is not established within two years and a replacement sign face conforming to this Code installed, then the entire sign structure and mounting hardware must be removed.

J. **Penalties.** See Chapter 1451. Enforcement.

Table 1703-5.80.B: Sign Types General			
Specific Sign Type	**Illustration**	**Zones**	**Standards**
Building Signs			
Awning Sign. This Sign Type is a traditional shopfront fitting and can be used to protect merchants' wares and keep shopfront interiors shaded and cool in hot weather.		T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, T5F, T6C	1703-5.80.K
Directory Sign. This Sign Type provides a listing of establishments within a building or series of buildings.		T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, T5F, T6C	1703-5.80.L
Marquee Sign. This Sign Type is a vertical sign that is located either along the face, where it projects perpendicular to the facade, or at the corner of the building, where it projects at a 45 degree angle.		T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, T5F, T6C	1703-5.80.N
Projecting Sign. This Sign Type is mounted perpendicular to a building's facade. These signs are small, pedestrian scaled, and easily read from both sides.		T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, T5F, T6C	1703-5.80.P
Suspended Sign. This Sign Type is mounted to the underside of beams or ceilings of a porch, breezeway or similar covered area. These signs are small, pedestrian scaled, and easily read from both sides.		T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, T5F, T6C	1703-5.80.R
Wall Sign. This Sign Type is flat against the facade consisting of individual cut letters applied directly to the building, or painted directly on the surface of the building.		T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, T5F, T6C	1703-5.80.S

Key		
# Allowed	# Allowed with Restrictions	# Not Allowed

Table 1703-5.80.B: Sign Types General (continued)			
Specific Sign Type	**Illustration**	**Zones**	**Standards**
Building Signs (continued)			
Wall Mural Sign. This Sign Type is flat against a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements.		T3E, T3N, T4N.MF, T4N.SF, **T5MS, T5N.LS, T5N.SS, T5F, T6C**	1703-5.80.T
Window Sign. This Sign Type is professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, applied directly on the inside of a window.		T3E, T3N, T4N.MF, T4N.SF, **T5MS, T5N.LS, T5N.SS, T5F, T6C**	1703-5.80.U
Ground Signs			
Landscape Wall Sign. This Sign Type is attached to freestanding walls and is often used to mark a place of significance or the entrance to a location.		**T3E, T3N, T4N.MF, T4N.SF, T5MS, T5N.LS, T5N.SS, T5F, T6C**	1703-5.80.M
Pole/Monument Sign. This Sign Type encompass a variety of signs that are not attached to a building and have an integral support structure. Two varieties include: Pole/Monument and Pole.		**T3E, T3N, T4N.MF, T4N.SF**, T5MS, T5N.LS, T5N.SS, T5F, T6C	1703-5.80.O
Sandwich Board Sign. This Sign Type provides secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk (i.e. a shop located along a paseo).		T3E, T3N, T4N.MF, T4N.SF, **T5MS, T5N.LS, T5N.SS, T5F, T6C**	1703-5.80.Q
Yard Sign. This Sign Type is mounted on a porch or in a yard between the public ROW and the building facade.		T3E, T3N, T4N.MF, T4N.SF, T5MS, **T5N.LS, T5N.SS, T5F**, T6C	1703-5.80.V

Key

# Allowed	# Allowed with Restrictions	# Not Allowed

K. Awning Sign

T3E | T3N | T4N.MF | T4N.SF | **T5MS** | **T5N.LS** | **T5N.SS** | **T5F** | **T6C**

Description

The Awning Sign Type is a traditional shopfront fitting and can be used to protect merchants' wares and keep shopfront interiors shaded and cool in hot weather. Retail tenant signs may be painted, screen printed, or appliquéed on the awnings.

Size

Projecting		
Signable Area	1 sf per linear foot of shopfront max.	A
Lettering Height	16" max.	B
Lettering Thickness	6" max.	C
Sloping Plane		
Signable Area	25% coverage max.	D
Lettering Height	18" max.	E

Size (continued)

Valance		
Signable Area	75% coverage max.	F
Width	Shopfront width, max.	G
Height	8" min.; 16" max.	H
Lettering Height	8" max.	I

Location

Clear Height	8' min.	J
Signs per Awning	1 projecting, or 1 valance and 1 sloping plane, max.	

Miscellaneous

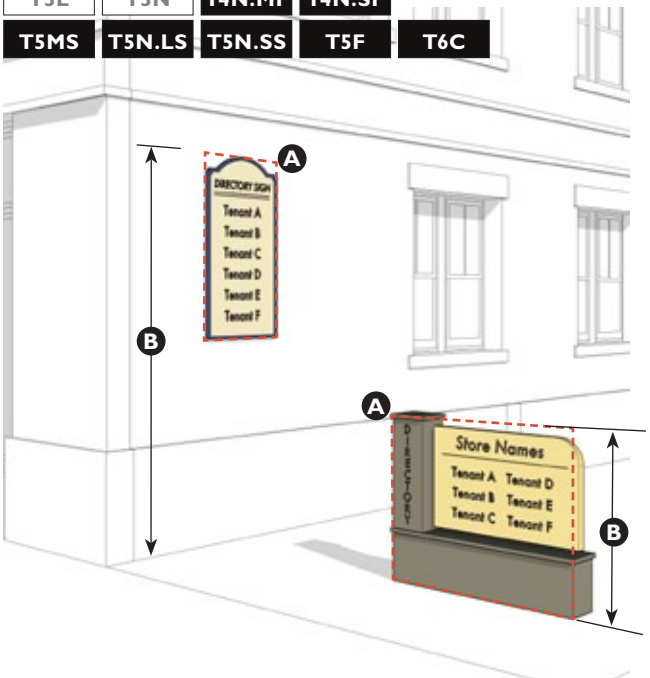
Only the tenant's store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.

Open-ended awnings are strongly encouraged.

Vinyl or plastic awnings are strongly discouraged.

L. Directory Sign

T3E | T3N | T4N.MF | T4N.SF
T5MS | T5N.LS | T5N.SS | T5F | T6C



Description

The Directory Sign Type provides a listing of establishments within a building or series of buildings. entrances and parking locations.

Size

Signable Area	6 sf max.	A

Location

Height		B
Wall Mounted	8' max.	
Freestanding [1]	3' max.	

[1] See Subsection 1703-5.80.O (Pole/Monument Sign Type) for additional standards.

Miscellaneous

May include the name of the business and business address. Shall not include any other words.

M. Landscape Wall Sign

T3E | T3N | T4N.MF | T4N.SF
T5MS | T5N.LS | T5N.SS | T5F | T6C

Description

The Landscape Wall Sign Type is attached to freestanding walls and is often used to mark a place of significance or the entrance to a location. This Type is often used in place of a Pole/Monument sign.

Size

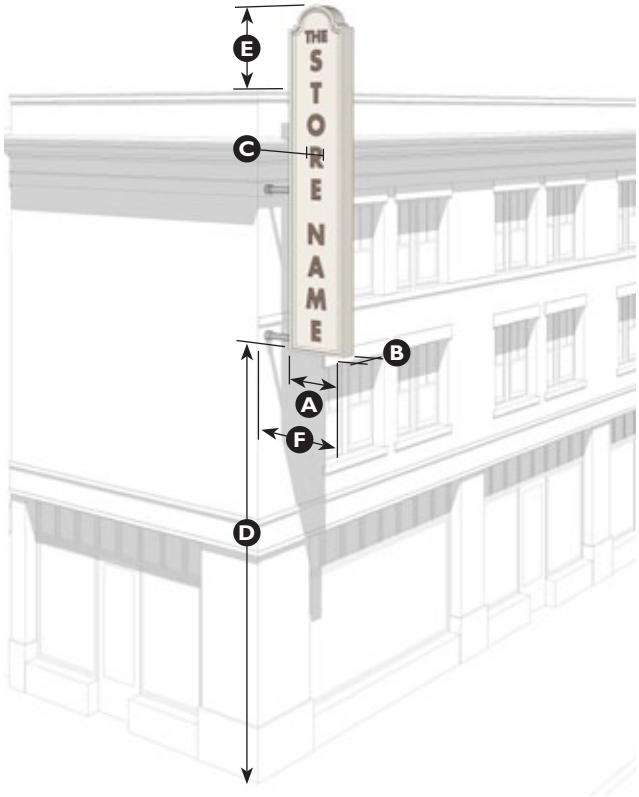
Signable Area	24 sf max.	A

Location

Height of Landscape Wall	4' max.	B
Mounting Height		
Below Top of Wall	6" max.	C
Above Grade	12" min.	D

N. Marquee Sign

T3E | T3N | T4N.MF | T4N.SF | **T5MS** | **T5N.LS** | **T5N.SS** | **T5F** | **T6C**



Description

The Marquee Sign Type is a vertical sign that is located either along the face, where it projects perpendicular to the facade, or at the corner of the building, where it projects at a 45 degree angle. Marquee signs often extend beyond the parapet of the building, but may also terminate below the cornice or eave. Marquee signs often have neon lettering used in conjunction with painted lettering.

Size

Signable Area		
Width	24" max.	A
Depth	10" max.	B
Lettering		
Width	75% of sign width max.	C

Location

Clear Height	12' min.[1]	D
Extension	10' max.[2]	E
Projection	6' max.	F

[1] When located over driveways or alleys, Marque Signs shall have a minimum clear height of 16'.

[2] Marquee signs may not extend beyond the eave of a pitched roof.

Miscellaneous

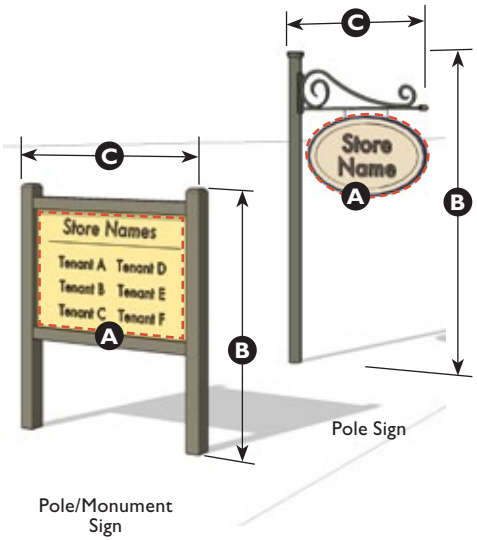
Neon lettering may only be used in conjunction with painted lettering; signs consisting only of neon lettering are not permitted.

Shall only be located along or oriented toward a street frontage.

This Signage Type should be used sparingly and should not be repeated along a frontage.

O. Pole/Monument Sign

T3E	T3N	T4N.MF	T4N.SF	
T5MS	T5N.LS	T5N.SS	T5F	T6C



Description

The Pole/Monument Sign Type encompasses a variety of signs that are not attached to a building and have an integral support structure.

A Pole Sign, usually double-faced, is mounted on a single or pair of round poles, square tubes, or other fabricated members without any type of secondary support.

A Pole/Monument Sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

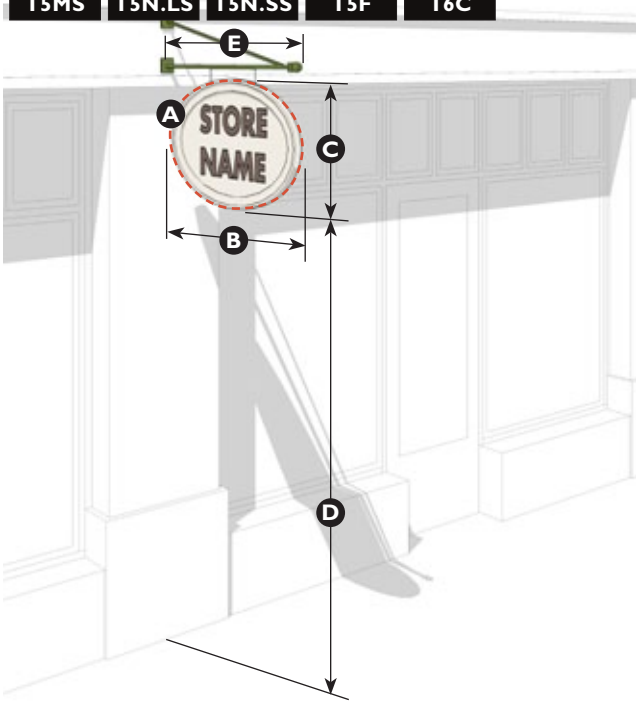
Size		
Signable Area	12 sf max.	A
Location		
Signs per Frontage	1 max.	
Height	8' max.	B
Width	8' max.	C

Miscellaneous

Changeable copy signs are only allowed for gasoline price signs, directory signs listing more than one tenant, and signs advertising restaurant food specials, films and live entertainment which change on a weekly or daily basis.

P. Projecting Sign

T3E	T3N	T4N.MF	T4N.SF	
T5MS	T5N.LS	T5N.SS	T5F	T6C



Description

The Projecting Sign Type is mounted perpendicular to a building's facade from decorative metal brackets such as cast or wrought iron in a manner that allows them to swing slightly. These signs are small, pedestrian scaled, and easily read from both sides. Often, projecting signs offer an opportunity for a more creative or "playful" sign. Syn. Blade Sign.

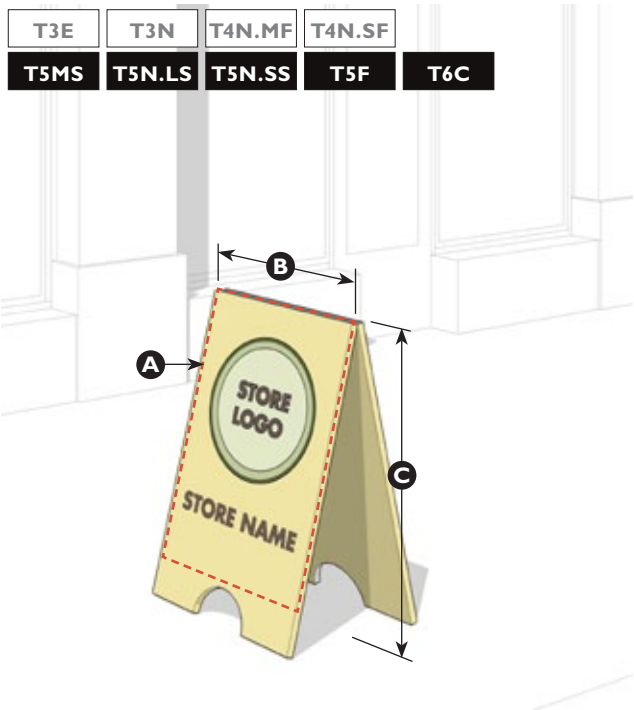
Size		
Signable Area		
Area	6 sf max. per side, 12 sf max. total	A
Width/Height	36" max.	B/C
Thickness	4" max.[1]	

[1] Special and creative signs that have a three dimensional quality may have a greater thickness subject to approval by the Director.

Location		
Clear Height	8' min.	D
Projection	4' max.	E

Q. Sandwich Board Sign

T3E | T3N | T4N.MF | T4N.SF
T5MS | T5N.LS | T5N.SS | T5F | T6C



Description

The Sandwich Board Sign Type provides secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk (i.e. a shop located along a paseo). Sandwich boards made of wood and/or slate boards are highly recommended. Chaser lights or illuminated signs shall not be used.

Size

Signable Area

Area	6 sf max. per side	A
Width	24" max.	B
Height	36" max.	C

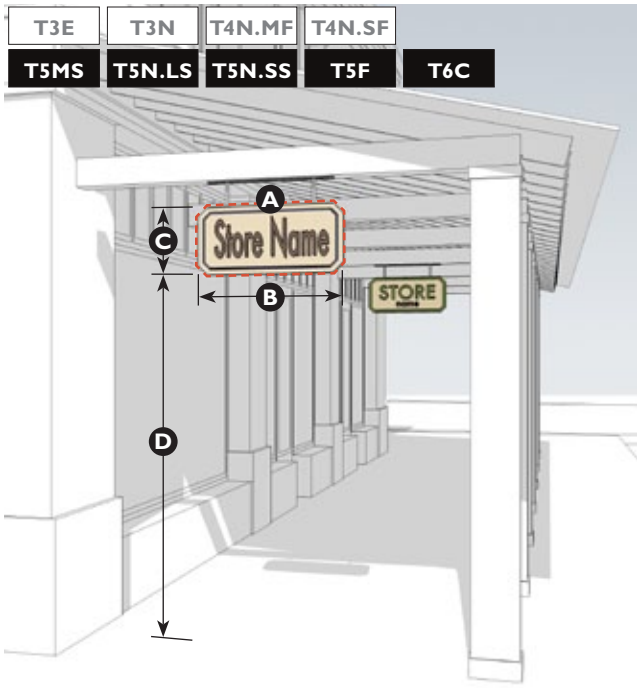
Location

Sandwich Board Signs shall not interfere with pedestrian travel or encroach upon the required accessible path.

Sandwich Board Signs shall only be displayed during business hours and shall be removed when the business is closed.

R. Suspended Sign

T3E | T3N | T4N.MF | T4N.SF
T5MS | T5N.LS | T5N.SS | T5F | T6C



Description

The Suspended Sign Type is mounted to the underside of beams or ceilings of a porch, gallery, arcade, breezeway or similar covered area. They are typically hung in a manner that permits them to swing slightly. These signs are small, pedestrian scaled, and easily read from both sides. Suspended signs shall be hung well out of reach of pedestrians and all exposed edges of the sign shall be finished.

Size

Signable Area

Area	6 sf max.	A
Width	36" max.	B
Height	36" max.	C

Location

Clear Height	8' min.	D

S. Wall Sign

T3E | T3N | T4N.MF | T4N.SF | T5MS | T5N.LS | T5N.SS | T5F | T6C

Description

The Wall Sign Type is flat against the facade consisting of individual cut letters applied directly to the building, raised letters on a panel or painted directly on the surface of the building. Wall Signs are placed above shopfronts and often run horizontally along the "expression line," entablature of traditional buildings, or decorative cornice or sign band at the top of the building. Wall Signs shall not protrude beyond the roof line or cornice of a building.

Size

Signable Area		
Area	1 sf per linear foot of shopfront width up to 80 sf max.	A
Width	Shopfront width, max.	B
Height	12" min.; 3' max.	C
Lettering		
Width	75% of signable width, max.	D
Height	75% of signable height or 10" (whichever is lesser) max.	E

Location

Projection	8" max.

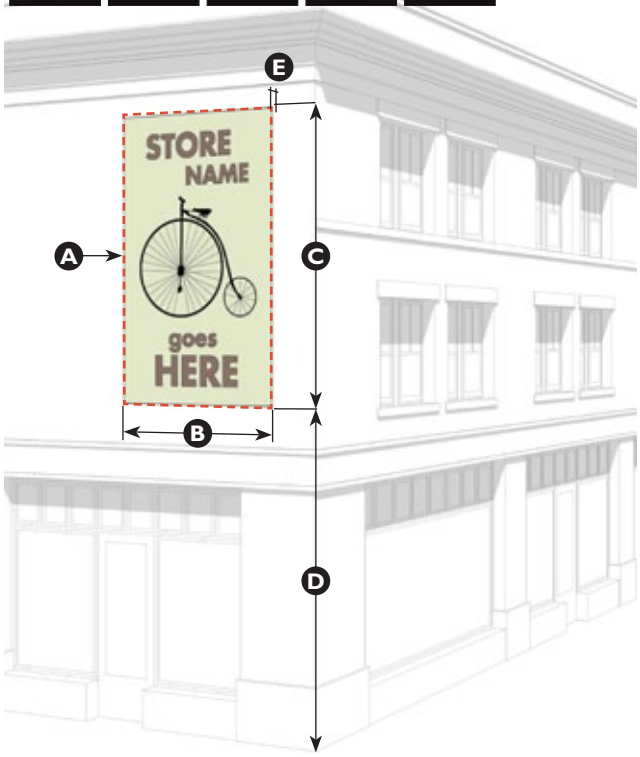
Miscellaneous

Changeable copy signs are only allowed for gasoline price signs, directory signs listing more than one tenant, and signs advertising restaurant food specials, films and live entertainment which change on a regular basis.

Wall Signs shall not be internally illuminated.

T. Wall Mural Sign

T3E | T3N | T4N.MF | T4N.SF
T5MS | T5N.LS | T5N.SS | T5F | T6C



Description

The Wall Mural Sign Type is flat against a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements. These signs are intended to be visible from a greater distance and are accompanied by additional signage on the primary facade at the business entrance. Wall Mural Signs that provide off-site signage for a business or do not provide signage for a specific business (artistic wall mural) are subject to approval by the Director. Billboards are not considered wall mural signs and are prohibited within the Form-Based Code areas.

Size

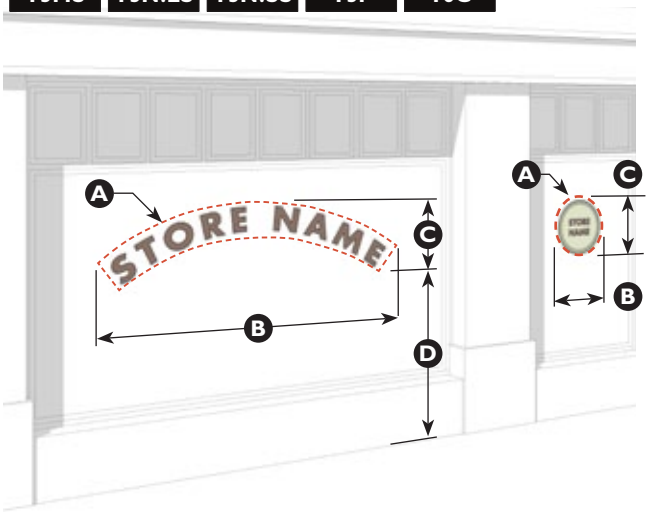
Signable Area		
Area	1000 sf max.	A
Width	60' max.	B
Height	50' max.	C

Location

Height Above Ground	3' min.	D
Projection	8" max.	E

U. Window Sign

T3E | T3N | T4N.MF | T4N.SF
T5MS | T5N.LS | T5N.SS | T5F | T6C



Description

The Window Sign Type is often professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, applied directly on the inside of a window. Window signs offer a high level of craftsmanship and visibility, and are often used for small professional offices.

Size

Signable Area		
Area per Shopfront Window	20% max.	A
Width	5' max.	B
Height	36" max.	C

Location

Height Above Ground	5' min.	D

Window Signs shall be applied directly to the inside of the glass.

Miscellaneous

Applied plastic or vinyl cut letters are strongly discouraged.

Window Signs shall have a clear background.

V. Yard Sign

T3E | T3N | T4N.MF | T4N.SF | T5MS | **T5N.LS** | **T5N.SS** | **T5F** | T6C

Description

The Yard Sign Type is a sign mounted on a porch or in a yard between the public ROW and the building facade. Yard signs mounted on a porch are placed parallel to the building's facade. Yard signs mounted in a yard are placed parallel or perpendicular to the ROW. Yard signs work well for home businesses located in mixed use environments.

Standards

Size		
Signable Area		
Area	6 sf max.	
Width	36" max.	A
Height	36" max.	B
Location		
Clear Height		C
Mounted on Porch	6'8" min.	
Mounted in Yard	12" min.	
Overall Height		
Mounted in Yard	5' max	D
Miscellaneous		
Yard signs may not be located within a public ROW.		
Yard mounted signs shall be parallel or perpendicular to the ROW.		

1703-5.90 Corner Stores

A. **Purpose.** The standards within this Subsection are intended to allow the diverse network of existing corner stores throughout the City to be utilized to incubate small, local businesses and artisans to serve as catalysts for neighborhood revitalization, as a tool for economic development, and as an important component of the walkability of a neighborhood.

B. **Applicability.** This Subsection is applicable to any property originally constructed as a corner store that existed prior to the adoption of this Form-Based Code within all T3 and T4 zones and within the T5N.LS and T5N.SS zones. Corner stores shall meet the following definition:

1. Originally and/or currently constructed with a shopfront frontage; or
2. Used as a neighborhood retail establishment.

C. **Development Standards.** Any building that meets the applicability criteria in Subsection B above may be adaptively re-used in accordance with the following standards:

1. **Building Form**
   a. The building form shall follow the standards of the transect zone in which it is located; or
   b. Buildings that do not meet the standards of the transect zone in which they are located shall follow the standards established in Subsection 1703-8.40 (Non-Conformities).
2. **Parking**
   a. No off-street parking is required for uses within a corner store.
   b. Off-street parking shall only be provided as head-in parking off of an alley or on a pre-existing parking area.
   c. Existing pervious surface areas on the lot may not be paved over for parking.
   d. All parking area shall be screened from view as set forth in Subsection 1703-5.50.F.7 and any required screening shall match the character of the building.
3. **Loading.** No off-street loading is required.
4. **Allowed Uses.** In addition to those permitted uses within the transect zone in which the Corner Store is located, the uses listed in Table A are allowed on any floor of the building.
5. **Signage.** Corner stores' signage shall follow the standards set forth in the transect zone in which they are located.

D. **Procedures.** See Section 1703-9 (Administration and Procedures) for procedures.

Table 1703-5.90.A: Corner Store Use Table

Land Use Type	Specific Use Regulations	Corner Store
Retail		
General Retail, except with any of the following features:		MUP
Alcoholic Beverage Sales		—
Drive-Through Facilities	1703-5.100.f	—
Eating or Drinking Establishment, except with any of the following features:		MUP
Alcoholic Beverage Sales		UP
Drive-Through Services	1703-5.100.f	—
Operating between 10pm - 7am		UP
Outdoor Entertainment	1703-5.100.l	UP
Services		
Day Care Home:	1703-5.100.D	
Adult		P
Type A (7 - 12 Children)		P
Type B (1 - 6 Children)		P
Medical Services:		
Clinic		P
Doctor Office		P
Office: Professional		P
Personal Services		P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

1703-5.100 Additional Standards for Specific Uses

Purpose. This Subsection provides site planning, development, and operating standards for certain land uses where allowed in compliance with Section 1703-2 (Specific to Transect Zones) and for activities that require special standards to ensure their compatibility with site features and existing uses.

Applicability. This Subsection applies to development in all transect zones.

A. **Animal Services**

1. All veterinary activities and operations shall be contained within a structure constructed according to the limitations of this Subsection with no exterior exercise areas, yards, pens or storage areas.
2. No part of any structure located within 100 feet of a T3 zone or residential non-transect zone may be used for veterinary facilities.
3. The veterinary facility may not be used for the boarding of animals, except as needed for treatment and recovery.
4. The total floor space of any veterinary facility may not exceed 2,500 square feet in area.
5. There may be no openings in the walls or roof of any portion of the structures used for a veterinary facility unless such openings are stationary windows or required means of egress.
6. The veterinary facility shall be provided with mechanical ventilation with continual filtration of all exhaust air.
7. The veterinary facility shall be constructed and operated according to any other rules thta the Director may establish to provide for public health, safety and welfare.

B. **Automated Teller Machines.** Automated teller machines (ATM) must be located, developed and operated in compliance with the following standards:

1. **Drive-Through Facilities.** See Subsection F (Drive-through).
2. **User Comfort.** Where ATMs are located on the exterior of a building, weather protection must be provided in the form of an awning or shallow portico.
3. **Security.** ATM facilities must have adequate lighting for security purposes.
4. **Litter.** ATM facilities must include at least one trash receptacle.

C. **Bed and Breakfast**

1. Bed and Breakfasts shall have no more than five rooms for rent.
2. Bed and Breakfasts located in all T3 and T4 zones shall maintain a residential character on the exterior of the buildings.
3. A current business license shall be obtained and posted in compliance with Chapter 855 (Rooming Houses) of the Municipal Code.
4. Meals and rental of bedrooms are limited to registered guests. Separate or additional kitchens for guests are prohibited.

D. **Community Gardens.** Shall comply with the following standards:

Table 1703-5.100.A: Community Gardens	
Hours of Operation	
Community gardens shall not be used between the hours of 10:00 pm and 7:00 am.	
Building Form Standards	
Building Height	15' max.
Buildings or structures	800 sf max.
Number of Buildings or Enclosed Structures	2 max.
Buildings and Structures Placement	
Buildings and structures, including those for the storage of compost and refuse, shall comply with the building placement standards set forth for structures found in Section 1703-2 (Specific to Transect Zones).	
Fencing and Walls	
Height	
Along Front or Side Street Lot Line	4' max.
Along Side or Rear Lot Line, other locations	6' max.
Opacity	
Along Front or Side Street Lot Line	50% max
Along Side or Rear Lot Line, other Locations	100% max.
Fences and walls shall not include electrified, barbed or razor wire.	
Tools and Supplies	
Tools and supplies shall be stored indoors or removed on a daily basis.	
Bulk supplies and water tanks shall not be store in required frontyard or sideyard setbacks.	
Use of commercial or industrial farm equipment is prohibited.v	
Compost and Refuse	
Area Dedicated to Composting	200 sf max.
Compost shall be stored in an enclosed screened fence or structure.	
Composting shall be only of materials generated on-site.	
Water that has come in to contact with compost shall be prevented from flowing onto adjacent properties, into natural or human-made storm channels or the public right-of-way.	
Compost enclosure shall be maintained to prevent adverse environmental, health and safety impacts such as noise, odors, and the attraction of rodents or other pests onto adjacent properties.	
All refuse storage areas shall be screened from ground-level view from adjacent properties and public rights-of-way.	
Compost and/or Refuse Storage Area Setbacks	
Front	10' min.
Side Street	10' min.
Side	3' min.
Rear	3' min., 25' max.

Table 1703-5.0.A: Community Gardens (continued)
Fertilizer and Pesticides
Fertilizer and pesticides shall be stored in a locked storage structure and shall comply with any other applicable requirements for hazardous materials
Chemical, pesticide, fertilizer or other garden waste shall be prevented from draining onto adjacent properties or street right-of-ways.
Maintenance
The property owner of the site on which a community garden is located is responsible for all maintenance requirements.
Property shall be maintained free of high grass, weeds or other debris.
Dead plant growth must be composted or removed from the site not later than December 1st of each year.
Property shall be maintained to prevent cultivated areas from encroaching on to adjacent properties.
Property shall be maintained to prevent chemicals, pesticides, fertilizers, other garden wastes or water that has come in contact with compost from draining onto adjacent properties.

E. **Day Care Home or Center.** Outdoor play areas associated with Day Cares shall comply with the following standards:

1. Outdoor play areas shall be located in the rear yard.
2. A fence or wall with a minimum of four feet in height shall enclose all outdoor play areas.

F. **Drive-Through.** Uses that provide drive-throughs shall comply with the following standards:

1. **Location**
   a. Drive-through lanes shall not be located between buildings and adjacent streets.
2. **Pedestrian Walkways.** Pedestrian walkways shall have clear visibility and be emphasized by enhanced paving or markings when they intersect the drive-in or drive-through aisles.
3. **Screening**
   a. All service areas, trash storage areas and mechanical equipment shall be screened from ground-level view from adjacent properties and public rights-of-way.
4. **Menu Boards**
   a. Menu boards shall be located a minimum of 50 feet from T3 and T4 transect zone boundary lines and residential non-transect zone boundary lines.
   b. Speaker noise levels shall not be audible on any abutting T3 or T4 transect zone or residential non-transect zone.
5. **Trash Receptacle.** At least one trash receptacle shall be installed.

G. **Fuel Sales.** Fuel sale uses shall comply with the following standards:

1. **Location**
   a. Fuel dispensing units shall be located atleast 15 feet from any lot line.

b. Canopies covering fuel dispensing areas shall not be located:

(1) Between buildings and adjacent streets; and/or

(2) Within five feet of a lot line.

2. **Screening**

a. All service areas, trash storage areas and mechanical equipment shall be screened from ground-level view from adjacent properties and public rights-of-way.

b. A six foot tall wall or fence shall be provided along all T3 or T4 zone boundary lines.

3. **Lighting.** All lighting shall be stationary and shielded or recessed to direct light away from adjacent rights-of-way and adjacent T3 or T4 transect zone and residential non-transect zone properties.

4. **Trash Receptacle.** At least one trash receptacle shall be installed at each pump island.

H. **Home Occupation**

1. The home occupation shall be conducted only inside the dwelling or inside an accessory building.

2. The business shall only be conducted by a resident or residents of the dwelling.

3. No more than 25 percent or 500 square feet, whichever is less, of the total floor area of the dwelling shall be used for the home occupation.

4. No more than two home occupations shall be carried on in a single residence, provided that together they do not exceed the area limitation in Subsection 3 above, or violate any other conditions specified in this Subsection.

5. No stock, goods, and/or materials shall be displayed or sold at the location of the home occupation, provided this provision shall not be interpreted to prevent pick up of orders made either through the telephone or at sales meetings outside of the dwelling in which the home occupation is located.

6. No outdoor display or storage of materials, goods, supplies, or equipment shall be permitted in connection with a home occupation.

7. Signs shall be used in compliance with Section 1703-2 (Specific to Transect Zones) and Section 1703-5.80 (Signs).

8. The home occupation shall not be conducted in such a manner or advertised in such a way as to generate more pedestrian or vehicular traffic than typical for the zone within which it is located.

9. A home occupation shall not utilize flammable liquids or hazardous materials in quantities not customary to a residential use.

10. Hazardous or toxic materials shall not be used or stored on-site in quantities that could have a potentially significant environmental impact on the property or on the surrounding community. A hazardous or toxic material is one which is subject to the reporting provisions of Section 313 of Subtitle B of the Environmental Planning and Community Right-to-Know Act of 1986, 42 U.S.C. Section 11023.

11. The home occupation shall not create any radio, television, computer or power line interference, or noise audible beyond the boundaries of the site.

I. **Outdoor Dining Areas and Entertainment for Restaurants and Drinking Establishments**

1. **Location.** Outdoor areas on any public sidewalk or alley requires a revocable street privilege. Any outdoor area located within 100 feet of a T3 or T4 transect zone or a residential non-transect zone boundary line requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variances, Special Exceptions and Conditional Uses.
2. **Maximum Size.** Within 500 feet of a T3 or T4 zone or residential non-transect zone boundary line, the outdoor area may not exceed 50 percent of the indoor area accessible to the public. Additional outdoor dining area requires a Use Permit.
3. **Barriers.** Decorative walls or fencing shall enclose an outdoor area.
4. **Fixtures.** Furniture and fixtures provided for use in an outdoor area may consist only of movable tables, chairs, umbrellas, planters, lights and heaters. Lighting fixtures may be permanently affixed onto the exterior of the building. All movable furniture and fixtures shall be removed during the off-season.
5. **Outdoor Entertainment.** Within 500 feet of a T3 or T4 zone or residential non-transect zone boundary line, entertainment, including the use of audio/visual equipment or amplified sound is prohibited without a conditional use permit.

J. **Refuse Storage Areas.** The purpose of these regulations is to ensure the provision of adequate, accessible and convenient locations for the collection and storage of recyclable materials and refuse within containers and enclosures that are compatible with surrounding land uses and structures. Refuse and recycling containers required for all residential and non-residential developments by Chapter 729, Waste Disposal, of the Municipal Code shall comply with the following:

1. **Access.** Driveways and aisles shall be unobstructed.
2. **Enclosure.** All refuse collections and recycling containers shall be enclosed or screened so as not to be visible from the right-of-way or other publicly accessible areas. The structure shall be enclosed on all sides, one of which includes a gate or door that can be secured.
3. **Location.** The enclosures may not be located in any required front yard, side street yard, required parking or landscape areas or any other area required by law to be maintained.
4. **Enclosure Materials.** The enclosure may consist of screen fencing of chain link with slats, solid wood, vinyl fencing or masonry walls.
5. **Height.** A minimum of one foot taller than the container and no taller than eight feet.
6. **Maintenance.** Enclosures shall be maintained in a manner that protects adjacent properties as well as tenants located on the subject property from adverse environmental, health and safety impacts such as noise, odors and attraction of rodents or other pests. The receptacle shall be covered by either a roof on the enclosure or covered receptacles.
7. **Hours of Operation.** The use of refuse storage areas is prohibited between 11 PM and 7 AM on weekends and between 10 PM and 7 AM on weekdays if located within 50 feet of residential district boundaries.

K. **Wireless Communications Facilities**

1. **Conditional Use Approval Required.** Approval of a conditional use is required, pursuant to Chapter 1445, Variances, Special Exceptions and Conditional Uses. In determining whether approval of an application for a wireless communication tower or antenna greater than 20 feet in height as a conditional use is in the public interest, the Zoning Hearing Examiner has the duty to evaluate whether technically suitable space is available on commercially reasonable terms on an existing tower or structure within the geographic area to be served. To enable this determination, the applicant is required to submit with the permit application a list of the location of every tower, building or structure that could support the proposed antenna so as to allow it to serve its intended function. The applicant shall demonstrate that a technically suitable location is not available on commercially reasonable terms on an existing tower, building or structure. If another communication tower is technically suitable, the applicant shall show that it has offered to allow the owner to co-locate an antenna on another tower within the city owned by the applicant on reciprocal terms and the offer was not accepted or that other tower is presumed to be reasonably available. Consideration of these factors is in addition to the standards enumerated in Chapter 1445, Variances, Special Exceptions and Conditional Uses, and in this Subsection. The failure of an applicant to offer to other wireless communication service providers on reciprocal term rights to install wireless communication antennas on wireless communication towers within the City controlled by the applicant is cause to deny approval of an application for a wireless communication tower as a conditional use.

2. **Minimum Site Area.** Monopole towers in a T3 or T4 zone shall be located on a site larger than three acres.

3. **Required Setbacks.** The placement of Poles, towers, equipment structures and antennas shall meet the minimum yard standards for all setbacks as set forth in the applicable transect zone, see Section 1703-2 (Specific to Transect Zones). Further, a wireless communication tower should be at least 110 percent of its height distant from any existing residential structure in a T3 or T4 transect zone or residential non-transect zone.

4. **Design**

   a. **Tower Type.** A tower shall be a monopole unless the tower is more than 200 feet high.

   b. **Design Compatibility.** Apart from the tower or monopole structure, the facility appurtenances shall be aesthetically and architecturally compatible with the architecture of the surrounding environment.

5. **Screening Required.** Screen fencing shall be provided for aesthetic and public safety reasons and a fence at least six feet in height shall be erected completely around any communication tower and any related support facilities. Barbed and razor wire fencing is prohibited in all transect zones.

6. **Landscaping**

   a. A 15 foot deep planted buffer yard is required along T3 and T4 transect zone boundaries and residential non-transect zone boundaries. Buffer yards shall include the following planting.

      (1) A six foot high screening wall or fence;

      (2) A six foot tall evergreen tree per 50 linear feet of buffer yard;

(3) Two 1.5 inch caliper trees per 50 linear feet of buffer yard; and

(4) A 2.5 inch caliper tree per 50 linear feet of buffer yard.

b. Buffer yard planting shall be located in a required buffer yard area.

7. **Outdoor Storage.** Outdoor storage of any supplies, vehicles or equipment related to the use of the facility is prohibited in all transect zones.

8. **Lighting.** An antenna or a tower may not be illuminated and lighting fixtures or signs may not be attached to the antenna or tower, except as required by law or to protect the safety of the general public.

9. **Obsolete Facility.** The owner or operator shall agree to remove an obsolete facility within 12 months of ceasing its active use for wireless communications.

10. **Certification.** The applicant shall provide written certification from a registered engineer that the antenna and tower are to be constructed in compliance with all applicable federal, state and local regulations pertaining to the construction.

11. **Wireless Communication Network Plan Required.** Any person licensed by the Federal Communications Commission to provide wireless communication services within the City of Cincinnati who has installed or intends to install a wireless communication antenna within the City is required to file its wireless communication network plan with the Director of Buildings and Inspections. A provider shall file an amended plan with the Director any time there is a change in company name, ownership, location of facilities or operations. The Director shall send a copy of each amended plan to every person who has filed a plan and to every community organization affected by the amendments to the plan.

12. **Limitations on Authority to Deny.** The Zoning Hearing Examiner may not deny an application for a wireless communication antenna as a conditional use if the denial would unreasonably discriminate among providers of functionally equivalent services or prohibit or have the effect of prohibiting the provision of personal wireless services. Further, the Zoning Hearing Examiner may not deny an application for a wireless communication antenna as a conditional use on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's regulations concerning such emissions.

1703-5.110 Accessory Uses

Placeholder

1703-5.120 Temporary Uses

Placeholder

Section 1703-6: Specific to Creating a Walkable Neighborhood

Subsections:

1703-6.10 Purpose
1703-6.20 Applicability
1703-6.30 Traditional Neighborhood Plan Standards

1703-6.10 Purpose

A. **Purpose.** The purpose of this Section is to provide standards for applying the Form-Based Code to development sites in order to create new walkable urban neighborhoods.

1. Walkable Neighborhood Plans (WNP) are intended to create and reinforce walkable urban environments with a mix of housing, civic, retail and service choices within a compact, walkable, and transit friendly environment.
2. This Section shall be used to achieve the following goals and objectives:
   a. Improve the built environment and human habitat.
   b. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This may reduce vehicle traffic by providing for a mixture of land uses, walkability, and compact community form.
   c. Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
   d. Remove barriers and provide incentives for walkable urban projects.
   e. Promote the greater health benefits of a pedestrian-oriented environment.
   f. Reinforce the character and quality of downtown, neighborhood business districts and adjacent neighborhoods.
   g. Reduce sprawling, auto-dependent development.
   h. Protect and enhance real property values.
   i. Reinforce the unique identity of Cincinnati that builds upon the local context, climate, and history.
   j. Encourage projects that reinforce the walkable urban patterns of existing neighborhoods that will also support new transit investments.

1703-6.20 Applicability

A. **Applicability**

1. This Section shall apply to all petitions to establish transect zones for a development site greater than two acres in total area and under common ownership as established in Section 1703-8.20 (Creating a Regulating Plan for the Establishment of Transects for Your Development Site).
2. In the event that any of the standards in this Section conflict with other standards in this Code, the standards in this Section override.

1703-6.30 Walkable Neighborhood Plan Standards

A. **Walkable Neighborhood Plan (WNP) Requirements**

1. Each WNP shall:
   a. Be structured with pedestrian sheds, as described in Subsection B below, to determine the scale and center, according to Subsection B.
   b. Allocate transect zones according to Subsection C, and Table A (Required Allocation Mix of Transect Zones).
   c. Layout a block and thoroughfare network according to standards in Subsection D and E.
   d. Allocate open space, civic spaces and civic buildings according to the standards in Subsection F.
   e. Provide neighborhood centers/main streets to meet the standards in Subsection G.
   f. Provide a mix of building types to meet the standards in Subsection H.
   g. Provide appropriate transitions to the scale and character of the surrounding area.
   h. The WNP shall be calibrated to suit specific topographical, environmental, site layout, and design constraints unique to the site or its location within the City, yet each WNP shall be consistent in terms of structure and content based on the provisions of this Subsection.

B. **Pedestrian Sheds.** Pedestrian sheds are useful as they provide an understanding of how far a typical pedestrian might be willing to walk. They are based on the understanding that most people are willing to walk up to five minutes before they will choose to drive and up to ten minutes to a major destination or transit stop. WNPs use pedestrian sheds to define the boundaries and the relationship of development patterns to create walkable environments. Existing or porposed pedestrian sheds should be mappeds on development applications to show the relationship of new development to the existing neighborhood.

1. **Center.** Pedestrian sheds shall be centered on a neighborhood center or a main street.
2. **Types of Pedestrian Sheds**

a. **Standard Pedestrian Shed.** A pedestrian shed that is based on a one-quarter mile (1320 feet) radius around a node. Standard pedestrian sheds are useful in planning neighborhoods. See Figure 1.

b. **Linear Pedestrian Shed.** A pedestrian shed that is based on a one-quarter mile (1320 feet) radius around a series of block lengths. Linear pedestrian sheds are useful in planning neighborhood main streets or neighborhoods with multiple nodes. See Figure 2.

c. **Long Pedestrian Shed.** A pedestrian shed that is based on a one-half mile (2640 feet) radius around a series of block lengths. Long pedestrian sheds are useful in planning major destinations and downtowns. See Figure 3.

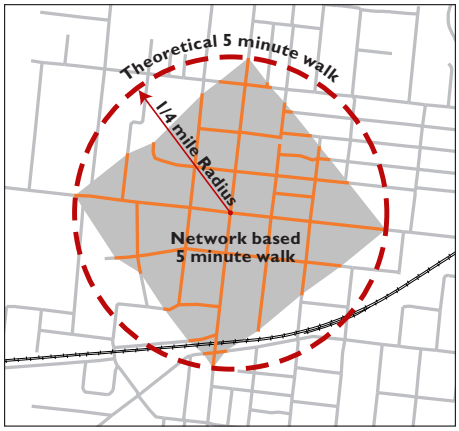


Figure 1: Standard Pedestrian Shed

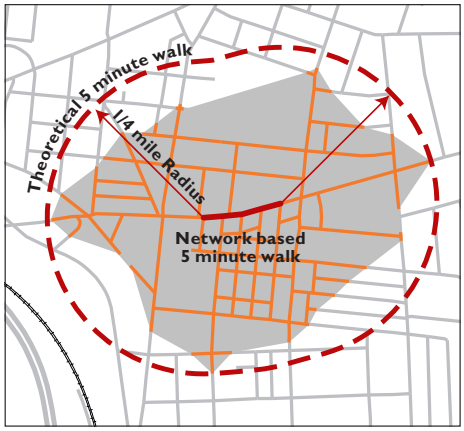


Figure 2: Linear Pedestrian Shed

Figure 3: Long Pedestrian Shed

3. **Maximum Size of Pedestrian Shed.** The development site or planning area may be smaller than its associated pedestrian shed, but in no case shall a pedestrin shed be greater than the following:
   a. Individual standard pedestrian sheds shall be no more than 160 acres;
   b. Linear pedestrian sheds shall be no more than 200 acres; and
   c. Long pedestrian sheds shall be no more than 510 acres.
4. **Remnants.** Portions of the site outside the pedestrian sheds shall meet the following requirements:
   a. Remnant areas outside of a pedestrian shed shall be assigned transect zones, civic spaces, or non-transect zones; and
   b. If the remnant areas assigned as T3, T4 and T5 transect zones exceed 35 acres, an additional pedestrian shed shall be created to encompass these remnant areas. The Pedestrian shed shall be centered around a main street or neighborhood center. See Subsection 1703-6.30.G.2.
5. **Mapping.** The pedestrian shed(s) shall be mapped on the regulating plan.

C. **Transect Zone Mix**

1. **General**
   a. Only transect zones established in Section 1703-2 (Specific to Transect Zones) shall be used for the regulating plan.
2. **Allocation of Transect Zones**
   a. WNPs for new neighborhoods shall assign and map transect zones to each pedestrian shed according to the percentages allocated in Table A (Required Allocation Mix of Transect Zones).
3. **Transect Organization.** Transect zones shall be organized in a manner that responds appropriately to a site's context. More intense transect zones shall be organized around neighborhood centers and neighborhood main streets in visible and accessible locations suitable for greater intensities, typically at or near the center of a pedestrian shed. See Subsection G.
4. **Transition of Transect Zones.** When applying transect zones, transitions between transect zones containing the neighborhood designation (T4N.MF, T4N.SF, T3N, T3E) are encouraged to occur within the block or across alleys, but may occur across a street.

Table 1703-6.30.A: Required Allocation Mix of Transect Zones

Transect Zone		Percentage of Land Assign to Zone			
		Urban Neighborhood		Traditional Neighborhood	
		Minimum	Maximum	Minimum	Maximum
Traditional Neighborhood Development (between 10 - 30 acres)					
T3 Estate	(T3E)	no min.	30% max.	no min.	30% max.
T3 Neighborhood	(T3N)	no min.	30% max.	no min.	30% max.
T4 Neighborhood Medium Footprint	(T4N.MF)	25% min.	70% max.	25% min.	70% max.
T4 Neighborhood Small Footprint	(T4N.SF)	10% min.	30% max.	10% min.	30% max.
T5 Main Street	(T5MS)	no min.	15% max.[1]	no min.	15% max.[1]
T5 Neighborhood Large Setback	(T5N.LS)	no min.	35% max.[1,2]	no min.	35% max.[1,2]
T5 Neighborhood Small Setback	(T5N.SS)	no min.	35% max.[1,2]	no min.	35% max.[1,2]
T6 Core	(T6C)	no min.	15% max.[1]	NA	NA
Traditional Neighborhood Development (greater than or equal to 30 acres)					
T3 Estate	(T3E)	no min.	30% max.	no min.	30% max.
T3 Neighborhood	(T3N)	10% min.	30% max.	10% min.	30% max.
T4 Neighborhood Medium Footprint	(T4N.MF)	25% min.	70% max.	25% min.	70% max.
T4 Neighborhood Small Footprint	(T4N.SF)	10% min.	30% max.	10% min.	30% max.
T5 Main Street	(T5MS)	no min.	30% max.[2]	no min.	30% max.[2]
T5 Neighborhood Large Setback	(T5N.LS)	no min.	35% max.[1,2]	no min.	35% max.[1,2]
T5 Neighborhood Small Setback	(T5N.SS)	no min.	30% max.[2]	no min.	30% max.[2]
T6 Core	(T6C)	no min.	15% max.[1]	NA	NA
Transit-Oriented Development					
T3 Estate	(T3E)	NA	NA	NA	NA
T3 Neighborhood	(T3N)	NA	NA	NA	NA
T4 Neighborhood Medium Footprint	(T4N.MF)	no min.	20% max.	no min.	20% max.
T4 Neighborhood Small Footprint	(T4N.SF)	no min.	30% max.	no min.	50% max.
T5 Main Street	(T5MS)	no min.	80% max.[3]	no min.	80% max.
T5 Neighborhood Large Setback	(T5N.LS)	no min.	35% max.[1,2]	no min.	35% max.[1,2]
T5 Neighborhood Small Setback	(T5N.SS)	no min.	30% max.[3]	no min.	80% max.
T6 Core	(T6C)	10% min.	15% max.[1]	NA	NA

End Notes:

[1] Allocation of transect zone requires Director approval.

[2] Allocation of T5N and/or T5F requires an allocation of T5MS.

[3] With Director approval, may be as high as 100%.

[4] With Director approval, may be as low as 0% if the site is not along a major corridor.

[5] With Director approval, may be up to 100% if the site is adjacent to the main street.

D. **Thoroughfares.** Thoroughfares define the public streets that refine pedestrian sheds into walkable environments. Care should be taken in the layout and sizing of thoroughfares, as wide thoroughfares and a lack of connectivity reduce the pedestrian friendliness of the area.

1. **Design**

   a. Thoroughfares shall consist of vehicular lanes and public frontages as established in Section 1703-7 (Specific to Thoroughfares).

   b. The design of thoroughfares shall meet the standards set forth in Section 1703-7 (Specific to Thoroughfares).

   c. Thoroughfares that pass from one transect zone to another shall adjust their public frontages to match the character of the transect zone. For example, while a thoroughfare within an urban transect zone with retail shops may have wide sidewalks with trees in tree grates, it may transition to a narrower sidewalk with a planting strip within a less urban transect zone with various residential building types.

   d. The thoroughfare network shall be mapped on a regulating plan and shall indicate the layout of thoroughfares and the block network according to standards in this Subsection and Subsection E (Blocks).

2. **External Connectivity**

   a. The arrangement of thoroughfares in a development shall provide for the alignment and continuation of existing or proposed thoroughfares into adjoining lands in those cases in which the adjoining lands are undeveloped and intended for future development or in which the adjoining lands are developed and include opportunities for such connections.

   b. Road rights-of-way shall be extended to or along adjoining property boundaries such that a roadway connection or thoroughfare stub shall be provided for development:

      (1) At least every 1,500 feet for each direction (north, south, east, and west) in which development abuts vacant lands; or

      (2) The minimum block length as defined in Subsection E.

   c. The regulating plan shall identify all stubs for thoroughfares and include a notation that all stubs are intended for connection with future thoroughfares on adjoining undeveloped property.

3. **Dead-End Streets and Cul-de-Sacs.** The creation of new dead-end streets and cul-de-sacs shall not be included in plans. Cul-de-sacs may be approved by administrative modulation to accommodate a site specific environmental feature requiring protection and/or preservation only. Cul-de-sacs approved by administrative modulation shall meet the following standards:

   a. Permanent dead-end streets shall be no longer than 300 feet and shall be provided with a cul-de-sac;

   b. Temporary dead-end streets shall be provided with a temporary turnaround area which shall be designed considering traffic usage, maintenance, and removal;

   c. Cul-de-sacs shall have a minimum right-of-way radius of 50 feet and a paved circular area with a minimum radius of 40 feet;

d. Cul-de-sacs shall contain a central planted median; and

e. Whenever cul-de-sac thoroughfares are created, at least one pedestrian access easement shall be provided, to the extent practicable, between each cul-de-sac head or road turnaround and the sidewalk system of the closest adjacent road or pedestrian pathway. The access easement shall be direct with a minimum width of 12 feet.

E. **Block Size**

1. Individual block faces and the total block perimeter shall follow the standards established in Table B below. If a block contains multiple transect zones, the most intense transect zone shall be used to establish the requirements for block size.

2. Blocks should be a minimum width, such that two tiers of developable lots are provided.

Table 1703-6.30.B: Block Size

	Block	
Transect Zone	**Face Length**	**Perimeter Length**
T3	900 ft. max.	2,400 ft. max.
T4	600 ft. max.	2,000 ft. max.
T5	600 ft. max.	1,800 ft. max.
T6	400 ft. max	1,600 ft max.

F. **Open Space, Civic Space and Civic Buildings.** Open spaces, civic spaces and civic buildings provide important gathering places for communities and access to outdoor activities. The open spaces, civic spaces and civic buildings should be carefully located within the pedestrian shed and be accessible to all. The following standards shall be met for providing and locating open spaces, civic spaces and civic buildings.

1. **General**

a. WNPs shall designate open spaces, civic spaces and civic buildings on a regulating plan.

b. Public access and visibility along public parks, civic uses, and natural open spaces, including creeks and drainages, shall be maintained through the use of:

(1) Single-loaded frontage streets (those with development on one side and open space on the other);

(2) Bike and pedestrian paths; or

(3) Other methods of frontage that provides similar access and visibility to the open space that are appropriate in the transect zone.

c. The design of civic and open spaces shall meet the standards set forth in Subsection 4 (Specific to Civic and Open Space Types).

2. **Civic and Open Space Allocation**

a. WNPs shall set aside a minimum of 10 percent of the project area as civic or open space. This number shall be calculated after street rights-of-way are subtracted from the project area. The following are exceptions:

(1) For sites less than four acres, no civic spaces beyond the playground requirements of Subsection 3 are required; and

(2) For sites less than eight acres and within 1,000 feet of an existing public park of at least one acre, no civic spaces beyond the playground requirements of Subsection (1) above are required.

b. For sites greater than 15 acres, the required amount of civic or open space shall be distributed throughout the neighborhood as multiple smaller civic spaces.

c. Each residential lot shall be within 1,000 feet of an existing or proposed playground.

3. **Civic Building Allocation.** Sites greater than four acres or providing 100 units or more shall provide an indoor community space, available for public use. This may be a freestanding building or integrated within another building. This requirement may be waived if an existing public meeting space is located within 1,000 feet of the site.

a. Schools that are integrated into the regulating plan shall be located near the designated center of the pedestrian shed.

4. **Civic and Open Spaces Types**

a. The standards established in this Section provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

b. The civic space types are defined in Table A (Civic Space Type Standards). Two of the civic space types, Playgrounds and Community Gardens, may be incorporated into any of the other types or may stand alone.

c. In Table A (Civic Space Type Standards), the illustration and description of each civic space type are illustrative in nature and not regulatory.

d. The service area, size, frontage and disposition of elements standards of each civic space type is regulatory.

(1) **Service Area.** Describes how the civic space relates to the City as a whole and the area that will be served by the civic space.

(2) **Size.** The overall range of allowed sizes of the civic space.

(3) **Frontage.** The relationship along lot lines of a civic space to adjacent buildings or lots.

(a) **Building.** Civic spaces that are listed as having a "building" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three quarters of the perimeter.

(b) **Independent.** Civic spaces that are listed as having an "independent" frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space to the maximum extent possible, but may have the side or rear of a building or lot front onto the civic space.

(4) **Disposition of Elements.** The placement of objects within the civic space.

(a) **Natural.** Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.

(b) **Formal.** Civic spaces with a formal character have a more rigid layout that follows geometric forms and have trees and other elements arranged in formal patterns.

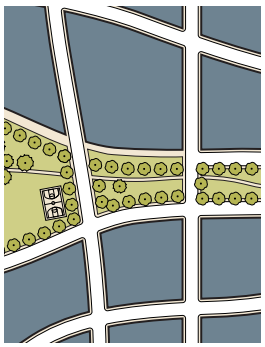
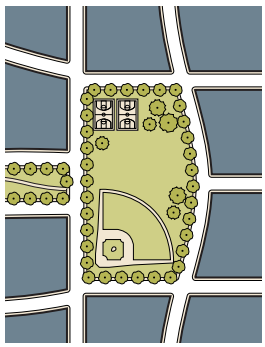
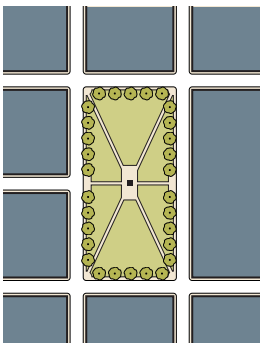
(c) **Informal.** Civic spaces with an informal character have a mix of formal and natural characteristics.

e. **Typical Facilities.** A list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space would contain each of the facilities listed.

f. **Accessory Structures.** All accessory structures within parks and open spaces, including, but not limited to, restrooms, open-air pavilions, gazebos, picnic shelters and outdoor theaters, shall not be subject to the physical requirements of the standards in Section 1703-2 (Specific to Transect Zones). They shall be designed and furnished to be consistent with the character of the transect zone in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development as determined by the Director.

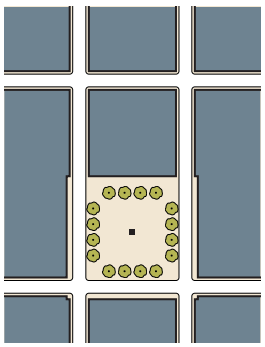
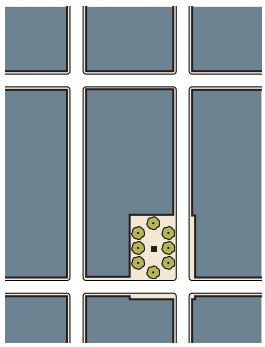
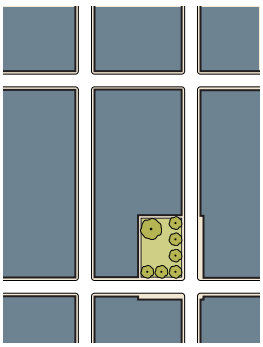
g. The civic spaces specified in Table C (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.

Table 1703-6.30.C: Civic and Open Space Type Standards (continued)

Transect Zone	T3 T4 T5 T6	T3 T4 T5 T6	T3 T4 T5 T6
Civic Space Type	**Greenway**	**Green**	**Square**
Illustration			
Description	A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation.	An open space available for unstructured and limited amounts of structured recreation.	An open space available for civic purposes, unstructured and limited amounts of structured recreation.
Location and Size			
Location			
Service Area	Multiple neighborhoods	Neighborhood	Neighborhood
Size			
Minimum	8 acres	1 acre	1/2 acre
Maximum	-	15 acres	5 acres
Character			
Frontage	Independent or Building	Building	Building
Disposition of Elements	Natural or Informal	Informal	Formal
Typical Facilities			
	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active (unstructured or structured) Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active (unstructured or structured) Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails

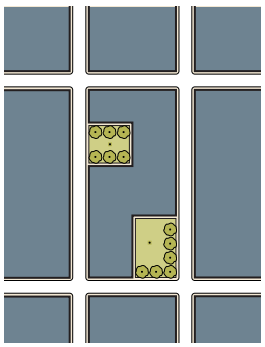
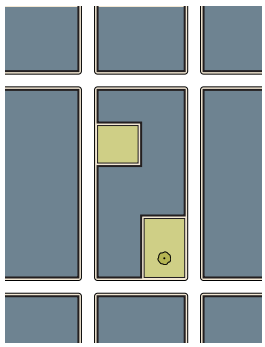
Key	T# Allowed	T# By Director	T# Not Allowed

Table 1703-6.30.C: Civic and Open Space Type Standards (continued)

Transect Zone	T3 T4 T5 T6	T3 T4 T5 T6	T3 T4 T5 T6
Civic Space Type	**Plaza**	**Pocket Plaza**	**Pocket Park**
Illustration			
Description	A formal open space available for civic purposes and commercial activities. Plazas are typically hardscaped.	A formal open space available for civic purposes and commercial activities. Pocket Plazas are typically hardscaped.	An open space available for informal activities in close proximity to neighborhood residences.
Location and Size			
Location			
Service Area	Neighborhood	Neighborhood	Neighborhood
Size			
Minimum	1/2 acre	4,000 sf	4,000 sf
Maximum	2-1/2 acres	1/2 acre	1 acre
Character			
Frontage	Building	Building	Building
Disposition of Elements	Formal	Formal	Formal or Informal
Typical Facilities			
	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails

Key T# Allowed T# By Director T# Not Allowed

Table 1703-6.30.C: Civic and Open Space Type Standards (continued)

Transect Zone	T3 T4 T5 T6	T3 T4 T5 T6
Civic Space Type	**Playground**	**Community Garden**
Illustration		
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.	An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.
Location and Size		
Location		
Service Area	Neighborhood	Neighborhood
Size		
Minimum	-	-
Maximum	-	-
Character		
Frontage	Independent or Building	Independent or Building
Disposition of Elements	Formal or Informal	Formal or Informal
Typical Facilities		
	Accessory Structure, Drinking Fountains, Paths and Trails	Accessory Structure, Drinking Fountains, Paths and Trails

Key T# Allowed T# By Director T# Not Allowed

G. **Neighborhood Centers/Main Streets**

1. **Location**

   a. Main streets and neighborhood centers shall be located near the center of each pedestrian shed.

   b. Main streets shall meet the following locational standards:

      (1) Along both sides of a thoroughfare; and

      (2) Along a primary through thoroughfare; or

      (3) Perpendicular to and directly engaging a primary through thoroughfare.

2. **Elements.** Neighborhood centers shall contain one or more of the following elements:

   a. Civic buildings and/or uses;

   b. Civic or open spaces; and

   c. Limited retail or service uses.

3. **Lot Depth.** Lots designated as part of new neighborhood centers/main streets within a WNPs shall have a minimum depth of 130 feet; lots less than 130 feet may be approved by the Director.

4. **Allocation**. A new neighborhood center or main street outside the context of an established main street shall have a minimum of 400 linear feet of frontage as measured from the edge of lots.

5. **Phasing**. A minimum of one lot designated as part of a main street shall be included and built during the first phase of a project.

H. **Mix of Building Types**

1. A mix of building types introduces variety into the character of WNPs. Blocks shall provide a diversity of residential and mixed-use building types in a manner that fulfills the intent of each transect zone as they are described in Section 1703-2 (Specific to Transect Zones) and the following formulas below. In the event that blocks are composed of more than one transect zone, the minimum mixing requirements of the most intense transect zone shall apply across the block.

2. **T3 Estate.** Blocks within the T3E Transect Zone are intended to be composed of detached house building types and shall have no minimum mixing requirement. See Subsection 1703-2.40 for a list of allowed building types in T3E.

3. **T3 Neighborhood.** Blocks within the T3N Transect Zone are intended to be primarily composed of detached house and duplex building types, while accommodating limited multi-unit building types, small multi-plexes and large multi-plexes that are compatible with detached house forms. See Subsection 1703-2.50 for a list of allowed building types in T3N.

    a. Blocks within the T3N Transect Zone shall provide a minimum of two distinct building types per block.

    b. At least 50 percent of the residential units on a block shall be located within detached house and/or duplex building types.

4. **T4 Neighborhood Medium and Small Footprint.** Blocks within the T4N Transect Zones are intended to provide a mix of detached house, duplex and multi-unit types. See Subsection 1703-2.60 and 1703-2.70 for a list of allowed building types in T4N. MF and T4N.SF.

    a. Blocks within the T4N Transect Zones shall provide a minimum of two distinct building types per block.

    b. No more than 50 percent of the residential units on a block shall be located within detached house or duplex building types.

5. **T5 Main Street and T5 Neighborhood Large and Small Setback.** Blocks within the T5MS, T5N.LS or T5N.SS Transect Zone are intended to provide the greatest diversity of building types. See Subsection 1703-2.80, 1703-2.90 and 1703-2.100 for a list of allowed building types in T5MS, T5N.LS and T5N.SS.

    a. Blocks within the T5N, T5N.SS or T5MS Transect Zone shall provide a minimum of three distinct building types per block.

    b. No more than 50% of the residential units on a block shall be located within detached house or duplex building types.

6. **T6 Core.** Blocks within the T6C Transect Zone are intended to be composed of attached building types and shall have no minimum mixing requirement. See Subsection 1703-2.120 for a list of allowed building types in T6C.

T3E: Sample Building Type Mix

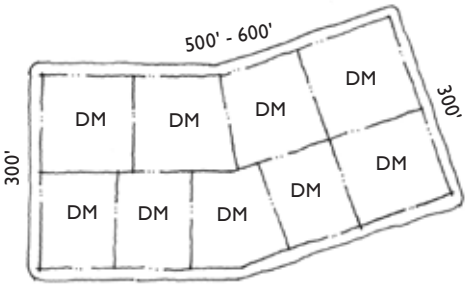
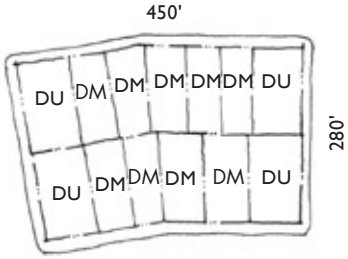
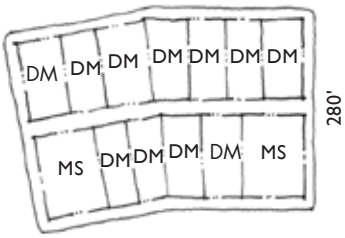


Diagram illustrates a typical block within the T3E or T3N Transect Zone composed of Detached House: Medium building types (DM).

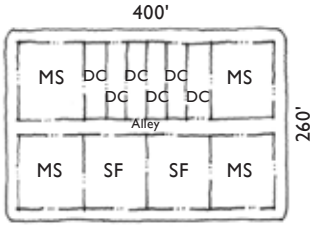
T3N: Sample Building Type Mix

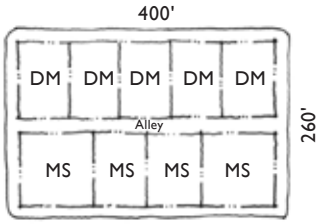




Far Left: Block with nine Detached House: Medium building types (DM) and four Duplexes (DU), one at each block corner; no alley is required for access.
Left: Block with eleven Detached House: Medium building types and two Multi-plex: Small (MS) building types placed at two respective corners; an alley is provided for access.

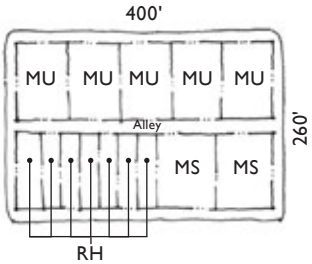
T4N.MF and T4N.SF: Sample Building Type Mix





Far Left: Block with six small-lot Detached House: Compact building types (DC), four Multi-plex: Small buildings (MS) and two Stacked Flat Buildings (SF).
Left: Block with 5 Detached House: Medium building types (DM) and four Multi-plex: Small buildings (MS).

T5N.SS: Sample Building Type Mix



Left: Block includes five Main Street Mixed-Use buildings (MU), seven Rowhouse buildings (RH), and two Multi-plex: Small buildings (MS).

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Division 1453.70: Specific to Thoroughfares

Subsections:

1703-7.10 Purpose
1703-7.20 Applicability
1703-7.30 Thoroughfare Standards

1703-7.10 Purpose

A. This Division provides a catalog of pre-approved thoroughfare components and assemblies that are appropriate to use within Walkable Urban transect zones. These components can be combined to form thoroughfares that can be used in developments. The standards in this Division are intended to help minimize the amount of back-and-forth with the City Engineering Section, Public Works Division and Cincinnati Fire Department representatives.

1703-7.20 Applicability

A. This Division describes the standards for development of thoroughfares in transect zones. It supplements the *Engineering Standards*. Where these standards conflict with the *Engineering Standards*, the standards of this Division shall prevail.

B. These thoroughfare standards are applicable for the transformation of existing thoroughfares and the creation of new thoroughfares in any Walkable Urban areas within the transect zones.

C. Additional thoroughfare assemblies can be integrated into this Division as they are approved by the City.

1703-7.30 Thoroughfare Standards

The primary function of thoroughfares is to provide access to lots and open spaces. The secondary function is to provide mobility. In accordance with the intent of this Chapter, thoroughfares must be designed to support several modes of transportation: public transportation, motor vehicles, non-motorized vehicles such as bicycles, and pedestrians.

All thoroughfares shall intersect with other thoroughfares, forming a complete network. Where topographical conditions exist that restrict the ability to form thoroughfare networks, a pedestrian connection shall be made. Right-of-way shall be dedicated that will allow the continuation of thoroughfare networks to adjacent properties.

All thoroughfares must be configured as thoroughfare assemblies, of the type generally illustrated in Table 7. Thoroughfare assemblies must be designed as described in Subsections A through F, below.

A. Thoroughfare Assemblies
Thoroughfare assemblies shall consist of a transportation way and public frontage assemblies, as generally illustrated in Table 1.

1. Thoroughfare assemblies must be configured by Transect District and thoroughfare assembly type according to Table 2 and must be mapped on a thoroughfare network plan. Table 7 includes pre-approved thoroughfare assemblies for use under this Chapter.
2. Thoroughfare assemblies must include public frontages configured according to Table 4.
3. The transportation way may include vehicular lanes, parking lanes, medians, access lanes, and transportation provisions such as bicyle and transit facilities.
4. Elements of the transportation way must be configured and sized according to Table 3.
5. Medians may include civic special districts and should be designed to generally meet the level of public planting of adjacent public frontages.
6. Parking lanes must be 8 feet or less in width for parallel parking or 17 feet or less for angled parking and reverse angle parking. Tick marks, where required, identifying parking lanes must be within the parking lane width.
7. Existing thoroughfares may be painted temporarily to comply with new configurations required by the thoroughfare network plan, including the addition of any transportation provisions.
8. Alley easements include one bi-directional vehicular lane, within a total width no more than 24 ft. The entire right-of-way should be paved. Alley assemblies do not include transportation ways or public frontages. Alleys may be located in T5 and T4 transects.
9. Rear lane easements include one bi-directional vehicular lane, within a total width no more than 24 ft. Only the vehicular lane and driveways should be paved. Rear lanes do not include transportation ways or public frontages. Rear lanes may be located in T4 and T3 transects.

B. Public Frontages
Public frontage assemblies consist of planters, walkways, curbs, verges, public planting and public lighting, as generally illustrated in Table 4. Elements of the public frontage assembly that pass from one transect district to another must be blended to the character of the transect district of adjacent lots.

1. Public frontage assemblies shall be assigned to transects according to Table 4.
2. Public frontage assemblies shall be configured according to Table 4. Assemblies including a walkway or planter shall specify a minimum width.
3. Public frontage assemblies shall assign a verge, providing allowable locations for public infrastructure and public furniture outside of pedestrian and vehicular access ways.

4. Public frontage assemblies shall include public planting and public lighting, configured according to Tables 8, 9, and 10. Spacing may be adjusted to accommodate specific site conditions.
5. Public lighting must be located within the verge.
6. Public planting must be designed in accordance with Tables 8 and 9.
7. Public frontages in T4 and T5 within thoroughfare assemblies 44 feet wide and commercial streets 60 feet wide or less may exclude public planting.
8. At retail frontages, the spacing of trees may be irregular to avoid visually obscuring shopfronts.
9. At gallery frontages and arcade frontages, public planting is not required and public lighting may be provided within the gallery or arcade.

C. Easement Standards

Utility easements must be located as generally illustrated in Table 5.

Wet utilities may only be located on private lots or civic spaces when topographical conditions require placement in these locations.

Wet utility laterals shall be coordinated with the landscaping and street light placement.

For properties with existing overhead utilities

1. Dry utility services shall be placed underground from the pole to any new structure.
2. Where possible transformers and utility pedestals will be set behind the principal building frontage.
3. The reservation of an easement for the future underground placement of these utilities shall be required.
4. Utility poles must be relocated if they prohibit the construction of a unobstructed 5' pedestrian sidewalk.
5. Additional building setbacks within the private frontage for the overhead utilities may be required.
6. For properties without rear alleys.
7. All dry utilities shall be placed underground.
8. Dry utilities shall be placed under the sidewalk, or within the public frontage and adjacent to the property line where no sidewalk is required.
9. Where possible transformers and utility pedestals will be set behind the principal building frontage.

For properties with rear alleys or lanes.

10. Dry utilities will be located within the transportation way.
11. Transformers and utility pedestals shall be located on private property within utility easements.
12. Transformers and utility pedestals shall not be located at terminated vistas.

Alley and rear lane easement configurations are specified in Table 7. Pre-approved alley and rear lane assemblies are included in Table 7.

Pedestrian access easements in the form of pedestrian trails, paths, and passages must be configured as follows:

13. A minimum 5 foot walkway must be provided.
14. Public planting and public lighting must be configured according to public frontage standards in Table 4.
15. Pre-approved pedestrian access easements are included in Table 7.

D. Landscape Standards

All planting in the public frontage and civic spaces must consist of species specified in Table 8.

Trees in public frontages must be a minimum height of ten (10) feet and two (2) inches in caliper when planted.

Five (5) foot high trees with one (1) inch caliper shall be permitted if a two-year warranty is provided.

Community gardens and multipurpose fields will be excluded from the total area when calculating required trees.

Parking lots shall be landscaped as follows:

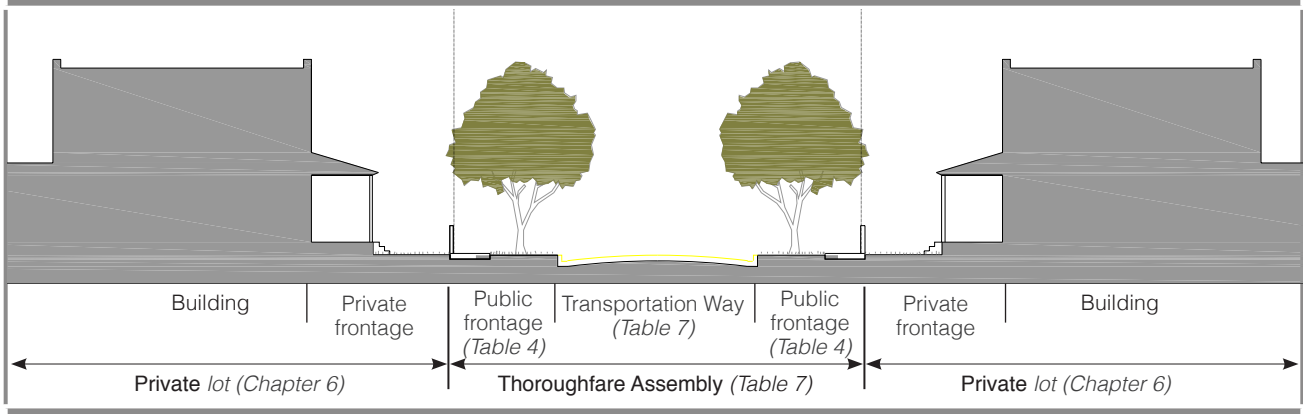
1. One tree shall be planted for every 10 spaces.
2. Paving should consist of pervious materials where subsurface conditions will support infiltration.
3. Where possible the parking surfaces will drain into landscape areas that have been design to accept and detain water.
4. Parking lots consisting of less than 25 spaces are exempt from landscaping requirements.

E. Bicycles

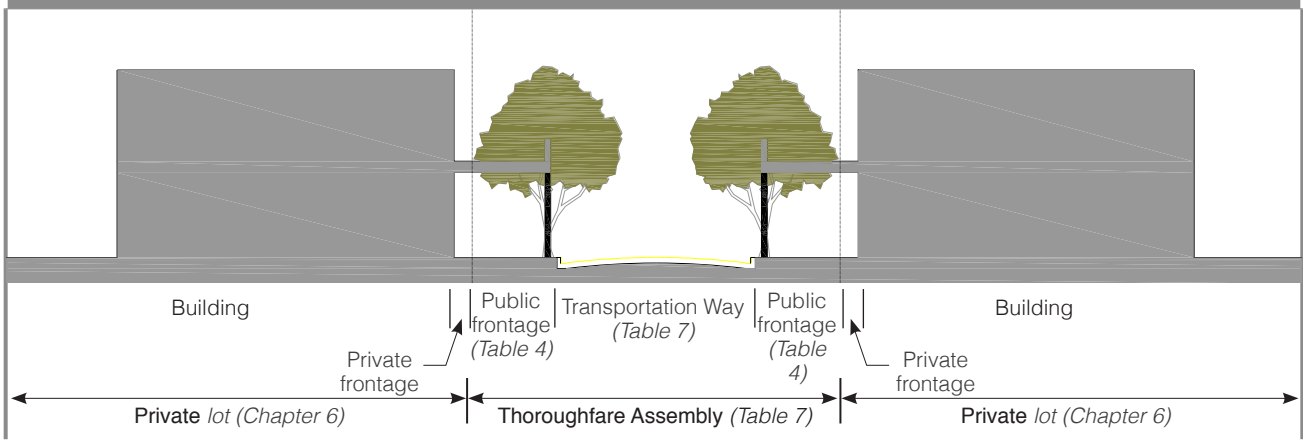
Thoroughfares in the Form Based Code have design and operating speeds of less than 35 mph and are designed to accommodate bicycles in the travel lanes. Bicycle lanes are not included in the thoroughfare assemblies, but shared lane markings (sharrows) permitted when needed. Though not shown in the thoroughfare tables, uphill bike lanes may be provided to allow a "climbing lane" for cyclists if needed. Downhill bike lanes should be avoided; shared lane markings should be used on downhill sections. The Cincinnati Bicycle Master Plan includes a number of bicycle facilities types including paths, bike lanes, and shared lane markings. Where the Bicycle Master Plan conflicts with the Thoroughfare Standards in Compact Urban areas, the Thoroughfare Standards have priority.

TABLE 1. THOROUGHFARES AND FRONTAGES

A. TYPICAL SECTION IN T3



B. TYPICAL SECTION IN T5 WITH GALLERY FRONTAGE ENCROACHMENTS



C. TYPICAL PUBLIC FRONTAGES (FROM TABLE 4)

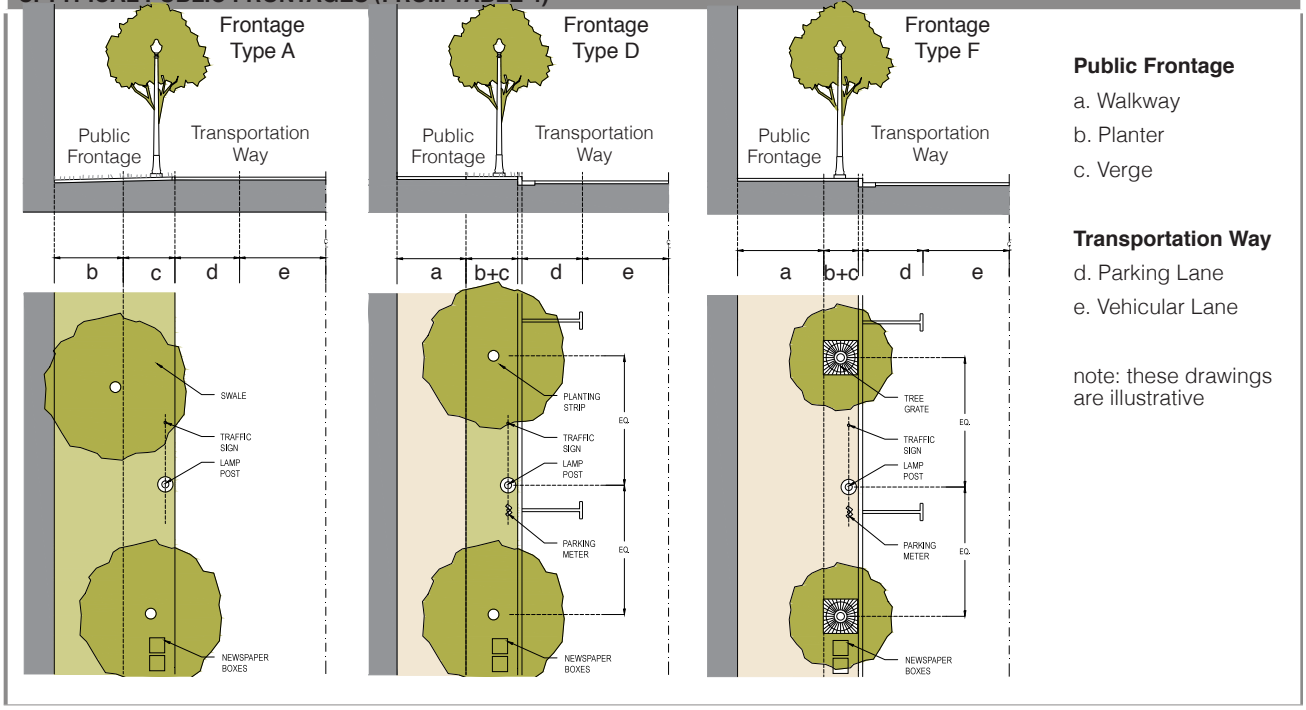


TABLE 2. THOROUGHFARE ASSEMBLY TYPES

THOROUGHFARE TYPE	T1	T2	T3	T4	T5	T6	DESCRIPTION	OFFICIAL THROUGH STREET CLASS - COMPACT URBAN
HIGHWAY (HW)	■	■					A long-distance, high-speed, free-movement thoroughfare traversing open countryside. A highway should be relatively free of intersections, driveways, and adjacent buildings.	Class 2 Principal Arterial
PARKWAY (PW)	■	■	■	■			A highway designed in conjunction with naturalistic landscaping, including a variable-width median. A parkway should include a wide right-of-way landscaped on both sides of vehicular lanes.	Class 2 Principal Arterial
ROAD (RD)	■	■	■				A local, slow-movement thoroughfare suitable for low density environments. Roads tend to be rural in character without curbs or striping.	Class 5 Local
STREET (ST)			■	■	■	■	A local, slow-movement thoroughfare suitable for general urban areas. Streets are urban in character, and flexible in the types of public frontages they support.	Class 4 or 4a Collector, or Class 5 Local
DRIVE (DR)			■	■	■	■	A thoroughfare along the boundary between an urbanized and a natural condition, usually along a waterfront, a park, or a promontory. One side of a drive has the urban character of a street or boulevard, while the other has the qualities of a road or parkway.	Class 4 or 4a Collector, or Class 5 Local
AVENUE (AV)			■	■	■	■	A limited distance, free-movement thoroughfare connecting civic locations within an urbanized area. Unlike a boulevard, its length is finite and its axis is terminated. An avenue may be conceived as an elongated square.	Class 3 Minor Arterial, Class 4 or 4a Collector
COMMERCIAL STREET (CS)					■	■	A local, slow-movement thoroughfare suitable for high-intensity urban areas. Commercial streets are urban in character, supporting parallel or angled parking on both sides and narrow lanes appropriate for a commercial environment.	Class 3 Minor Arterial, Class 4 or 4a Collector

THOROUGHFARE ASSEMBLY TYPES CONTINUED

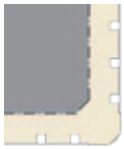
THOROUGHFARE TYPE	T1	T2	T3	T4	T5	T6	DESCRIPTION	COMPACT URBAN FUNCTIONAL CLASSIFICATION
BOULEVARD (BV)				■	■	■	A long-distance, free-movement thoroughfare traversing an urbanized area. A boulevard often includes a wide median and a wide public frontage and therefor a wide right-of-way. Access lanes are often provided to separate public frontages from the higher speed lanes.	Class 3 Minor Arterial
REAR LANE			■	■			A vehicular access way located to the rear of a lot providing access to parking and outbuildings as well as easements for utilities. Rear lanes are paved as lightly as possible to driveway standards or with gravel.	Class 6 Alley
ALLEY				■	■	■	A narrow service access to the rear of more urban buildings providing service and parking areas and utility easements. Alleys, as they are used by trucks and must accommodate dumpsters, should be paved from building face to building face, with drainage by inverted crown at the center.	Class 6 Alley

TABLE 3. TRANSPORTATION WAY. These dimensions may be used for infill or retrofit thoroughfares

TRAVEL LANE WIDTH PUBLIC FRONTAGE (SEE TABLE 4)	MOVEMENT TYPE	TARGET SPEED (MPH)	TRAVEL LANE WIDTH	CONTEXT T1	T2	T3	T4	T5	T6
A, B, C	Yield	20 or less	8 ft.	■	■	■	□		
A, B, C, D	Slow	20 – 25	9 ft.	■	■	■	■		
A, B, C, D, E, F	Free	25 – 30	10 ft.	■	■	■	■	■	■
A, B, C, D, E, F	Speed	30 – 35	11 – 12 ft.	■	■	■	□	□	□
A	Rural	above 35	12 ft.	■	■				
PARKING LANE WIDTH									
PUBLIC FRONTAGE		TARGET SPEED (MPH)	PARKING LANE WIDTH PARALLEL / ANGLED						
	Yield	20 or less	6 ft / NA						
C, D	Slow	20 – 25	7 ft.			■	■		
D, E, F	Free	20 – 30	17 ft.		■		■	■	■
C, D, E, F	Speed, Rural	25 – 35	8 ft.		■	■	■	■	■
CURB RADIUS									
PUBLIC FRONTAGE		TARGET SPEED (MPH)	CURB RADIUS (NO BULB-OUT) *						
A, B, C	Yield	20 or less	5 – 10 ft.			■	■	■	
A, B, C, D	Slow	20 – 25	10 – 15 ft.	□	■	■	■	■	■
A, B, C, D, E, F	Free	25 – 30	15 – 20 ft.	□	■	■	■	■	■
A, B, C, D, E, F	Speed	30 – 35	20 – 30 ft.		■				

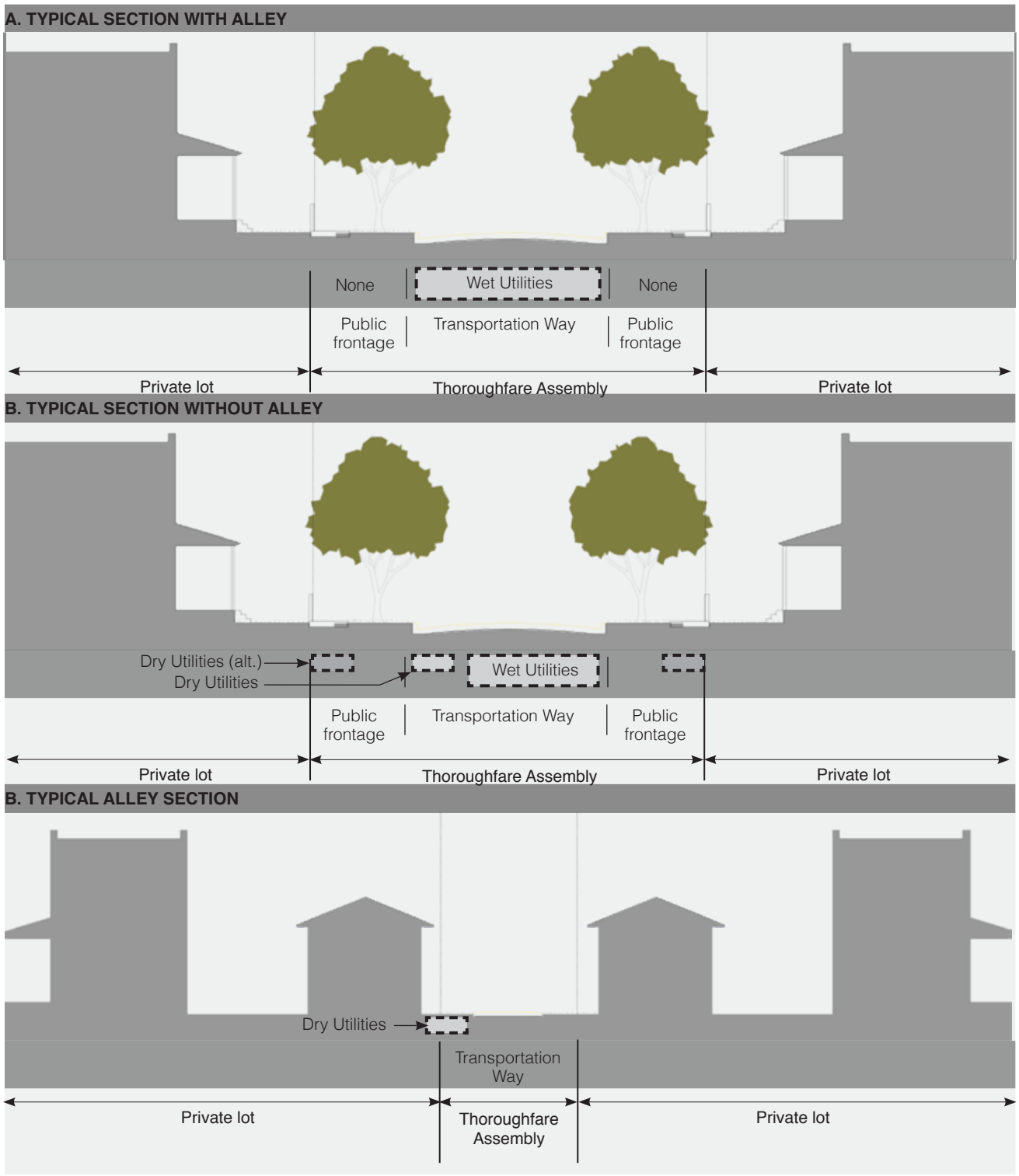
* Dimensions with parking on each leg of intersection. Both tangent sections adjacent to the curb return must be parked, or else curb radii must be evaluated using “design vehicle” and AutoTurn or turning templates. For uncurbed streets add 1' of travel lane width.

TABLE 4. PUBLIC FRONTAGE TYPES

Public Frontage Type	A	B	C	D	E	F
Transect	1,2	1,2,3	3,4	3,4,5	4,5	4,5,6
i. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.						
Total Width	14-24 feet	12-24 feet	12-18 feet	12-18 feet	14-24 feet	14-24 feet
ii. Curbing: The detailing of the edge of the vehicular way, incorporating drainage.						
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Cuts	Radius @ 10 - 30 feet	Ramp at 1:12 slope	Ramp at 1:12 slope	Ramp at 1:12 slope	Ramp at 1:12 slope	Ramp at 1:12 slope
iii. Walkway: The portion of the thoroughfare dedicated exclusively to pedestrian activity						
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4 - 6 feet	4 - 6 feet	4 - 8 feet	8 - 18 feet	10 - 20 feet
iv. Planter: The portion of the thoroughfare accommodating street trees and other landscape.						
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
Type	Dissimilar	Dissimilar	Dissimilar	Similar	Similar	Similar
Species	Alternating	Alternating	Alternating	Alternating	Alternating	Single
Spacing	n/a	n/a	n/a	Regular	Regular	Regular / Irregular
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
Planter Width	14 - 24 feet	8 - 20 feet	8 -12 feet	8 - 14 feet	6 - 16 feet	4 - 6 feet
Public Planting Type	Columnar, Oval, Rounded, Conical, Spreading, Vase, Pole	Columnar, Oval, Rounded, Conical, Spreading, Vase, Pole	Rounded, Conical, Spreading, Vase, Pole	Columnar, Rounded, Vase, Pole	Columnar, Rounded, Pole	Columnar, Rounded, Pole
v. Verge: Provides allowable locations for public infrastructure and public furniture outside of access ways						
Verge Width	3 feet*	3 feet*	4 feet*	4 feet*	5 feet*	5 feet*
Verge Material	match planter	match planter	match planter	match planter	match planter	match sidewalk or pervious pavement
Lighting Type (Table 7P)	Pipe, Cobra-head	Pipe, Cobra-head	Post, Pipe, Column	Pipe, Column	Pipe, Column, Bollard	Column, Double Column

* Verge should begin within 2 feet of the curbe or edge of pavement.

TABLE 5. UTILITY EASEMENTS



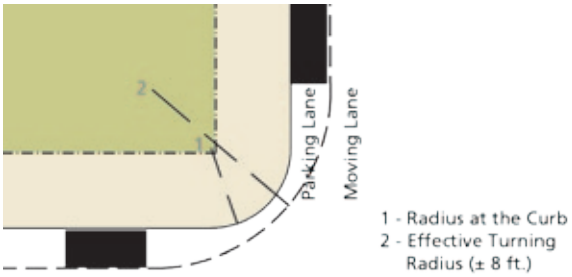


TABLE 6. EFFECTIVE TURN RADIUS

On-street parking creates wider turning radius, the "effective turn radius", than provided by the physical curb radius alone.

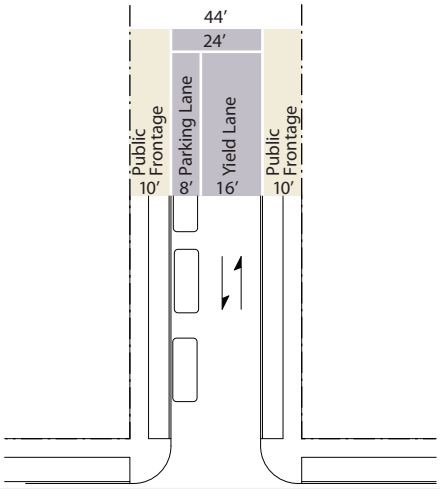
TABLE 7. PRE-APPROVED ASSEMBLIES

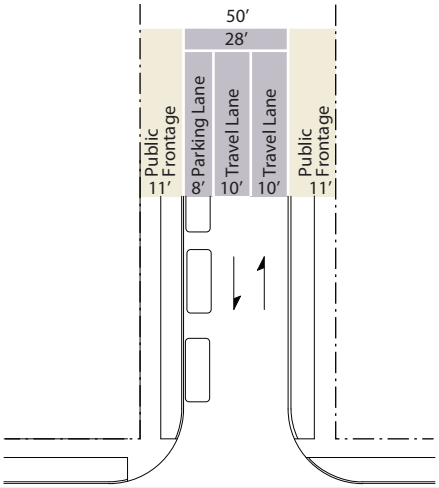
KEY ST-57-20-SH

Thoroughfare Type
Right of Way Width
Pavement Width (face of curb to face of curb)
Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





Assembly Designation	ST-44-24	ST-50-28
Thoroughfare Type	Street	Street
Transect	T3, T4*	T4, T5
Right-of-Way Width	44 ft.	50 ft.
Pavement Width	24 ft.	28 ft.
Transportation Way		
Vehicular Lane(s)	Yield Lane: Two way @ 16 ft.	Two @ 20 ft.
Parking Lanes	One lane parallel @ 8 ft.	One lane parallel @ 8 ft.
Movement Type	Yield	Slow
Median Width	n/a	n/a
Median Planting	n/a	n/a
Median Surface	n/a	n/a
Target Speed	15 mph	20 mph
Bicycle Provision	Shared lane	Shared lane
Transit Provision	n/a	n/a
Public Frontage	D	D

	Assembly Width	11 ft.	11 ft.	12ft.
	Public Frontage Type	D	D	F
	Transect	T3	T4	T4, T5
Curbing	Type	Vertical	Vertical	Vertical Curb
	Curb Cut	Radius	Radius	Radius
	Radius	10 ft.	10 ft.	10 ft.
Walkway	Width	5 ft.	5 – 6 ft.	5 ft.
	Surface	Concrete	Concrete	Concrete
Planter	Type | Size	Continuous | 6 ft.	Continuous | 5 – 6 ft.	Treewells | 5 ft.
	Arrangement	Regular	Regular	Regular
	Species	Alternating	Alternating	Alternating
	Spacing	40 ft. o.c. avg.	30 ft. o.c.	30 ft. o.c.
	Surface	Ground cover or grass	Ground cover or grass	Grate
	Street Tree Size	Medium Shade	Medium Shade	Medium Shade
Verge	Width	3 ft.	3 ft.	5 ft.
	Lighting Type	Post	Post	Post
	Lighting Spacing	At intersections	At intersections	At intersections

ST-44 -24 Note: Structures on this thoroughfare must be within 150' of a 20' clear fire access road

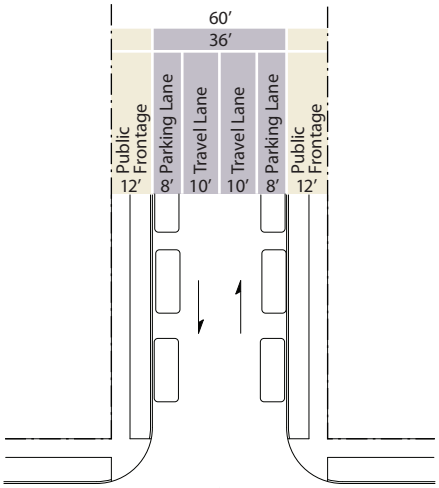
PRE-APPROVED ASSEMBLIES CONT.

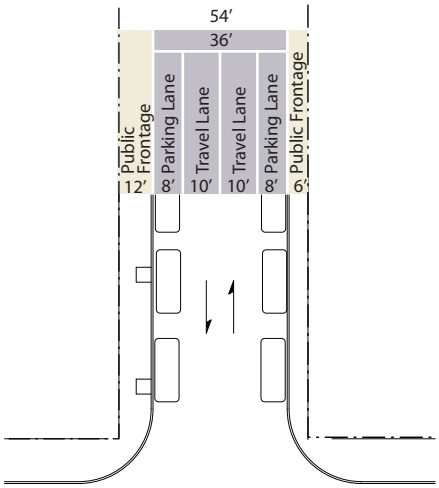
KEY ST-57-20-SH

Thoroughfare Type
Right of Way Width
Pavement Width (face of curb to face of curb)
Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





Assembly Designation	ST-60-36	CS-55-36
Thoroughfare Type	Street	Commercial Street
Transect	T4, T5	T4, T5
Right-of-Way Width	60 ft.	55 ft.
Pavement Width	36 ft.	36 ft.
Transportation Way		
Vehicular Lane(s)	Two Lanes: Two way, one lane each way @ 10 ft.	Two Lanes: Two way, one lane each way @ 10 ft.
Parking Lanes	Two lanes parallel @ 8 ft.	Two lane parallel @ 8 ft.
Movement Type	Free	Free
Median Width	n/a	n/a
Median Planting	n/a	n/a
Median Surface	n/a	n/a
Target Speed	25 mph	25 mph
Bicycle Provision	Sharrow	Sharrow
Transit Provision	Bus route	Bus route
Public Frontage	D, F	F

	Assembly Width	12 ft.	12 ft.	12 ft.
	Public Frontage Type	D	F	F
	Transect	T4	T4, T5	T4, T5
Curbing	Type	Vertical	Vertical	Vertical Curb
	Curb Cut	Radius	Radius	Radius
	Radius	5 ft.	5 ft.	5 ft.
Walkway	Width	6 ft.	6 ft.	9.5 ft.
	Surface	Concrete	Concrete	Concrete
Planter	Type | Size	Continuous | 6 ft.	Tree well | 6 ft.	Tree well | 4 ft.
	Arrangement	Regular	Regular	Regular
	Species	Alternating	Alternating	Alternating
	Spacing	40 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.
	Surface	Ground cover or grass	Pervious paving	Pervious paving
	Street Tree Size	Large Shade	Large Shade	Large Shade
Verge	Width	6 ft.	6 ft.	6 ft.
	Lighting Type	Pipe, Column	Column	Column
	Lighting Spacing	80 ft. o.c.	60 ft. o.c.	60 ft. o.c.

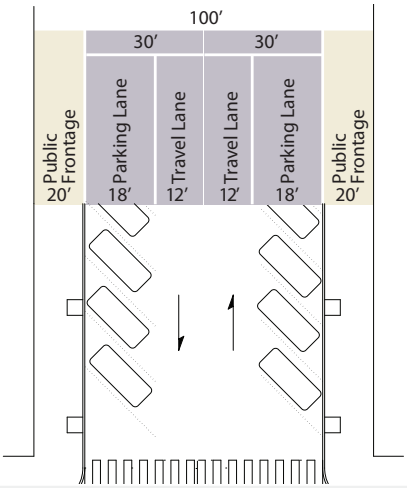
TABLE 7. PRE-APPROVED ASSEMBLIES

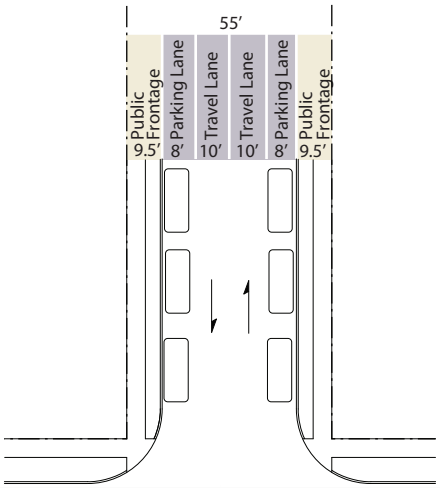
KEY ST-57-20-SH

- Thoroughfare Type
- Right of Way Width
- Pavement Width (face of curb to face of curb)
- Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





Assembly Designation	CAV-100-58	ST-55-36
Thoroughfare Type	Commercial Avenue	Street
Transect	T4, T5	T3, T4
Right-of-Way Width	100 ft.	55 ft.
Pavement Width	58 ft.	36 ft.
Transportation Way		
Vehicular Lane(s)	Two Lanes: Two way, one lane each way @ 12 ft.	Two Lanes: Two way, one lane each way @ 10 ft.
Parking Lanes	Two reverse angle @ 17 ft.	Two lanes parallel @ 8 ft.
Movement Type	Slow	Optional
Median Width	12 ft nominal but vary to fit ROW	n/a
Median Planting	20 ft. o.c. avg.	n/a
Median Surface	Grass, ground cover, or rough cobble	n/a
Target Speed	25 mph	25 mph
Bicycle Provision	Sharrow	Sharrow
Transit Provision	Bus route	n/a
Public Frontage	F	C, D
Assembly Width	13 ft.	9.5 ft. | 9.5 ft.
Public Frontage Type	F	D
Transect	T4, T5	T3, T4
Curbing – Type	Vertical Curb; roll curb on median	Raised Curb
Curbing – Curb Cut	Radius	Radius
Curbing – Radius	10 ft.	10 ft.
Walkway – Width	14 ft.	5 ft.
Walkway – Surface	Concrete	Concrete
Planter – Type | Size	Tree well | 4 ft. x 6 ft.	Continuous | 4.5 ft.
Planter – Arrangement	Regular	Regular
Planter – Species	Alternating	Alternating
Planter – Spacing	30 ft. o.c.	30 ft. o.c.
Planter – Surface	Pervious paving	Ground cover or grass
Planter – Street Tree Size	Large shade	Large Shade
Verge – Width	4 ft.	4 ft.
Verge – Lighting Type	Column	Column
Verge – Lighting Spacing	50 ft. o.c.	50 ft. o.c.

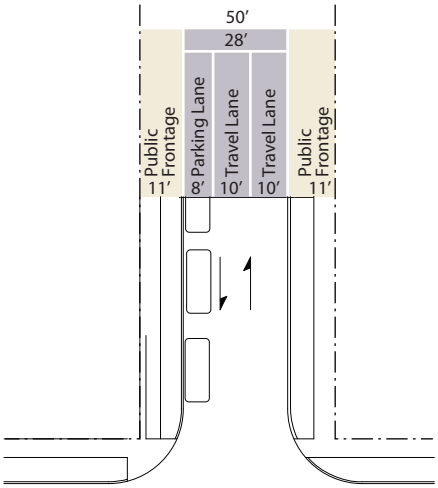
PRE-APPROVED ASSEMBLIES

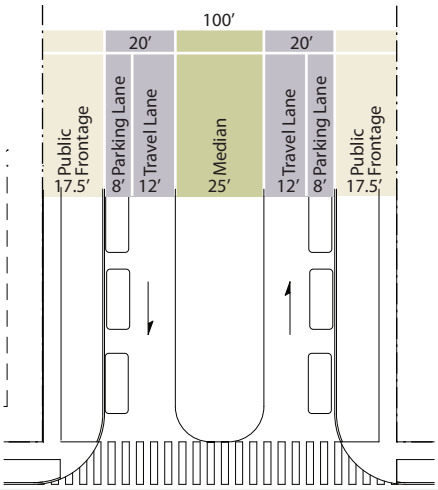
KEY ST-57-20-SH

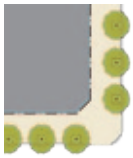
- Thoroughfare Type
- Right of Way Width
- Pavement Width (face of curb to face of curb)
- Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





Assembly Designation	DR-50-28		AV-100-40
Thoroughfare Type	Drive		Avenue
Transect	T4, T5		T3, T4
Right-of-Way Width	50 ft.		100 ft.
Pavement Width	28 ft.		40 ft.
Transportation Way			
Vehicular Lane(s)	Two Lanes: Two way, one lane each way @ 10 ft.		Two Lanes: Two way, one lane each way @ 12 ft.
Parking Lanes	One lane parallel @ 8 ft.		Two lanes parallel @ 8 ft.
Movement Type	Free		Free
Median Width	n/a		25 ft, incl. 3' apron for fire access
Median Planting	n/a		40 ft. o.c. avg.
Median Surface	n/a		Grass, ground cover and mulch
Target Speed	25 mph		25 mph
Bicycle Provision	Sharrow		Sharrow
Transit Provision	n/a		Bus route
Public Frontage	D, F		D
Assembly Width	11 ft.	11 ft	17.5 ft.
Public Frontage Type	D	F	D
Transect	T4	T5	T3, T4
			
Curbing – Type	Vertical Curb	Vertical Curb	Vertical; rolled curb on median
Curbing – Curb Cut	Radius	Radius	Radius
Curbing – Radius	7 ft.	7 ft	20 ft.
Walkway – Width	5 ft.	11 ft	5 ft.
Walkway – Surface	Concrete	Concrete	Concrete
Planter – Type | Size	Continuous | 10 ft.	Treewells	Continuous | width varies
Planter – Arrangement	Regular |	Regular	Regular
Planter – Species	Alternating		Alternating
Planter – Spacing	30 ft. o.c.	30 ft o.c.	30 ft. o.c.
Planter – Surface	Ground cover or grass	ground cover or grass	Ground cover or grass
Planter – Street Tree Size	Large Shade	Large Shade	Large Shade
Verge – Width	4 ft.		4 ft.
Verge – Lighting Type	Post		Post
Verge – Lighting Spacing	At intersections		At intersections

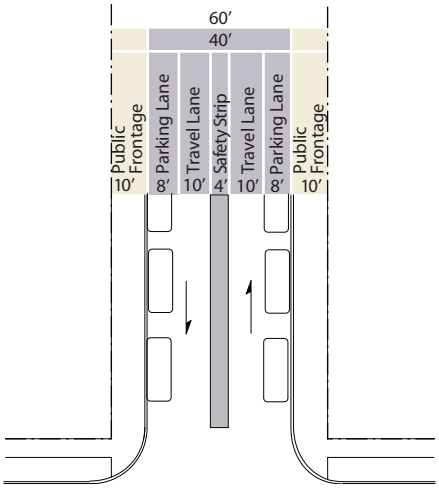
PRE-APPROVED ASSEMBLIES CONT.

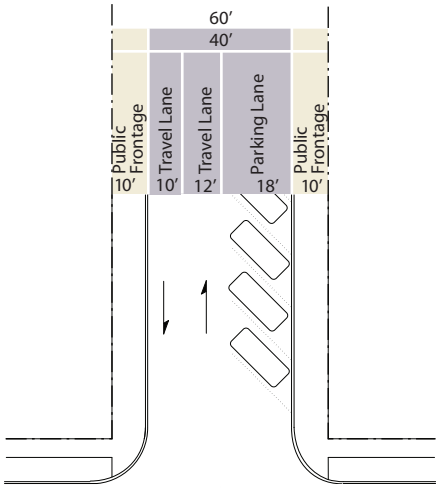
KEY ST-57-20-SH

- Thoroughfare Type
- Right of Way Width
- Pavement Width (face of curb to face of curb)
- Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





Assembly Designation	ST-60-40	MS 60-40
Thoroughfare Type	Street	Main Street
Transect	T4, T5	T4, T5
Right-of-Way Width	60 ft.	60 ft.
Pavement Width	40 ft.	40 ft.
Transportation Way		
Vehicular Lane(s)	Two Lanes: Two way, one lane each way @ 10 ft.	Two Lanes: Two way, one lane each way @ 10 ft and 12 ft.
Parking Lanes	Two lanes parallel @ 8 ft.	One Lane Reverse Angle @ 18 ft.
Movement Type	Free	Free
Median Width	4 ft safety strip	n/a
Median Planting	n/a	n/a
Median Surface	rough cobble	n/a
Target Speed	25 mph	25 mph
Bicycle Provision	Sharrow	Sharrow
Transit Provision	Bus route	Bus route
Public Frontage	D, F	F

	Assembly Width	12 ft.	12 ft.	12 ft.
	Public Frontage Type	D	F	F
	Transect	T4	T4, T5	T4, T5
Curbing	Type	Vertical	Vertical	Vertical Curb
	Curb Cut Radius	Radius 5 ft.	Radius 5 ft.	Radius 5 ft.
Walkway	Width	5 ft.	10 ft.	10 ft.
	Surface	Concrete	Concrete	Concrete
Planter	Type | Size	Continuous | 5 ft.	Tree well | 5 ft.	Tree well | 5 ft.
	Arrangement	Regular	Regular	Regular
	Species	Alternating	Alternating	Alternating
	Spacing	40 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.
	Surface	Ground cover or grass	Pervious paving	Pervious paving
	Street Tree Size	Large Shade	Large Shade	Large Shade

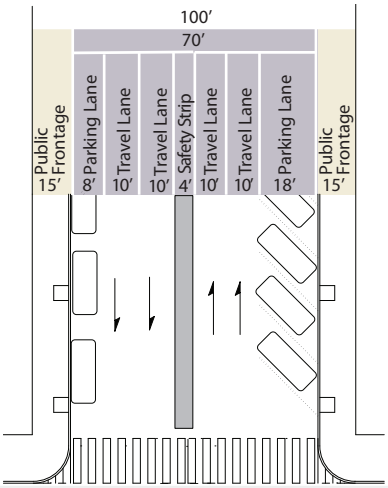
TABLE 7. PRE-APPROVED ASSEMBLIES

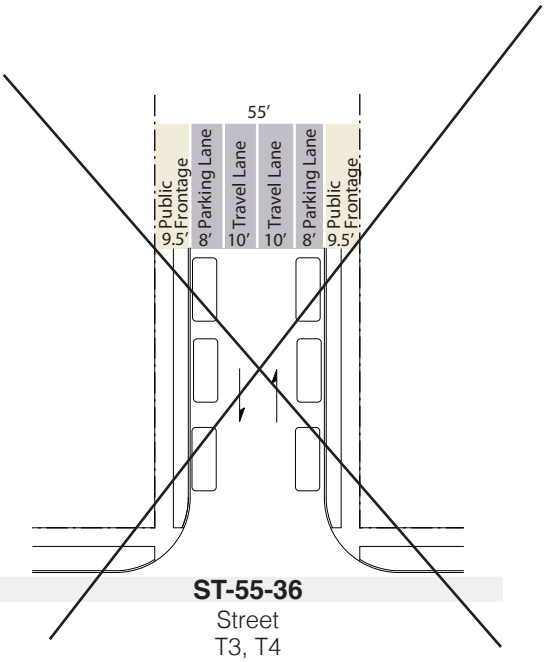
KEY ST-57-20-SH

- Thoroughfare Type
- Right of Way Width
- Pavement Width (face of curb to face of curb)
- Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





Assembly Designation		AV-100-70	ST-55-36
Thoroughfare Type		Avenue	Street
Transect		T5, T6	T3, T4
Right-of-Way Width		100 ft.	55 ft.
Pavement Width		70 ft.	36 ft.
Transportation Way			
Vehicular Lane(s)		Four Lanes: Two way, two lane each way @ 10 ft.	Two Lanes: Two way, one lane each way @ 10 ft.
Parking Lanes		One reverse angle @ 18 ft., 1 parallel @ 8 ft.	Two lanes parallel @ 8 ft.
Movement Type		Speed	Optional
Median Width		4' safety strip (varies to fit width)	n/a
Median Planting		n/a.	n/a
Median Surface		Rough cobble	n/a
Target Speed		30 mph	25 mph
Bicycle Provision		Sharrow	Sharrow
Transit Provision		Bus route	n/a
Public Frontage		F	C, D
Assembly Width		13 ft.	9.5 ft. | 9.5 ft.
Public Frontage Type		F	D
Transect		T4, T5	T3, T4
Curbing	Type	Vertical Curb;	Raised Curb
	Curb Cut	Radius	Radius
	Radius	5 ft.	10 ft.
Walkway	Width	15 ft.	5 ft.
	Surface	Concrete	Concrete
Planter	Type | Size	Tree well | 4 ft. x 6 ft.	Continuous | 4.5 ft.
	Arrangement	Regular	Regular
	Species	Alternating	Alternating
	Spacing	30 ft. o.c.	30 ft. o.c.
	Surface	Pervious paving	Ground cover or grass
	Street Tree Size	Large shade	Large Shade
Verge	Width	4 ft.	4 ft.
	Lighting Type	Column	Column
	Lighting Spacing	50 ft. o.c.	50 ft. o.c.

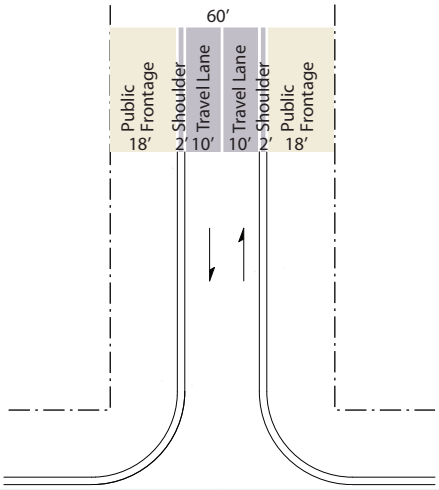
TABLE 7. PRE-APPROVED ASSEMBLIES - OPEN SECTIONS

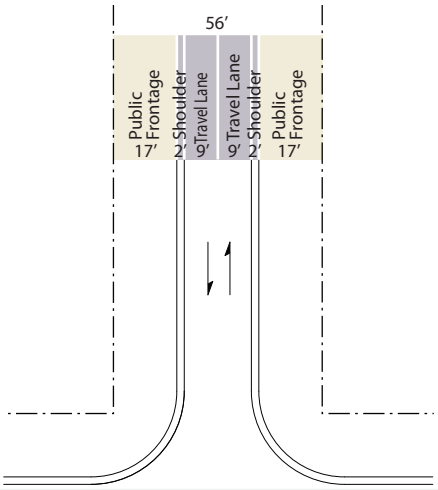
KEY ST-57-20-SH

Thoroughfare Type
Right of Way Width
Pavement Width (face of curb to face of curb)
Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





Assembly Designation	RD-60-20	ST-56-18	
Thoroughfare Type	Road	Street	
Transect	T2	T2, T3	
Right-of-Way Width	60 ft.	56 ft.	
Pavement Width	20 ft.	18 ft.	
Transportation Way			
Vehicular Lane(s)	Two Lanes: Two way, one lane each way @ 10 ft.	Two Lanes: Two way, one lane each way @ 9 ft.	
Parking Lanes	n/a	n/a	
Movement Type	Optional	Optional	
Median Width	n/a	n/a	
Median Planting	n/a	n/a	
Median Surface	n/a	n/a	
Target Speed	30 mph	25 mph	
Bicycle Provision	none	none	
Transit Provision	none	none	
Public Frontage	A	A, B	
Assembly Width	18 ft.	17 ft.	17 ft.
Public Frontage Type	A	A	B
Transect	T1, T2	T2	T2, T3
Curbing – Type	Open Swale	Open Swale	Open Swale
Curbing – Curb Cut	Radius	Radius	Radius
Curbing – Radius	25 ft.	25 ft.	25 ft.
Walkway – Width	Path optional	n/a	Path optional
Walkway – Surface	n/a	n/a	crushed stone
Planter – Type | Size	Continuous | 16 ft.	Continuous | 17 ft.	Continuous | 16 ft.
Planter – Arrangement	Clustered	Clustered	Clustered
Planter – Species	Varied	Varied	Varied
Planter – Spacing	Irregular	Irregular	50 ft. o.c.
Planter – Surface	n/a	n/a	Grass
Planter – Street Tree Size	n/a	n/a	Large shade
Verge – Width	3 ft.	3 ft.	3 ft.
Verge – Lighting Type	Cobra Head, Post	None	Post
Verge – Lighting Spacing	At intersections	n/a	At intersections

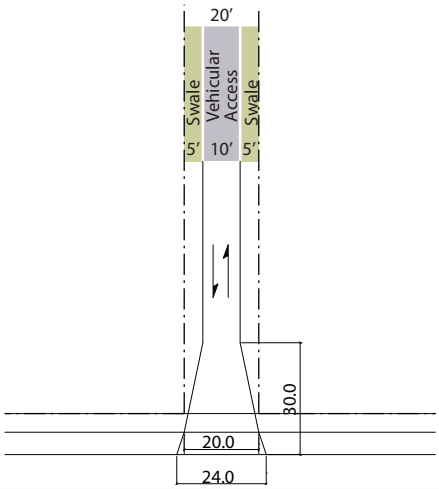
TABLE 7. PRE-APPROVED ASSEMBLIES - VEHICULAR ACCESS

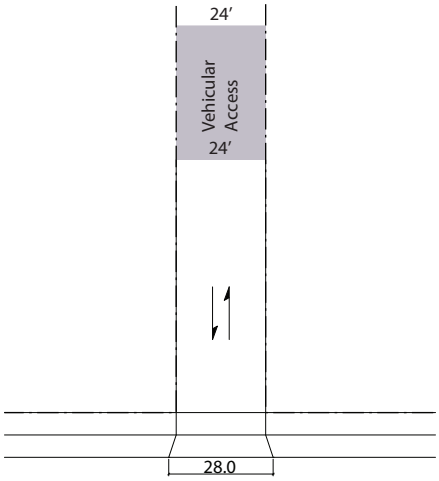
KEY ST-57-20-SH

Thoroughfare Type
Right of Way Width
Pavement Width
Transportation

THOROUGHFARE TYPES

Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





Assembly Designation		RL-20-10	RA-24-24
Transect District		T3, T4	T4, T5
Thoroughfare Type		Rear Lane	Rear Alley
Right-of-Way Width		20 feet	24 feet
Pavement Width		10 feet	24 feet
Transportation Way			n/a
Vehicular Lane(s)		Access way @ 10 feet	Access way @ 24 feet
Parking Lanes		n/a	n/a
Striping		n/a	n/a
Median Width		n/a	n/a
Median Planting		n/a	n/a
Median Surface		n/a	n/a
Target Speed		n/a	n/a
Bicycle Provision		n/a	n/a
Transit Provision		n/a	n/a
Public Frontage		n/a	n/a
Assembly Width		20 ft.	20 ft.
Transect District		n/a	n/a
Curbing	Type	Open Swale	Raised Curb
	Curb Cut	Taper	Taper
	Radius	n/a	n/a
Walkway	Width	n/a	n/a
	Surface	n/a	n/a
Planter	Type | Size	n/a	n/a
	Arrangement	n/a	n/a
	Mix	n/a	n/a
	Spacing	n/a	n/a
	Surface	Can be reinforced to serve as fire access lane	Can serve as fire access lane
	Planting	n/a	n/a
Verge	Width	n/a	n/a
	Lighting Type	n/a	n/a
	Lighting Spacing	n/a	n/a

TABLE 8. PUBLIC PLANTING - FOR REFERENCE ONLY. CONFIRM WITH MASTER TREE LIST.

	Tree Canopy Characteristics							
	Specific Name (*Botanical Name*)	Type	Size (height x spread)	Transect	Native	Planting Pattern	Produce / Color in Bloom	Special Instructions
LARGE SHADE TREES (> 50 ft at maturity)	Hackberry *(Celtis occidentalis)*	Rounded	50' x 50'	T1, T2, T3, T4	Yes	Regular, Clustered	Drupe / N/A	
	White Ash *(Fraxinus americana)*	Oval	50' x 80'	T1, T2	Yes	Regular Clustered	Samara / N/A	
	Marshall's seedless green ash (*Fraxinus pennsylvanica lanceolata 'marshall's'*)	Rounded	60' x 50'	T1, T2, T3, T4	Yes	Allee Regular Clustered	Samara / N/A	
	Honeylocust *(Gleditsia triacanthos)*	Rounded	60' x 60'	T1, T2, T3, T4	Yes	Regular Clustered	Pod / N/A	
	Tulip Poplar *(Liriodendron tulipifera)*	Oval	60' x 40'	T1, T2	Yes	Regular Clustered	Samara / N/A	
	Black Gum *(Nyssa sylvatica)*	Oval	60' x 40'	T1, T2, T3	Yes	Regular, Clustered	Drupe / N/A	
	Sycamore *(Platanus occidentalis)*	Rounded	60' x 60'	T1, T2	Yes	Regular Clustered	Multiple fruit / N/A	Higher maintenance.

PUBLIC PLANTING (cont.)

	Tree Canopy Characteristics							
	Specific Name (*Botanical Name*)	Type	Size (height x spread)	Transect	Native	Planting Pattern	Produce / Color in Bloom	Special Instructions
LARGE SHADE TREES (> 50 ft at maturity)	White Oak *(Quercus alba)*	Rounded	60' x 40'	T1	Yes	Regular Clustered	Nut / N/A	
	Pin Oak *(Quercus palustris)*	Rounded	60' x 40'	All	Yes	Allee Regular Clustered	Nut / N/A	Fast growing.
	Northern Red Oak *(Quercus rubra)*	Rounded	60' x 60'	All	Yes	Allee Regular Clustered	Nut / N/A	
	Goldspire sugar maple *(Acer saccharum 'Goldspire')*	Rounded	70' x 40'	T1, T2, T3	Yes	Allee Regular Clustered	Samara / N/A	Requires wide lawn area.
	American Linden *(Tilia americana)*	Oval	60' x 40'	T1, T2	Yes	Regular Clustered	Nutlike / Cream	
	American Elm *(Ulmus americana)*	Rounded	70' x 50'	T1, T2	Yes	Regular Clustered	Samara / N/A	Dutch elm resistant species only.
	Japanese Zelkova (*Zelkova serrata)*	Rounded	60' x 60'	T2, T3, T4	No	Allee Regular Clustered	Drupe / N/A	
	Littleleaf Linden *(Tilia cordata)*	Pyramidal	60' x 30'	T3, T4,	No	Allee Regular Clustered	Nutlet / Cream	
	Crimean Lindenr *(Tilia euchlora)*	Oval	50' x 25'	T3, T4	No	Allee Regular Clustered	Nutlet / Cream	Basal suckers.
	Silver Linden *(Tilia tomentosa)*	Oval	50' x 25'	T3, T4, T5	No	Allee Regular Clustered	Nutlet / Cream	Basal suckers.
	Kentucky Coffeetree *(Gymnocladus dioicus)*	Oval	60' x 40'	T2, T3	No	Regular Clustered	Pod / NA	Male only.

PUBLIC PLANTING (cont.)

	Tree Canopy Characteristics (cont.)								
	Specific Name *(Botanical Name)*	Type	Size (height x spread)	Transect District	CS	Native	Planting Pattern	Produce / Color in Bloom	Special Instructions
MEDIUM SHADE TREES (45 ft - 30 ft at maturity)	Pyramidal European Hornbeam *(Carpinus betulus fastigiata)*	Vase	30' x 20'	T2, T3, T4, T5	PK, GR, SQ, PG, PZ	No	Allee Regular Clustered	Nut / N/A	
	Sargent Cherry *(Prunus sargentii)*	Vase	30' x 30'	T2, T3, T4, T5	PK, GR, SQ, PG, PZ	No	Allee Regular Clustered	Drupe / Pink	

PUBLIC PLANTING (cont.)

	Tree Canopy Characteristics							
	Specific Name (*Botanical Name*)	Type	Size (height x spread)	Transect	Native	Planting Pattern	Produce / Color in Bloom	Special Instructions
ORNAMENTAL TREES	Eastern Redbud *(Cercis canadensis)*	Rounded	20' x 25'	All	Yes	Allee Regular Clustered	Pod / Pink	Good for naturalized areas.
	Witchhazel *(Hamamelis virginiana)*	Rounded	15' x 15'	All	Yes	Regular Clustered	Capsule / Yellow	Good for naturalized areas.
	Mountain Laurel *(Kalmia latifolia)*	Rounded	10' x 10'	All	Yes	Regular Clustered	Capsule / White-Pink	Good for naturalized areas.
	Cornelian Cherry (*Cornus mas)*	Rounded	20' x 15'	T2, T3, T4,	No	Regular Clustered	Drupe / Yellow	
	Siberian Crabapplen *(Malus baccata)*	Spreading	25' x 25'	T3, T4, T5	No	Allee Regular Clustered	Drupe / Pink	
	Upright Siberian Crabappler *(Malus baccata columnaris)*	Columnar	30' x 10'	T2, T3, T4, T5	No	Allee Regular Clustered	Drupe / Cream	
	Radiant Crabapple *(Malus 'radiant')*	Rounded	25' x 25'	T3, T4, T5	No	Allee Regular Clustered	Drupe / Red-Pink	
	Snowdrift Crabapple *(Malus snowdrift)*	Rounded	20' x 20'	T2, T3, T4, T5	No	Allee Regular Clustered	Drupe / White	

PUBLIC PLANTING (cont.)

	Tree Canopy Characteristics (cont.)							
	Specific Name *(Botanical Name)*	Type	Size (height x spread)	Transect	Native	Planting Pattern	Produce / Color in Bloom	Special Instructions
CONIF-EROUS TREES (Not to be used as street trees.)	American Holly *(Ilex opaca)*	Pyramidal	20' x 15'	All	yes	Clustered	Drupe/White	Requires both female and male for fruit.
	Eastern White Pine *(Pinus strobus)*	Pyramidal	50'x20'	All	yes	Clustered	Cone/NA	Intolerant of air pollutants & salts.

TABLE 9. TREE PLANTING PATTERN

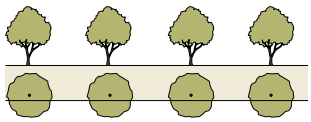
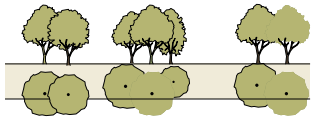
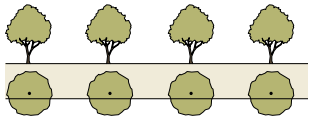
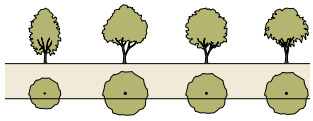
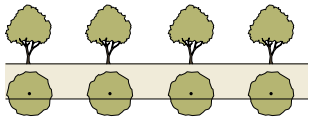
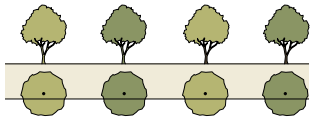
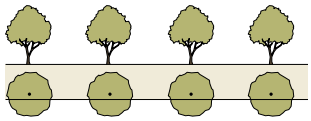
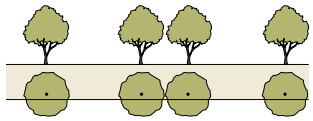
	Regular	Naturalistic / Clustered
a. Arrangement Opportunistic arrangement is not illustrated.		
	Single	Varied
b. Type Mix		
	Single	Alternating
c. Species		
	Regular	Irregular
d. Spacing		

TABLE 10. PUBLIC LIGHTING

TYPE			HEIGHT	SPACING
COBRAHEAD	T2	■		
	T3			
	T4			
	T4O			
	T5			
	T5L			
DOUBLE COLUMN	T2			
	T3			
	T4			
	T4O			
	T5	■	12 ft. - 16 ft.	50 ft. on center min.
	T5L	■	12 ft. - 16 ft.	50 ft. on center min.
	T6	■	12 ft. - 16 ft.	50 ft. on center min.
COLUMN	T2			
	T3			
	T4			
	T4O			
	T5	■	12 ft. - 16 ft.	50 ft. on center min.
	T5L	■	12 ft. - 16 ft.	50 ft. on center min.
	T6	■	12 ft. - 16 ft.	50 ft. on center min.

TYPE			HEIGHT	SPACING
POST	T2			
	T3			
	T4			
	T4O			
	T5	■	12 ft. - 16 ft.	50 ft. on center min.
	T5L	■	12 ft. - 16 ft.	50 ft. on center min.
	T6	■	12 ft. - 16 ft.	50 ft. on center min.
PIPE	T2			
	T3			
	T4			
	T4O			
	T5	■	12 ft. - 16 ft.	50 ft. on center min.
	T5L	■	12 ft. - 16 ft.	50 ft. on center min.
	T6	■	12 ft. - 16 ft.	50 ft. on center min.
BOLLARD	T2			
	T3			
	T4	■	3 ft. max.	6 ft. on center min.
	T4O	■	3 ft. max.	6 ft. on center min.
	T5	■	3 ft. max.	6 ft. on center min.
	T5L	■	3 ft. max.	6 ft. on center min.
	T6	■	3 ft. max.	6 ft. on center min.

■ Permitted
□ Special Exception

Section 1703-8: Administration and Procedures

Subsections:

1703-8.10	Creating a Regulating Plan for the Establishment Of Transects for Your Neighborhood.
1703-8.20	Creating a Regulating Plan for the Establishment of Transects for Your Development Site
1703-8.30	Varying the Form: Administrative Variations
1703-8.40	Non-Conformities
1703-8.50	Relationship To Overlay Districts
1703-8.60	Appeals

1703-8.10 Creating a Regulating Plan for the Establishment Of Transects for Your Neighborhood.

A. **Purpose.** The purpose of this Subsection is to set forth the process for creating a regulating plan for the establishment of transect zones in an existing neighborhood. Although any person or entity may apply, the process set forth in this Subsection is designed for a recognized community council, neighborhood business association, community development corporation or other neighborhood group, or a property owner or group of property owners, to initiate and participate in a neighborhood charrette that will result in the development of a specific regulating plan and amendment to the zone map for all or a portion of an existing neighborhood.

Note: The establishment of a form-based code for a development site greater than two acres and less than ten acres in total area and under common ownership may be established according to the procedures set forth in Subsection 1703-8.20 (Opting into the Form-Based Code: Using Transect Zones to Create a Walkable Neighborhood). The owner of such a development site may also elect to proceed under this Subsection 1703-8.10. Except as otherwise permitted as set forth in Subsection 1703-8.20.B below, the owner(s) of a development site greater than ten acres in total area and under common ownership that seeks to create a regulating plan for the establishment of transects on their site shall proceed under this Subsection.

Transect zones established under this Subsection shall be adopted as part of a regulating plan specified for the subject area, which shall become an amendment to the zone map and an appendix to Cincinnati Municipal Code Title XVII, Land Development Code. The zone map shall identify each transect zone or group of transect zones with the letter "T" followed by a reference number (e.g. for a T5 Main Street, "T5MS"). The procedures for rezoning set forth elsewhere in the Cincinnati Municipal Code shall not apply to the establishment of transect zones under this Section.

B. **Petition**

1. **Who may file?** Any person or entity may file a petition to rezone a group of lots as a transect zone or group of transect zones. A petition shall not be accepted for the establishment of a transect zone or group of transect zones on a single lot less than two acres in total area; provided, however, that the Director, in his or her discretion, may accept a petition for a lot less than two acres in total area that is located directly adjacent to an existing transect zone.

2. **How is a petition filed?** The petition shall be made on a form and in accordance with instructions prescribed by the Director.
3. **Is there a fee for filing a petition?** No.
4. **What happens once a petition is filed?** Upon receipt of a petition, the Director shall determine whether the petition is complete. A petition shall not be deemed complete until the Director has received the following:
   a. A petition form completed in strict accordance with the form instructions;
   b. A written statement from all active community councils, neighborhood business associations and community development corporations identified by the Director as having an interest in the area to be rezoned as a transect zone or group of transect zones;
   c. A map showing all lots proposed to be rezoned as a transect zone or group of transect zones; and
   d. A written list of any development initiatives within the area proposed to be rezoned as a transect zone or group of transect zones.
5. **What if the petition is not complete?** If the Director determines a petition is not complete, the petition will be rejected and a written list of items that make it deficient will be provided to the petitioner. The Director shall take no action on a rejected petition until all items that make the application deficient have been corrected by the petitioner.
6. **In what order are petitions processed?** All completed petitions shall be time-stamped with the date the petition is deemed to be complete and shall be processed on a first-come, first-served basis.
7. **What about the neighborhoods that have already completed a charrette?** The following neighborhoods have participated in the Form-Based Code Working Group and have completed neighborhood charrettes in October-November, 2012 prior to the adoption of this Subsection and, as a result, shall be deemed to have filed a complete petition and are subject only to the provisions of Subsection 1703-8.10.E and Subsection 1703-8.10.D below: College Hill; Madisonville; Walnut Hills; and Westwood. These neighborhoods shall enjoy a partial exemption from the provisions of this Subsection specifically for the regulating plans adopted as part of the October-November, 2012 neighborhood charrettes. Except as is otherwise provided in this Section, all future petitions to rezone property as a transect zone or group of transect zones in these neighborhoods shall be subject to all of the provisions of this Subsection.

C. **Pre-Charrette Process**

1. **What happens next?** Within thirty days after the Director determines that a petition is complete, the petitioner and a staff member of the Department of City Planning and Buildings shall attend a pre-charrette conference.
2. **What is a pre-charrette conference?** The purpose of a pre-charrette conference is for the petitioner and staff member to outline a vision statement for the proposed transect zones and to determine a schedule and protocol for conducting a charrette to develop a regulating plan.
3. **What is a vision statement?** A vision statement is the petitioner's written development vision for the area of the proposed transects. This statement will inform

the regulating plan, which will ultimately become the regulatory scheme for the subject area. In preparing the vision statement, the walkable neighborhood design standards set forth in Section 1703-6 (Specific to Creating a Walkable Neighborhood) shall be considered but are not required to be incorporated in the vision.

4. **What is the charrette protocol?** The charrette protocol shall include a proposed date, time and location for the charrette, an estimate of the charrette's costs and expenses, and shall identify the standards to be applied and the participants that will take an active role in the charrette. The charrette protocol shall also identify potential funding sources to cover the costs and expenses of the charrette.

5. **What is the next step?** Within sixty days after the pre-charrette conference and prior to scheduling a charrette, the petitioner and a staff members of the Department of City Planning and Buildings shall attend a meeting of each active community council and neighborhood business association recognized by the Director as having an interest in the area to be rezoned as a transect zone or group of transect zones.

6. **What happens at these meetings?** At each meeting the petitioner and the staff member shall present the vision statement for the proposed transect zones and the charrette protocol. The petitioner and the staff member shall solicit feedback regarding the vision statement and charrette protocol. The petitioner and the staff member may, in their reasonable discretion, make changes to the vision statement and charrette protocol to address feedback received at the meetings. Within sixty days after attending the last community council or neighborhood business association meeting, the petitioner and the staff member shall finalize the vision statement and the charrette protocol, and schedule the charrette.

D. **Charrette Process**

1. **Where must a charrette be held?** Unless otherwise approved by the Director, the location of all charrettes shall be held at a facility accessible to the public and within two miles of the boundary of the proposed petition area and shall be open to all members of the public.

2. **Who must be at a charrette?** For a charrette to satisfy the requirements of this Subsection, the following parties shall be present for the entirety of the charrette:

   a. At least one registered architect formally trained in or having prior experience conducting a form-based code charrette;

   b. At least one staff planner from the Department of City Planning and Buildings and at least one staff member from any other City departments formally trained in or having prior experience conducting a form-based code charrette;

   c. The petitioner or an authorized representative of the petitioner; and

   d. At least one representative of each active community council, neighborhood business association, and community development corporation identified by the Director as having an interest in the area to be rezoned as a transect zone or group of transect zones.

3. **When may a charrette be held?** Charrettes must be at least one full day and may be held on multiple days anytime between the hours of 9:00 a.m. and 9:00 p.m., Monday through Saturday, provided that a charrette shall not be held on a City-recognized holiday.

4. **Who leads a charrette?** The charrette shall be led by a staff planner from the Department of City Planning and Buildings formally trained in or having prior experience conducting a form-based code charrette with support from a registered architect formally trained in or having prior experience conducting a form-based code charrette. The charrette shall be led in accordance with nationally recognized standards as determined and approved by the Director (e.g. National Charrette Institute, American Institute of Architects, American Planning Association).

5. **How is a charrette noticed?** Notice of the charrette shall be provided fourteen days in advance of the charrette.

   a. The City shall provide notice in the following manner:

      (1) To all owners of property located within one thousand feet (1000') of the boundary of the area proposed to be rezoned by regular U.S. Mail;

      (2) By publication in the City Bulletin;

      (3) By posting on the City's website; and

      (4) To all City departments and City utilities.

   b. The petitioner shall publish notice in an on-line or print newspaper and on social media as determined by the petitioner.

6. **How is a charrette funded?** Funds for the cost of a charrette, including, but not limited to, the cost for any experts, consultants or professionals engaged to conduct or attend the charrette, any room or equipment costs, costs of printed materials, travel costs; and all other related costs, shall be identified in the charrette plan. No charrette shall take place until guaranteed funds covering the total cost of the charrette are certified.

7. **What is produced at a charrette?** A charrette is more than a public meeting. It is an intensive design and visioning exercise whereby community groups, property owners, the city, and design and planning professionals, among others, work together to produce a detailed and realistic vision for the future development of the subject area. In addition to a regulating plan identifying the desired transect zones, the charrette will result in schematic drawings, illustrative plans, and specialized use tables, among other things, which become part of the regulating plan and guide future development.

E. **Post-Charrette Process**

1. **What happens after the charrette?**

   a. Not later than thirty days from the last day of the charrette, the petitioner shall submit one original and four copies of the final proposed regulating plan and the charrette summary report to the Director.

   b. The Director shall have ten days from receipt thereof to make a final determination whether the final proposed regulating plan is substantially compliant with the charrette summary report.

   c. Within ten days of the Director's determination of compliance, the Director shall notify the petitioner of the date for City Planning Commission's review in accordance with Subsection 1703-8.10.F.

2. **What is a regulating plan?** A regulating plan is the map of the area designating the locations of the transect zones and identifying key elements such as thoroughfares and civic and open spaces based on the charrette summary report.

3. **What is a charrette summary report?** A charrette summary report contains a summary of the data, information and the community's comments gathered at the charrette.

4. **What if the regulating plan does not reflect the charrette summary report?**

   a. If the Director determines that the final proposed regulating plan is not in substantial conformance with the charrette summary report, then the Director shall notify the petitioner no later than ten days after the Director's receipt of the final proposed regulating plan and shall request a post-charrette conference. The purpose of the post-charrette conference is to address deviations from the results of the charrette process.

   b. The petitioner shall have thirty days to modify the final proposed regulating plan to address any deficiencies identified by the Director at the post-charrette conference and to re-submit it to the Director for a final determination of whether it is in substantial conformance with the results of the charrette process.

   c. If the petitioner fails to re-submit a modified final proposed regulating plan within such time period, the petition shall be deemed held in abeyance until such time that the regulating plan is re-submitted or terminated by the petitioner in writing to the City. The City shall have no further obligation to advance a proposed regulating plan until such time that it is re-submitted and approved by the Director.

F. **Process for the Establishment of Transect Zone(s)**

1. **When does the zone map change?** Pursuant to City Charter Art. VII, the City Planning Commission has the duty to consider the petition for the establishment of a transect zone as an amendment to the zone map and as an appendix to Cincinnati Municipal Code Title XVII. After providing notice and a public hearing in accordance with all applicable rules and regulations, the City Planning Commission may recommend approval, approval with conditions or restrictions, or disapproval of the petition. The City Planning Commission has discretion to condition or restrict the transect zone as the City Planning Commission deems necessary for the protection of the public interest and to further the purpose, intent and principles of the Form-Based Code as set forth in the Preamble.

2. **What happens after the City Planning Commission acts?** The City Planning Commission shall certify its recommendation to City Council. City Council has the duty to consider the recommendation in the same manner as a proposal to amend the zone map. Pursuant to City Charter Art. VII, Section 6, City Council has the right to overrule the City Planning Commission's disapproval of the establishment of a transect zone by a two-thirds majority vote.

3. **Is there an applicable administrative appeals process?** No. A rezoning is a legislative act that is subject only to referendum. No administrative tribunal has jurisdiction or authority over the rezoning of property.

G. **Process for Amending a Transect Zone**

1. **Can a transect zone be amended in the future?** Transect zones established under this Subsection may be amended by following the process for establishing transect zones in Subsection 1703-8.20 (Opting into the Form-Based Code: Using Transect Zones to Create a Walkable Neighborhood).

1703-8.20 Creating a Regulating Plan for the Establishment of Transects for Your Development Site

A. **Purpose.** The purpose of this Subsection is to define the process for creating a regulating plan for the establishment of a transect zone or group of transect zones to create a walkable neighborhood in accordance with the walkable neighborhood design standards set forth in Section 1703-6 (Specific to Creating a Walkable Neighborhood). This process is designed for the owner of a large development site, greater than two acres, but less than ten acres in total area, and under common ownership anywhere in the City to initiate an amendment to the zone map to establish a transect zone or group of transect zones specific to a development site.

Transect zones established under this Subsection shall be adopted as part of a regulating plan for the development site which shall become an amendment to the zone map only. The zone map shall identify each transect zone or group of transect zones within the development site with the letter "T" followed by a reference number (e.g. for a T5 Main Street, "T5MS").

B. **Petition**

1. **Who may file?** The owner(s) of a lot or lots collectively greater than two acres but less than ten acres in total area and under common ownership may file a petition to establish a transect zone or group of transect zones specific to the lot(s). Notwithstanding the foregoing, the Director, in his or her discretion, may accept a petition from the owner(s) of a group of lots collectively greater than ten acres in total area and under common ownership if the lots are part of an assemblage of less than twenty acres in total area.

2. **How is a petition filed?** The petition shall be made on a form and in accordance with instructions prescribed by the Director.

3. **Is there a fee for filing a petition?** No.

4. **What happens once a petition is filed?** Upon receipt of a petition, the Director shall determine whether the petition is complete. A petition shall not be deemed complete until the Director has received the following:

   a. A petition form completed in strict accordance with the form instructions;

   b. Written evidence that the petitioner has notified the applicable active community council(s) and either the neighborhood business association or community development corporation representing the area to be rezoned as a transect zone or group of transect zones of the petition;

c. A map showing the lot(s) proposed to be rezoned as a transect zone or group of transect zones and the proposed transect zones; and

d. A site plan depicting and written statement describing the proposed conceptual development program.

5. **What if the petition is not complete?** If the Director determines a petition is not complete, the petition will be rejected and a written list of items that make it deficient will be provided to the petitioner. The Director shall take no action on a rejected petition until all items that make the application deficient have been corrected by the petitioner.

6. **In what order are petitions processed?** All completed petitions shall be time-stamped with the date the petition is deemed to be complete and shall be processed on a first-come, first-served basis.

C. **Pre-Development Process**

1. **What happens next?** Within thirty days after the Director determines that a petition is complete, the petitioner and a Department of City Planning and Buildings staff member shall attend a pre-development conference.

2. **What is a pre-development conference?** The purpose of a pre-development conference is for the petitioner and staff member to develop a regulating plan in accordance with the traditional neighborhood design standards set forth in Section 1703-6 (Specific to Creating a Walkable Neighborhood).

D. **Process for the Establishment of Transect Zone(s)**

1. **What is the process for amending the zone map and establishing transect zones?** The process is the same as the rezoning process set forth in Cincinnati Municipal Code Section 111-1.

2. **Is there an applicable administrative appeals process?** No. A rezoning is a legislative act that is subject only to referendum. No administrative tribunal has jurisdiction or authority over the rezoning of property.

E. **Process for Amending a Transect Zone**

1. **Can a transect zone be amended in the future?** Transect zones established under this Subsection may be amended by following the process for establishing transect zones in this Subsection.

1703-8.30 Varying the Form: Administrative Variations

A. The form-based code is intended to result in by-right development where development is in conformance with the form of the applicable transect zone. In some instances, it may be practical to vary the prescribed form in the transect zone. In instances of certain minor variations, an applicant may apply for administrative review and approval. Those allowable instances are set forth in the Table A (Allowable Administrative Variations).

B. Table A (Allowable Administrative Variations) sets forth all variations that are permitted in all transect zones. No other variations to the prescribed form shall be permitted. Failure to conform to the prescribed form shall result in the denial of a building permit. Administrative Variations shall run with the land and be binding on the property owner and its/their successor and assigns. Application for an Administrative Variation shall be made on the forms and in accordance with the fee schedule as determined by the Director.

Table 1703-8.30.A: Allowable Variations			
Administrative Relief Type	**Required Findings**	**Allowed Administrative Relief**	**Reference to Standard**
Administrative Relief Due to Topographic Constraints			
Block Face and Perimeter Length	Topographic constraints limit the ability to create an interconnected network of streets and blocks.	20% max.	Table 1703-6.30.B (Block Size)
Lot Dimensions			
Depth. A lot may be shallower the minimum lot depth.	An existing parcel can be developed following the intent of the zone and meet all other applicable standards of the zone.	30% max.	Section 1703-2 (Specific to Transect Zones)
Width. A lot may be wider than the maximum lot width.	An existing parcel can be developed following the intent of the zone and meet all other applicable standards of the zone.	20% max.	Section 1703-2 (Specific to Transect Zones)
Building Form			
Building Height. Building height may increase.	Lot is a down slope lot; and The portion of the building requiring the additional floor is located within 80 feet of the front property line and is at least 40 feet from the rear property line.	1 additional floor in height on downslope side of lot.	Section 1703-2 (Specific to Transect Zones)
Site Grading			
Site Grading: Grading of a site to require retaining walls taler than 4' in height.	Existing topography makes the placement of retaining walls not practicable else where on the lot.	Allows placement of retaining walls taller than 4' in height.	Section 1703-5 (Supplemental to Transect Zones)
Site Grading: Grading of a site to require retaining walls on rear and side property lines.	Existing topography makes the placement of retaining walls not practicable else where on the lot.	Allows placement of retaining wall on rear or side property line.	Section 1703-5 (Supplemental to Transect Zones)
Parking Location			
Front Setback. On steeply sloped lots wider than 35 feet, parking spaces may be located under the main building if the following findings are true.	Parking under the main building shall be enclosed and side loaded; and Enclosed parking shall not be visible from the front property line.	Reduction in the Parking location Front Setback to equal the Main Building Front setback.	Section 1703-2 (Specific to Transect Zones)
Front Setback. On steeply sloped lots less than 35 feet wide, parking spaces may be located under the main building if the following findings are true.	Parking under the main building shall be enclosed; and Only single car parking garage doors no greater than 9 feet in width shall be allowed.	Reduction in the Parking location Front Setback to equal the Main Building Front setback.	Section 1703-2 (Specific to Transect Zones)

[1] Requirement for a private frontage shall still apply, and any variation shall not preclude the use of a private frontage.

Table 1703-8.30.A: Allowable Variations (continued)			
Administrative Relief Type	**Required Findings**	**Allowed Administrative Relief**	**Reference to Standard**
Administrative Relief Due to Existing Adjacent Developments			
Setbacks/Build-to Line			
Front, Side Street, Side or Rear. An increase or decrease of the minimum required setback areas (e.g., front, side street, side, and rear) for main structures.	Existing development on adjacent parcels on the same block face is greater or less than the required setback; and The variation will allow the proposed development to blend in with the adjacent development.	5' or 40%, whichever is greater max.[1]	Section 1703-2 (Specific to Transect Zones)
Front or Side. A relaxation of the specified build-to-line.	Existing development on adjacent parcels on the same block face is setback greater than the required build-to-line; and The variation will allow the proposed development to blend in with the adjacent development.	2' max.	Section 1703-2 (Specific to Transect Zones)
Defined by a Building. A relaxation of the specified build-to-line, defined by the building façade, for sites located within Transect Zones.	The variation will allow the proposed development to blend in with the adjacent development.	10% max.	Section 1703-2 (Specific to Transect Zones)
Facade within Façade Zone in Transect Zones. A relaxation of the specified front façade requirements for sites located within Transect Zones.	The variation will allow the proposed development to blend in with the adjacent development. May not be combined with administrative variations due to existing site constraints.	10% max.	Section 1703-2 (Specific to Transect Zones)

[1] Requirement for a private frontage shall still apply, and any variation shall not preclude the use of a private frontage.

Table 1703-8.30.A: Allowable Variations (continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
Administrative Relief Due to Existing Site Constraints			
Setbacks			
Additions to Existing Non-Conforming Structure. Allow an addition to an existing structure to be located up to the furthest point of setback encroachment, subject to Fire Code regulations.	New addition does not increase the non-conformity; and Addition to or new garage is not within 15 feet of a public right of way.	Up to existing encroachment. [1]	Section 1703-2 (Specific to Transect Zones)
Existing Site Features. Allow buildings to be placed closer or further from a parcel line due to existing site features, such as: Trees		10% max.	Section 1703-2 (Specific to Transect Zones)
Building Placement			
Facade within Facade Zone in Transect Zones. A relaxation in the amount of the street facing facade that is located within the facade zone,	May not be combined with administrative variations due to existing adjacent development.	10% max.	Section 1703-2 (Specific to Transect Zones)
Build-to Line defined by Facades in Transect Zones. A relaxation in the amount of the street facing facade that is located at the Build-to Line,	May not be combined with administrative variations due to existing adjacent development.	10% max.	Section 1703-2 (Specific to Transect Zones)
Lot Size			
Lot Dimensions. A decrease in the minimum required parcel area, parcel depth, or parcel width.	An existing parcel can be developed following the intent of the zone and meet all other applicable standards of the zone.	10%	Section 1703-2 (Specific to Transect Zones)
Lot Dimensions. An increase in the maximum parcel area, parcel depth, or parcel width.	An existing parcel can be developed following the intent of the zone and meet all other applicable standards of the zone.	10%	Section 1703-2 (Specific to Transect Zones)
Parking			
Minimum Parking Requirement. No off-street parking shall be required for renovations or new construction on lots 30' wide or less.	On existing lot 30' wide or less. Adding parking would require the demolition of a portion or all of a building to accommodate off street parking spaces.	No off-street parking required.	Section 1703-2 (Specific to Transect Zones)

[1] Requirement for a private frontage shall still apply, and any variation shall not preclude the use of a private frontage.

1703-8.40 Non-Conformities

In certain instances, the establishment of a transect zone may create situations where existing structures are not in conformance with the prescribed form and where existing uses may not be permitted in the transect zone. In those instances, the provisions of Cincinnati Municipal Code Chapter 1447 shall apply.

1703-8.50 Relationship To Overlay Districts

A. Transect zones may be established in certain overlay districts. The following sets forth the legal effect of establishing a transect zone in each of the overlay districts contained in Cincinnati Municipal Code Title XIV – Cincinnati Zoning Code:

1. **Urban Design Overlay District (Cincinnati Municipal Code Chapter 1433).** The provisions of this Chapter shall apply and govern and the provisions of Chapter 1433 shall be inoperative and of no effect.
2. **Hillside Overlay District (Cincinnati Municipal Code Chapter 1433).** The provisions of Chapter 1433 shall apply and govern where in conflict with the provisions of this Chapter .
3. **Historic Asset (Cincinnati Municipal Code Chapter 1435).** The provisions of Cincinnati Municipal Code Chapter 1435 shall apply and govern.
4. **Interim Development Control Overlay District ("IDC") (Cincinnati Municipal Code Chapter 1431).** The terms of the IDC shall remain in effect and shall govern until the IDC expires or is repealed.

1703-8.60 Appeals

Appeals of any decision, order or permit made pursuant to this Chapter shall be made to the Zoning Board of Appeals pursuant to Cincinnati Municipal Code Chapter 1449.

Section 1703-9: Form-Based Code Glossary

Subsections:

1703-10.10 Glossary of General Terms and Phrases
1703-10.20 Glossary of Land Use Terms

1703-9.10 Glossary of General Terms and Phrases

A. Definitions

Accessory Dwelling Unit. See "Dwelling, Accessory" in Subsection 1703-10.20 (Glossary of Land Use Terms)

Accessory Building/Structure. See "Accessory Building/Structure" in Subsection 1703-10.20 (Glossary of Land Use Terms)

Addition. The enlargement of an improvement accomplished by appending a new improvement.

Adjacent. Sharing a common lot line, or having lot lines separated only by an alley.

Adjacent Buildings. Two or more buildings located upon adjacent lots.

Alley. See Subsection 1703-7.xxx.X (Alley).

Allowed Use. Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for Use Permits or Minor Use Permits.

Alteration. A change in the dimensions or configuration of an existing improvement's structural support system.

Ancillary Structure/Ancillary Building. See "Accessory Building/Structure" in Subsection 1703-10.20 (Glossary of Land Use Terms)

Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

Awning. A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum or similar material, which may be fixed in place or be retractable.

Awning Sign. See Subsection 1703-5.80.G (Awning Sign).

B. Definitions

Block Face. Perimeter edge of a block.

Building. A structure consisting of one or more foundations, floors, walls and roofs that surround an interior space, and may include exterior appurtenant structures such as porches and decks.

Buildable Area. The area in which a building is permitted to be constructed.

Building Entrance. A point of pedestrian ingress and egress to a building.

Building Form. The overall shape and dimensions of a building.

Building Signs. Any sign that is fastened, attached, connected, or supported in whole or in part by a building or architectural feature.

Building Type. A structure defined by its combination of configuration, disposition and function.

Build-to Line (BTL). A line parallel to a lot line or right-of-way where a building facade must be placed.

C. Definitions

Carriage House. See Subsection 1703-3.40 (Carriage House).

Ceiling Height, Ground Floor. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Ceiling Height, Upper Floor(s). Height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Chamfered Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Changeable Copy Sign(s). A variable message sign composed of individual letters panel-mounted in or on a track system.

Charrette. A multiple-day collaborative design and planning workshop held on-site and inclusive of all affected stakeholders.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Civic Space. An outdoor area dedicated for civic activities.

Commercial. A term defining service and retail uses collectively.

Common Courtyard. An entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

Common Areas. A portion of a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner and is available for use by all persons who reside in a dwelling unit within the building or on the lot.

Common Yard. See Subsection 1703-4.40 (Common Yard).

Construction. The performance of any act in connection with making an improvement to a lot, building or structure.

Corner Entry. An entrance located on the corner of a building.

Cottage Court. See Subsection 1703-3.70 (Cottage Court).

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings.

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural and other building components not readily accessible from the habitable portions of the building.

D. Definitions

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Depth-to-Height Ratio. The relationship of the depth of a space measured perpendicular to a building divided by the average height of the surrounding buildings.

Detached. Separate or unconnected.

Detached House(s). Separate or disconnected building.

1. **Detached House, Compact.** See Subsection 1703-3.60 (Detached House: Compact).
2. **Detached House, Medium.** See Subsection 1703-3.50 (Detached House: Medium).

Development. See "Construction".

Directional Sign(s). See Subsection 703-5.80.H (Directional Sign).

Director. Director of City Planning and Buildings or his or her duly appointed representative.

Disposition, Formal. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Disposition, Informally. Civic spaces with an informal character have a mix of formal and natural characteristics.

Disposition, Naturally. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

Distance Between Entries. The horizontal distance measured parallel to the facade between entrances to a building or buildings.

Dooryard. See Subsection 1703-4.90 (Dooryard).

Driveway. A vehicular lane within a lot, or shared between two lots, usually leading to a garage, other parking or loading area.

Duplex. See Subsection 1703-3.80 (Duplex).

Dwelling Unit. An enclosed space used or intended to be used for living, sleeping, cooking, and eating.

Dwelling Unit, Stacked. A dwelling unit situated immediately above or below another dwelling unit.

E. Definitions

Elevated Ground Floor. A ground floor situated above the grade plane at street-level.

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks

the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

Entry, Service. An entrance intended for the use for delivery of goods and removal of refuse.

External Employees. An employee who does not reside at his or her place of employment.

F. Definitions

Facade. The vertical surface of a building.

Facade Zone. The area between the minimum and maximum setback lines.

Facility. An improvement, structure or building that is designed and used for a particular purpose.

Fence. A structure made of wire, wood, metal, masonry or other material, and typically used as a screen or enclosure for a yard or open space or as a divider along a lot line.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent public walk. In the case of a loading dock frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Regulations for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flex. See Subsection 1703-3.150 (Flex).

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Commercial. The square footage area measurement of a floorplate dedicated to commercial uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Footprint. The outline of the area of ground covered by a building or structure.

Footprint Area. The total square footage contained within a footprint.

Forecourt. See Subsection 1703-4.80 (Forecourt).

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Lot Line, Front".

Frontage. A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

1. **Frontage, Private.** The area between the building facade and the shared lot line between the public right-of-way and the lot.

2. **Frontage, Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Frontage Type. See Section 1703-4 (Specific to Frontage Types).

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

Glazing. Openings in a building in which glass is installed.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Height. See Subsection 1703-5.60 (Building Height).

Height, Above Grade. See Subsection 1703-5.60 (Building Height).

High-Rise. See Subsection 1703-3.170 (High-Rise).

Household. Up to four persons unrelated to each other by blood, marriage or legal adoption, living together as a single housekeeping unit; or up to eight persons, other than foster parents and employees, living together in a foster home approved and regulated by the State of Ohio.

I. Definitions

Identification Sign. A sign for the purpose of identifying the name of a business.

Improvement. The product of any modification to a lot, structure or building.

Infill. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscape Wall Sign. See Subsection 1703-5.80.M (Landscape Wall).

Landscaping. Flowers, shrubs, trees or other decorative material of natural origin.

Lightwell. See Subsection 1703-4.100 (Lightwell).

Liner Building. An occupiable structure specifically designed to mask a parking lot or a parking structure from a frontage.

Live/Work. See Subsection 103-3.130 (Live/Work).

Loading Dock(s). A platform where cargo from vehicles or trains can be loaded or unloaded.

Lot. A unit of real property having boundaries established by the official county tax map.

1. **Lot, Corner.** A lot with two or more frontage lines that intersect.
2. **Lot, Flag.** A lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway between abutting lots.
3. **Lot, Through.** A lot with two or more frontage lines that do not intersect.

Lot Area. The total square footage or acreage of horizontal area included within the lot lines.

Lot Coverage. The portion of the lot expressed as a percentage that is covered in buildings or other structures.

Lot Depth. The horizontal distance between the front lot line and rear lot line of a lot measured perpendicular to the front lot line.

Lot Line. The legal perimeter and geometry of a parcel of property demarcating one property from another.

1. **Lot Line, Front.** One of the following:
   a. The frontage line in the case of a lot having a single frontage line;
   b. The shortest frontage line in the case of a corner lot with two frontage lines, neither of which are adjacent to a thoroughfare or a parcel with Independent Frontage ;
   c. The frontage line generally perceived to be the front lot line in the case of a corner lot with three or more frontage lines, none of which are adjacent to a thoroughfare or a parcel with Independent Frontage;
   d. The frontage line adjacent to a thoroughfare in the case of a corner lot with two or more frontage lines, one of which is adjacent to a thoroughfare;
   e. The frontage line adjacent to a parcel with Independent Frontage in the case of a corner lot with two or more frontage lines, one of which is adjacent to a parcel with Independent Frontage; or
   f. The frontage line adjacent to the front lot line of an adjacent lot in the case of a through lot.

2. **Lot Line, Near.** Nearest lot line to a given point on a parcel.
3. **Lot Line, Rear.** That lot line opposite the front lot line.
4. **Lot Line, Side.** Lot lines connecting the front and rear lot lines.

Lot Width. The horizontal distance between the lot lines measured parallel to the front lot line.

M. Definitions

Main Body. The primary massing of a building.

Main Building. The building that serves as the focal point for all activities related to the principal use of the lot.

Main Facade. The front façade of a Main Building.

Main Street Mixed Use. See Subsection 1703-3.140 (Main Street Mixed Use).

Major. Having a greater size, scope, effect, characteristic or quality relative to the other corresponding sizes, scopes, effects, characteristics or qualities; or being the greater of two or more.

Marquee Sign. See Subsection 1703-5.80.J (Marque Sign).

Massing. The overall shape or arrangement of the bulk or volume of buildings and structures.

Mid-Rise. See Subsection 1703-3.160 (Mid-Rise).

Minor. Having a lesser size, scope, effect, characteristic or quality relative to the average size, scope, effect, characteristic or qualities; or being the lesser of two or more.

Mixed-Use. Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Monument Sign. See Subsection 1703-5.80.O (Pole/Monument Sign).

Multi-plex.

1. **Multi-plex, Large.** See Subsection 1703-3.110 (Multi-plex: Large).
2. **Multi-plex, Small.** See Subsection 1703-3.100 (Multi-plex: Small).

N. Definitions

Neighborhood Center. A walkable environment that provides a mix of civic, institutional and/or commercial uses.

New Construction. Structures for which the "start of construction" commenced on or after the effective date of this Ordinance.

Non-Conforming Uses. A use of an improvement or a lot that was lawfully established prior to the effective date of the Ordinance and maintained since that time but does not conform with the regulations and standards established by the Ordinance and all subsequent amendments.

O. Definitions

Open Space. See “Civic Space."

Open Zone. A sub-zone within a Transect Zone that allows for a greater range of land uses without relaxing the zone's building form standards.

Overhead Doors. Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel. See "Lot".

Parking Driveway Width. The horizontal measurement, measured perpendicular to the direction of travel, of an access driveway to a parking area.

Passive Recreation. See "Recreation, Passive."

Path of Travel. A continuous, unobstructed way of pedestrian passage.

Pedestrian Shed. An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas. See Subsection 1703-6.30.B (Pedestrian Sheds).

Planting Strips. A landscaped or grassy area located between a street and a sidewalk.

Podium. A continuous projecting base or pedestal under a building.

Podium Tops. A flat, elevated and open area above a podium that can be used as common area.

Pole Sign. See Subsection 1703-5.80.O (Pole/Monument Sign).

Porch. A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See Subsection 1703-4.60 (Porch: Engaged).
2. **Porch, Projecting.** See Subsection 1703-4.50 (Porch: Projecting).

Pre-Development Grade. The grade of a lot prior to any site improvements related to the proposed development.

Projecting Sign. See 1703-5.80.L (Projecting Sign).

Public Assembly. A gathering of members of the public.

Public Use. A use undertaken by a political subdivision, its agents or assigns.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear. Opposite of front.

Recessed Entry. An entrance to a building setback from the facade of the building.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which required physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Residential. Premises used primarily for human habitation.

Right-of-Way. (R.O.W.) Land, property, or an interest therein, dedicated to transportation purposes.

1. **Right-of-Way, Public.** A right-of-way dedicated to use by the general public.

Rowhouse. See Subsection 1703-3.90 (Rowhouse).

S. Definitions

Satellite Dish Antenna. Parabolic or spherical antenna whose purpose is to receive and/or transmit radio communication signals to and/or from satellites.

Secondary Wings. A structure physically attached to, and secondary and incidental to, the Main Body of a Main Building.

Semi-Public Use. A use owned or operated by a non-profit organization, private institution or foundation.

Semi-Public Utility Building. A building owned or operated by a non-profit organization, private institution or foundation, and used to provide utility services to its members or those persons it serves.

Service Entries. Building access for service providers.

Setback. The mandatory clear distance between a lot line and a structure.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. See Subsection 1703-4.110 (Shopfront).

Sidewalk. A paved right-of-way intended exclusively for pedestrian use and often installed between a street and lot frontages.

Sidewalk Sign. See Subsection 1703-5.80.M (Sidewalk Sign).

Sign. A structure, device, figure, display, message placard or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Site. One or more adjacent lots under common ownership.

Stacked Flats. See Subsection 1703-3.120 (Stacked Flats).

Street, Front. Street located along the front lot line of a parcel.

Street, Side. Street located along a lot line of a parcel that is not along the front lot line.

Stoop. See Subsection 1703-4.70 (Stoop).

Storefront. The portion of a frontage composed of the display window and/or entrance and its components, including windows, doors, transoms and sill pane, that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail uses.

Story. An above-grade habitable floor level within a building.

1. **Story, Half.** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows.

Structure. An improvement permanently attached to real property.

Suspended Sign. See Subsection 1703-5.80.R (Suspended Sign).

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Terrace. See Subsection 1703-4.120 (Terrace).

Thoroughfares. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Townhouse. See "Rowhouse".

Transect. A cross-section of the environment showing a range of different habitats. The Rural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism. See Subsection 1703-P.60 (The Rural-to-Urban Transect: The Framework for the FBC).

Transect Zone. One of several areas on the regulating plan. See Section 1703-2 (Specific to Transect Zones).

Transit Station. A lot or structure used for the purpose of parking, loading and unloading freight and passengers from train or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

U. Definitions

Unit. A discrete portion of a building.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Use Permit, Minor. See Subsection 1703-x.xx (Minor Use Permit).

Use Permit. See Subsection 1703-x.xx (Use Permits). These permits are issued by the Planning Commission for conditional uses allowed within a transect zone.

Utilities. Installations or facilities or means for furnishing to the public, electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground. Utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards.

Utility Line. Facility used for the transmission of one or more utility services.

V. Definitions

No specialized terms beginning with the letter V are defined at this time.

W. Definitions

Walkable Neighborhood Plan (WNP). A strategy for creating and reinforcing walkable urban environments with a mix of housing, civic, retail and service choices within a compact, walkable, and transit-ready environment.

Walkway. A paved way located on one or more lots, used for pedestrian traffic and used exclusively by the lot owner or owners, their guests and invitees.

Wall Plane. A vertical surface defined by the facades of buildings.

Wall Sign. See Subsection 1703-5.80.O (Wall Sign).

Wall Mural Sign. See Subsection1703-5.80.P (Wall Mural Sign).

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

Window Sign. See Subsection 1703-5.80.U (Window Sign).

Work/Live Unit. An integrated housing unit and working space in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity with a substantial commercial component that may accommodate employees and walk-in trade.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

Yard. The area between the Buildable Area on a lot and a lot line.

1. **Yard, Front.** The area between the Buildable Area on a lot and the front lot line.
2. **Yard, Side.** The area bounded by the Building Area on a lot, a side lot line, the front lot line and the rear lot line.
3. **Yard, Rear.** The area between the Buildable Area on a lot and the rear lot line.

Yard Sign. See Subsection 1703-5.80.R (Yard Sign).

Z. Definitions

No specialized terms beginning with the letter Z are defined at this time.

1703-9.20 Glossary of Land Use Terms

A. Definitions

Accessory Building/Structure. A structure physically detached from, secondary and incidental to, and commonly associated with a primary structure and/or use on the same site. Accessory structures normally associated with a residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles (including incidental restoration and repair), personal recreational vehicles and other personal property; studios; workshops; greenhouses (noncommercial); enclosed cabanas and pool houses; and storage sheds.

Accessory structures normally associated with a non-residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles and work related vehicles and equipment (including incidental restoration and repair); storage structures; workshops; and studios.

Accessory Uses. A use subordinate, customarily incidental and exclusive to the principal use of a building or land and located on the same lot as the principal building or use except as otherwise specified.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or spirits for on-site or off-site consumption, either as part of another retail use or as a primary business activity.

Animal Services. An establishment used by a veterinarian where animals are treated.

1. **Animal Services, Boarding.** A commercial facility for the grooming, keeping, boarding or maintaining of five or more animals (four months of age or older), except for dogs or cats for sale in pet shops or in animal hospitals. Includes pet day care.

Artisan Production. See " Production, Artisan".

Automatic Teller Machine (ATM). A type of banking and financial services with automated or self-service banking features with no staff or personnel provided.

B. Definitions

Bank/Financial Services. Financial institutions, including, but not limited to: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing agencies. Does not include check-cashing stores. (See also “Automatic Teller Machine (ATM).”)

C. Definitions

Cemetery. A burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries classified as Undertaking, funeral and interment services.

Community Garden. A site used for growing plants for food, fiber, herbs, and flowers and shared and maintained by community residents.

Cultural Institution. A nonprofit institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries, aquariums and observatories.

D. Definitions

Day Care Center. An establishment, other than a Day Care Home, licensed by the State of Ohio when required and providing care and supervision for seven or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, day care centers for children or adults and any other day care facility licensed by the State of Ohio.

Day Care Home

1. **Day Care Home, Adult.** A day care facility located in a permanent residence where an occupant of the residence provides care and supervision for three or fewer adults at one time with no outside employees.
2. **Day Care Home, Type A.** A child care facility located in a permanent residence where an occupant of the residence provides care and supervision for seven to twelve children at one time, including children under the age of 6 related to the provider. The provider must be licensed by the State of Ohio Department of Human Services and can have no more than one employee assisting.
3. **Day Care Home, Type B.** A child care facility located in a permanent residence where an occupant of the residence provides care and supervision for six or fewer children at one time, including children under the age of 6 related to the provider. No employees are permitted.

Drive-Through Services. Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, photo stores, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services which are separately defined under "Vehicle Sales and Services."

Dwelling. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

1. **Dwelling, Accessory.** An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on the lot. Includes, but is not limited to dwelling units in guest houses, pool houses and carriage houses, above or beside a garage.

E. Definitions

Eating or Drinking Establishment. A business selling ready-to-eat food and/or beverages for on- or off-premise consumption that can be classified as one of the following three sub-categories of the use:

F. Definitions

Furniture and Fixture Manufacturing. A business that manufactures wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes furniture re-upholstering businesses, and wood and cabinet shops, but not sawmills or planning mills.

G. Definitions

General Retail. Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include:

Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics, stamps, etc.); drug stores and pharmacies; dry goods; fabrics and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; parts; accessories; small wares; specialty grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores. Does not include Sexually Oriented Business.

H. Definitions

Home Occupation. Residential premises used for the transaction of business or the supply of professional services. Home occupation shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the Director. No external employees are allowed.

Home Office. Residential premises used for the transaction of business or the supply of professional services which employ up to three external employees. Home office shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the Director.

I. Definitions

No specialized terms beginning with the letter I are defined at this time.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: complete kitchen space and sanitary facilities in compliance with the Building Code; and working space reserved for and regularly used by one or more occupants of the unit.

Lodging

1. **Lodging, Bed & Breakfast.** The use of a single residential structure for commercial lodging purposes, with up to five bedrooms used for the purpose of lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests.

2. **Lodging, Hotel.** A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.

3. **Lodging, Inn.** A building or group of buildings used as a lodging establishment having 6 to 24 guest rooms providing overnight accommodations and breakfast to transient guests.

M. Definitions

Media Production. Facilities for motion picture, television, video, sound, computer, and other communications media production.

Medical Services

1. **Medical Services, Clinic.** A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."
2. **Medical Services, Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is instead classified under "Medical Services – Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Office – Professional, Administrative."

Meeting Facilities. A facility for public or private meetings, including: community centers, civic and private auditoriums, Grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support. Does not include: cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined and regulated.

N. Definitions

No specialized terms beginning with the letter N are defined at this time.

O. Definitions

Office: Professional. Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, doctors, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and

temporary clerical employee services, security and commodity brokers, writers' and artists' offices.

Outdoor Entertainment. The provision of television or musical, theatrical, dance, cabaret, or comedy act performed by one or more persons either electronically amplified or not and/or any form of dancing by patrons and guests outside of the principal building on a deck or patio.

P. Definitions

Park, Open Space, Playground. Facilities which include community centers, playing fields, courts, gymnasiums, swimming pools, wave pools, spraygrounds, picnic facilities, golf courses and country clubs, zoos and botanical gardens, as well as related food concessions.

Parking Facility, Public or Private. Parking lots or structures operated by the City or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

Personal Services. Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Production.

1. **Production, Artisan.** Establishments primarily engaged in on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale equipment.
2. **Production, General.** Manufacturing of products, from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes: food, beverage and tobacco product manufacturing; textile mills; textile product mills; apparel manufacturing; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; primary metal manufacturing; and fabricated metal product manufacturing.
3. **Production, Intensive high impact.** Manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials. This group also includes smelting, animal slaughtering and oil refining.
4. **Production, Limited.** Manufacturing of finished parts or products, primarily from previously prepared materials. This classification includes: machinery manufacturing, food manufacturing, computer and electronic product manufacturing; electrical equipment, appliance, component manufacturing, and other uses as determined by the Director of Buildings and Inspections.

Printing & Publishing. An establishment engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments

serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; and establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition of "Business Support Services."

Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire-fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Recreational Facility

1. **Recreational Facility, Indoor.** An establishment providing indoor amusement and entertainment services for a fee or admission charge, including:

   Bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, pool and billiard rooms as primary uses.

   Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered a commercial recreation facility. Three or fewer machines or devices are not considered a use separate from the primary use of the site. Does not include Sexually Oriented Business.

2. **Recreational Facility, Outdoor.** A facility for outdoor recreational activities where a fee is charged for use. Examples include: amusement and theme parks; camping and picnicking areas; go-cart tracks; golf driving ranges; miniature golf courses; and water slides. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. Does not include golf courses and country clubs.

Religious Assembly. An establishment for religious worship and other religious ceremonies, including religious education, rectories and parsonages, offices, social services, columbaria and community programs.

Research and Development. An establishment primarily engaged in the research, development and controlled production of high technology electronic, industrial or scientific products or commodities for sale. This classification includes biotechnology firms and manufacturers of nontoxic computer components.

S. Definitions

Sexually Oriented Business. Sexually oriented business means an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel or adult entertainment out-call service in the form of semi-nude dancing or exhibition, adult motion picture theater, adult theater, semi-nude model studio or sexual establishment as further defined in Chapter 899 of the Municipal Code.

Storage

1. **Storage, Outdoor.** The storage of various materials outside of a structure other than fencing, either as an accessory or primary use.
2. **Storage, Personal Storage Facility.** Structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Studio: Art, Music, Dance. Small-scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

T. Definitions

No specialized terms beginning with the letter T are defined at this time.

U. Definitions

Utility. Installations or facilities or means for furnishing to the public, electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground; utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards.

V. Definitions

Vehicle Sales and Rental. A retail or wholesale establishment selling and/or renting automobiles, trucks, vans, trailers, motorcycles, and/or scooters with internal combustion engines. May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships. Does not include the sale or rental of trailers, boats, and/or RVs; businesses dealing exclusively in used parts, auto wrecking and/or salvage; the sale of auto parts/accessories separate from a vehicle dealership; or service stations (see "Vehicle Service Stations").

Vehicle Services

1. **Vehicle Services, Minor Maintenance and Repair.** Incidental minor repairs to include replacement of parts and service to passenger cars, but not including any operation defined as "automobile repair, major," or any other operation similar thereto.
2. **Vehicle Services, Major Maintenance and Repair.** General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop.
3. **Vehicle Services, Service Station.** A building and/or lot or use having pumps and storage tanks where motor vehicle fuels or lubricating oil or grease or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only; where deliveries are made directly into motor vehicles, including greasing and oiling on the premises and car washing; and where repair services is incidental to the use. Incidental accessory retail sales are limited to 1,800 square feet of convenience market.

W. Definitions

Wholesaling and Distributions. An establishment engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include: agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

Wireless Telecommunications Facility. Public, commercial and private electromagnetic and photoelectric transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

No specialized terms beginning with the letter Z are defined at this time.

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