

# **Planning and Zoning Educational Session**

**Sponsored by  
Councilmember  
Amy Murray**

Monday, October 24, 2016

# Speakers

- **Amy Murray**, City of Cincinnati Councilmember
- **Katherine Keough-Jurs**, Department of City Planning
- **James Weaver**, Department of City Planning

# Agenda

- **Baseline Education: Decision-Making**
  - Who is Involved in Approving Development in the City?
  - How Does the City Planning Commission Work?
  - Where Do I Find Important Information?
- **Baseline Education: Zoning**
  - What is Zoning? How Does it Work?
  - Where Do I Find Important Info?
- **Diving Deeper: Demolitions, Subdivisions and Lot Splits**
- **How Can I Learn More/Get Involved?**

# Please Sign In!

- **We will email the link to this presentation to anyone who signs in tonight**
- **Presentation will also be available at:**

<http://www.cincinnati-oh.gov/planning/>

# Baseline Education: Decision-Making

**Who is Involved in Approving  
Development in the City?**

**How Does the City Planning  
Commission Work?**

**How Do I Access Important Information  
about Decision-Making?**

# Who Is Involved in Approving Development in the City?

# Who is Involved in Approving Development in the City?

## City Departments:

- Department of City Planning
- Department of Buildings and Inspections
- Department of Transportation and Engineering
- Greater Cincinnati Water Works
- Metropolitan Sewer District (MSD)
- Stormwater Management Utility
- Fire Department

# Who is Involved in Approving Development in the City?

## **City Boards and Commissions (Zoning Related):**

- City Planning Commission
- Historic Conservation Board
- Zoning Hearing Examiner
- Zoning Board of Appeals
- Cincinnati City Council (Neighborhoods Committee)

## **Individuals (Zoning Related):**

- Director of City Planning
- Director of Buildings & Inspections

# Department of City Planning

Location: 805 Central Avenue, 7<sup>th</sup> Floor, Centennial Plaza II

- Staff to **City Planning Commission**
- Writing and administration of **Zoning Code, Subdivision Regulations**, and other **regulatory land use** processes
- Develops **long-range and special plans** for neighborhoods, focus areas, or the City as a whole
- Provides **demographic and other analysis and mapping services** for City administration
- Other **Special Projects**

# Department of Buildings and Inspections

Location: 805 Central Avenue, 5<sup>th</sup> Floor

- Issues **Licenses and Permits**
- Inspects all **new construction, alterations, and additions**
- Inspects related **plumbing, mechanical and elevator work**
- Examines Plans for compliance with **Zoning and Building Codes and Historic District Guidelines**
- **Inspection and Enforcement** of all codes, including building, zoning
- **Property Maintenance Code Enforcement**
- Operates **BDPC**
  - Opened in April 2004
  - Includes Staff from Fire, Water, Sewer, and Transportation

# **How Does the City Planning Commission Work?**

# What is the City Planning Commission?

The City Planning Commission is an independent commission established by Article VII of the **City of Cincinnati's charter**

- The powers and duties of the commission shall be to **make plans and maps of the whole or any portion of the city** and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the **location and extent of streets, alleys, ways, viaducts, bridges, subways, parkways, parks, playgrounds and other public grounds and public improvements, of public buildings and other public properties, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities.** Such maps and plans may also include **the division of the city into zones or districts**, in accordance with the commission's recommendations for the limitation and regulation of the height, bulk (including percentage of lot occupancy and set-back building lines) and use of buildings and other structures and premises in such zones or districts.

# City Planning Commission Members

- Mr. Daniel Driehaus, Chair
- Mr. John Schneider, Vice-Chair
- City Manager Mr. Harry Black (or his designee Ms. Sheila Hill-Christian or Mr. John Juech)
- City Council Member Ms. Amy Murray
- Mr. Rainer vom Hofe
- Mr. Ronald Koettters
- Mr. Byron Stallworth

# City Planning Commission

- **Advisory to City Council**
- **Meets 1<sup>st</sup> and 3<sup>rd</sup> Friday Each Month, 9 a.m.**
- **805 Central Avenue, 7<sup>th</sup> Floor**
- **Average Items-Per-Agenda: 7**
- **Total Number of Items Considered by City Planning Commission in 2015: 151**
- **Open to the public**

# The Planning Commission Agenda

- **Consent Items**
- **Discussion Items**
  
- **Legislative Items**
- **Quasi-Judicial Items**

# Consent vs. Discussion

- The **Consent Agenda** includes items that may be approved all at once without a presentation or public testimony
  - Real Estate items: Sales and leases of City-owned property, easements
  - Record plats
  - Non-controversial reviews of a permit in an IDC
  - ONLY if no speaker cards are filled out. Even one speaker will necessitate discussion
- The **Discussion Agenda** requires items to have a formal presentation and public testimony
  - Zoning map amendments (rezonings, IDCs, PDs) and text amendments
  - Designation of historic districts and landmarks
  - Notwithstanding ordinances
  - Changes in the extent and use of City streets
  - Approval of city and neighborhood plans
  - Final Development Plan Approval
  - Any item typically placed on the Consent Agenda that is controversial

# Legislative vs. Quasi-judicial

- A **legislative action** is one related to the enactment of a law, ordinance, or regulation, or the performance of a rule-making function
  - Zoning map amendments (rezonings, IDCs, PDs) and text amendments
  - Notwithstanding ordinances
  - Sales and leases of City-owned property
  - Changes in the extent and use of City streets
  - Approval of city and neighborhood plans
  - Designation of historic districts and landmarks
- A **quasi-judicial action** is one executing or administering a law, ordinance, regulation, or rule
  - Final Development Plan Approval
  - Review of a permit in an IDC
  - Governed by Section 5 F.[G.] of the City Planning Commission Rules  
<http://tinyurl.com/CPCprocedures>

# Notification

- **Planning Commission Meetings** – Agenda and link to packets emailed to all on our interested parties list (includes Community Councils) one week prior to meeting
- **Zone Change/Text Amendment/Historic Districts and Landmarks** – property owners within 400 feet and Community Councils
- **Real Estate Item/IDC Permit Reviews/Subdivision** – adjacent property owners and Community Councils
- **Neighborhood Plans** – Various methods, depending on process
- **Hearing before Zoning Hearing Examiner** – property owners within 150 feet and Community Councils
- **Timing** – 14 days (except agenda)

# Who Sets the City Planning Commission Agenda?

- Items are referred from City of Cincinnati Departments as part of City Council approval process (such as Real Estate items) or part of permit approval process (such as IDC permit reviews)
- City Planning staff recommends when an application is ready for decision (such as Zone Changes/Text Amendments, Neighborhood Plans)
- Items may be referred from Cincinnati City Council
- City Manager approves final agenda

# **How Do I Access Important Information About Decision-Making?**

## CITY PLANNING



BUSINESSES

RESIDENTS

VISITORS

SERVICES

GOVERNMENT



Contact Us

Translate



### CITY PLANNING

Connect With City Planning:



#### CITY PLANNING MENU

About City Planning



Plan Cincinnati



City Planning Commission

Zoning Administration

Planning Projects & Studies

Plans, Maps & Data

Subdivision Rules & Regulations

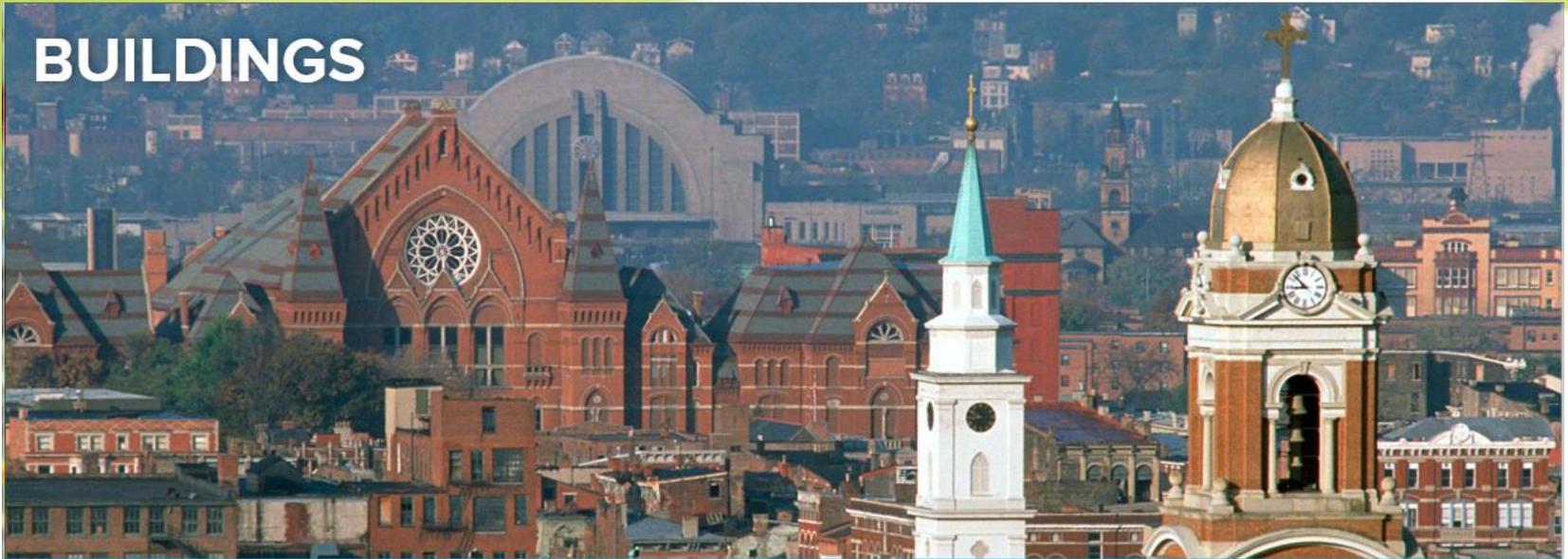
News

City Planning Calendar

Neighborhood Project Suggestions



Findlay Market Named A 'Great Place in America' By APA



BUSINESSES

RESIDENTS

VISITORS

SERVICES

GOVERNMENT



Contact Us

Translate



## BUILDINGS

### BUILDINGS MENU

About Buildings & Inspections

Permit Guide

Applications & Forms

Submitting Your Application

Premium Services

Pre-Development Conference

Contractor Registration

Find A Registered Contractor

Permit Costs

Zoning Administration

Historic Conservation



**New Permit Fee Schedule Goes Into Effect October 3**

# [www.cincinnati-oh.gov/planning/city-planning-calendar/](http://www.cincinnati-oh.gov/planning/city-planning-calendar/)



BUSINESSES | RESIDENTS | VISITORS | SERVICES | GOVERNMENT |

Translate

City Planning / City Planning Calendar

## CITY PLANNING MENU

- About City Planning
- Plan Cincinnati
- City Planning Commission
- Zoning Administration
- Planning Projects & Studies
- Plans, Maps & Data
- Subdivision Rules & Regulations
- News
- [City Planning Calendar](#)
- [Neighborhood Project Suggestions](#)
- Contact Us

## City Planning Calendar

Filter by:



OCTOBER 2016



S	M	T	W	T	F	S
						1
2	3	4	5	6	7 9:00 a.m. - City Planning Commission	8
9	10	11	12	13 6:30 p.m. - Public Input Forum on Budget	14	15
16	17	18 6:30 p.m. - Public Input Forum on Budget	19 4:00 p.m. - Public Staff Conference	20 4:00 p.m. - Public Staff Conference	21 9:00 a.m. - City Planning Commission	22
23	24	25	26 4:00 p.m. - Public Staff Conference	27	28	29
30	31					

# [www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/](http://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/)



[City Planning](#) / [About City Planning](#) / [City Planning Commission](#)

## CITY PLANNING MENU

### [About City Planning](#) ^

[City Planning Director](#)

[City Planning Fees](#)

[Plan Cincinnati](#) v

[City Planning Commission](#)

[Zoning Administration](#)

[Planning Projects & Studies](#)

[Plans, Maps & Data](#)

[Subdivision Rules & Regulations](#)

[News](#)

[City Planning Calendar](#)

[Neighborhood Project Suggestions](#)

[Contact Us](#)

## City Planning Commission

### City Charter

According to the Charter of the City of Cincinnati, the City Planning Commission shall consist of seven members. One member shall be the City Manager or a person duly designated by the City Manager who may at any time serve as alternate member for the City Manager; one shall be a member of Council selected by it; and five shall be electors of the City of Cincinnati appointed by the Mayor.

As the term of each appointed member expires, the Mayor shall appoint a successor for a term of five years. All vacancies in the Commission for unexpired terms of appointed members shall be filled by the Mayor.

Each member of the Commission shall serve for the term of appointment and until a successor is appointed and qualified. All members of the Commission shall serve as such without compensation.

The powers and duties of the commission shall be to make plans and maps of the whole or any portion of the city and of any land outside the city which, in the opinion of the commission, bears a relation to the planning of the city, and to make changes in additions to and extensions of such plans or maps when it deems same advisable. Such maps and plans shall show the commission's recommendations for the location and extent of streets, alleys, ways, viaducts, bridges, subways, parkways, parks, playgrounds and other public grounds and public improvements, of public buildings and other public properties, and of public utilities whether publicly or privately owned, for water, light, sanitation, transportation, communication, power and other purposes; and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of any of the foregoing public places, works, buildings, or utilities. Such maps and plans may also include the division of the city into zones or districts, in accordance with the commission's recommendations for the limitation and regulation of the height, bulk (including percentage of lot occupancy and set-back building lines) and use of buildings and other structures and premises in such zones or districts.

To learn more about the powers and duties of the City Planning Commission, please [click here](#).

# [www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/](http://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/)

## Meetings

The City Planning Commission typically meets the first and third Friday of each month at 9 a.m. in the J. Martin Griesel Conference Room:

Two Centennial Plaza  
805 Central Avenue, Seventh Floor  
Cincinnati, Ohio 45202

Individuals requiring special accommodations to participate in or attend any meeting should call the Department of City Planning at 513-352-4845 prior to the meeting day.

To access the City Planning Commission meeting schedule for the year 2016 click [here](#).

Oct. 21, 2016 Packet

---

Oct. 7, 2016 Packet

---

Sep. 30, 2016 Packet

---

Sep. 16, 2016 Packet

---

Sep. 2, 2016 Packet

---

Aug. 19, 2016 Packet

---

Aug. 5, 2016 Packet

---

Jul. 15, 2016 Packet

---

Jun. 17, 2016 Packet

# **Baseline Education: Zoning**

**What is Zoning?**

**How Does it Work?**

**How Do I Access Important Information  
about Zoning and Development?**

# What is Zoning? How Does it Work?

# What is Zoning?

- The purpose of zoning is to regulate **how land can be used** and **how buildings can be built** upon that land.
- Cincinnati's Zoning Code is designed to:
  - Provide a guide for physical development
  - Preserve the character of residential neighborhoods
  - Foster harmonious relationships among uses
  - Implement the City's comprehensive plan
  - Provide opportunities for economic development
  - Create pedestrian-friendly environments
  - Etc...

# How Does Zoning Work?

- The City is divided into categories of Zoning Districts:
  - PR – Parks and Recreation
  - SF – Single Family
  - RM – Residential Multi-Family
  - O – Office
  - C – Commercial
  - M – Manufacturing
  - RF – Riverfront
  - IR – Institutional-Residential
  - DD – Downtown District
  - UM – Urban Mix
  - PD – Planned Development

# How Does Zoning Work?

- Each category of zoning districts may include several specific districts, each with different regulations:
  - **SF-20 Single-family.** This subdistrict allows large-lot single-family housing at very low densities found in suburban residential districts. The minimum lot size is 20,000 square feet.
  - **SF-10 Single-family.** This subdistrict allows single-family housing at low densities. The minimum lot size is 10,000 square feet.
  - **SF-6 Single-family.** This subdistrict allows medium-density, single-family housing. The minimum lot size is 6,000 square feet.
  - **SF-4 Single-family.** This subdistrict allows moderately high density single-family housing. The minimum lot size is 4,000 square feet.
  - **SF-2 Single-family.** This district allows high-density, small lot, single-family developments. The minimum lot size is 2,000 square feet.

# Descriptive Photos from the Zoning Code

SF-20



SF-10



SF-6



SF-4



# Zoning Governs Use

Schedule [1403-05](#): Use Regulations - Single-family Districts

Use Classifications	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
<b>Residential Uses</b>						
Bed and breakfast home	—	C	C	C	C	See <a href="#">§ 1419-09</a>
Child day care home	L5	L5	L5	L5	L5	
<b>Group residential</b>						
Convents and monasteries	C	C	C	C	C	
Fraternities and sororities	—	—	—	—	—	
Patient family homes	—	—	—	—	—	
Rooming houses	—	—	—	—	—	
Shared housing for the elderly	—	—	—	L4	L4	
<b>Permanent residential</b>						
Single-family dwelling	P	P	P	P	P	See <a href="#">§ 1403-11</a>
Attached single-family dwelling	L14	L14	L14	P	P	See <a href="#">§ 1403-11</a>
Two-family	L12	L12	L12	L12	L12	
Multi-family	L12	L12	L12	L12	L12	

# Zoning Governs Building Form and Location

## § 1403-07. - Development Regulations.



Schedule [1403-07](#) below prescribes the development regulations for the SF Districts, including lot area, width, setback and height. Where a special review district applies, the provisions of that district take precedence if there is conflict with the provisions of this Section. Additional standards are included in [Chapter 1419](#).

### Schedule [1403-07](#): Development Regulations - Single-family Districts

Building Form and Location			Setbacks (ft.)			
	Lot Area (sq. ft.)	Lot Width* (ft.)	Front Yard	Side Yard Min./Total	Rear Yard	Maximum Height (ft.)
Single-family (SF-20)	20,000	70	30	10/20	35	35
Single-family (SF-10)	10,000	60	30	10/20	35	35
Single-family (SF-6)	6,000	50	25	7/16	35	35
Single-family (SF-4)	4,000	40	20	3/12	25	35
Attached Single-family (SF-4)	3,500	35	20	0/6	25	35
Single-family (SF-2)	2,000	25	5	0/5	20	35

# How Does Zoning Work?

- The Zoning Code also includes Overlay Districts which require additional reviews:
  - Interim Development Control (IDC)
  - Hillside
  - Historic Preservation
  - Urban Design (UDOD)

# How Does Zoning Work?

- The Zoning Code also includes additional development regulations:
  - Landscaping and Buffer Yards
  - Parking and Loading
  - Signage

# How Does Zoning Work?

- All buildings permits are reviewed by the Department of Buildings & Inspections to determine if they meet the provisions in the zoning code.
- If a permit does not meet the provisions of the Code, there may be an opportunity to apply for relief through the Zoning Hearing Examiner (property owners within 150 feet):
  - Variances (numerical or dimensional)
  - Special Exceptions (Listed in the Code, ie. transparency, location of parking, landscaping, and others)
  - Conditional Uses (for all uses requiring Conditional Use Approval)

# How Does Zoning Work?

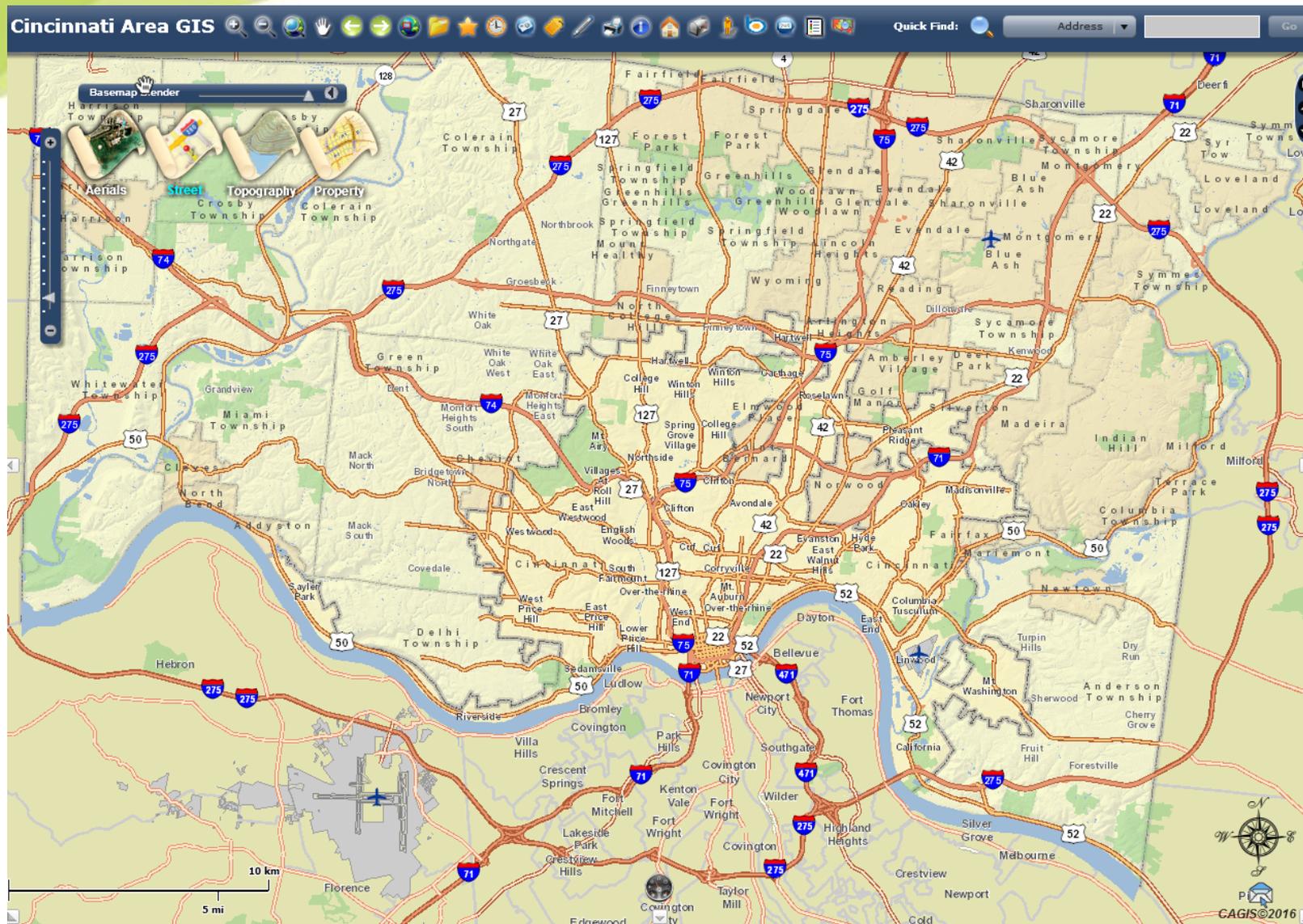
- If the use is not permitted, the development may require a **Zone Change** to proceed
  - Department of City Planning
  - Public process involving surrounding property owners (400 feet) and Community Council
  - 3 – 6 month process
  - Zone Change approved by City Planning Commission and adopted by City Council by ordinance

# Update of the Zoning Code

- Actively began process of updating the Cincinnati Zoning Code in 2014 (called *Land Development Code*)
- Process currently on hold due to high volume of other projects
- Hope to resume work on this in 2017
- All Community Councils have been engaged on this but there is still much work to be done

# How Do I Access Important Information About Zoning?

<http://cagisonline.hamilton-co.org/cagisonline/>



# <http://www.cincinnati-oh.gov/buildings/zoning-administration/>



Buildings / Zoning Administration

## BUILDINGS MENU

- About Buildings & Inspections
- Permit Guide
- Applications & Forms
- Submitting Your Application
- Premium Services
- Pre-Development Conference
- Contractor Registration
- Find A Registered Contractor
- Permit Costs
- Zoning Administration**
- Historic Conservation
- Building Plan Exam
- Relevant Codes
- Inspections
- Hearings & Appeals
- Property Maintenance Code Enforcement
- Landlord Training Program
- Deck Safety Check Program
- Reports & Data
- Working With Other Departments
- FAQs
- Contact Us

## Zoning Administration

### The Basics

The City of Cincinnati's zoning laws regulate the use and development of all land within the City of Cincinnati. Compliance with these laws is a prerequisite for all building permits, but they apply even if a building permit is not required.

The zoning laws affecting each property are determined by the property's base zoning district and overlay districts (e.g. Historic District, Urban Design Overlay District, Hillside Overlay District, etc.). All properties are located in a base zoning district, but not all properties are located in an overlay district. In some cases, more than one overlay district may apply.

The City of Cincinnati's zoning laws are administered by the Department of Buildings & Inspections. The department's zoning plans examiners review the proposed use and development of property to determine compliance with applicable zoning laws. You can request a determination that your use or development complies with applicable zoning laws by submitting the following zoning verification application to the Permit Center at 805 Central Ave., Suite 500, Cincinnati, Ohio 45202. If you have any questions about the process, please call (513) 352-2430 or email [zoninginfo@cincinnati-oh.gov](mailto:zoninginfo@cincinnati-oh.gov).

ZONING VERIFICATION & REBUILD REQUEST

### The Zoning Laws That Affect Your Property

To determine the zoning laws that affect your property you must first use the zoning map to find the base zoning district and overlay districts in which your property is located. You can do this by searching your address in the zoning map below, selecting the yellow folder at the top of the screen, and checking the box for "Zoning" and the boxes designated "Cincinnati Only." Your base zoning district is indicated by a colored layer (e.g. pale yellow) and a code (e.g. SF-6), and any overlay districts affecting your property are indicated by an extra layer of coloring. If you are uncertain whether your property is located within an overlay district, you can toggle the boxes designated "Cincinnati Only" to see if the coloring layers over your property change.

After locating your property's base zoning district and overlay districts, if any, use the zoning code below to find the zoning laws that affect your property. Each base zoning district and each overlay district has its own chapter in the zoning code. The rules found in those chapters are the rules that apply to your property. In addition, there are chapters that apply to all properties. They include chapters concerning general site standards, signs, parking, buffering and landscaping, and specific uses of property.

ZONING MAP

ZONING CODE

# Click the Button “Zoning Map”

The screenshot displays the Cincinnati Area GIS application interface. At the top, there is a toolbar with various navigation and tool icons, and a search bar labeled "Quick Find:" with a "Go" button. The main map area shows a grid of streets with different colored overlays representing zoning districts, such as RM-1.2 (red), PD (green), CC-P (orange), and SF-2 (yellow). A "Basemap Blender" control is visible on the left side of the map. A help dialog box titled "How Do I Find Zoning For a Property?" is open in the upper right corner, providing three numbered steps:

- 1 Type a full or partial address into the search bar above and click the Go button. For example 138 e court or 138 co for 138 East Court St.
- 2 Select an address from the Quick Find Results list
- 3 For additional property information click the show parcel data button in the result list.

# Click the Button “Zoning Code”

VERSION: **OCT 11, 2016 (CURRENT)**

MUNICIPAL CODE CITY OF CINCINNATI, OHIO

SUPPLEMENT HISTORY TABLE

CHARTER of the CITY OF CINCINNATI

THE ADMINISTRATIVE CODE

TITLE I - COUNCIL AND CORPORATION  
MISCELLANY

TITLE II - BOARDS, COMMISSIONS,  
INSTITUTIONS

TITLE III - FINANCIAL, PERSONNEL,  
PROCUREMENT AND REAL PROPERTY  
PROCEDURES

TITLE IV - PUBLIC UTILITIES

TITLE V - TRAFFIC CODE

TITLE VI - PUBLIC HEALTH

TITLE VII - GENERAL REGULATIONS

TITLE VIII - BUSINESS REGULATIONS

TITLE IX - MISDEMEANORS

TITLE X - ENVIRONMENTAL CODE

TITLE XI - CINCINNATI BUILDING CODE

< [Sec. 1251-99. - Penalty.](#)

[TITLE XV - CODE COMPLIANCE AND HEARINGS](#) >

## TITLE XIV ZONING CODE OF THE CITY OF CINCINNATI

### Chapter 1400 - GENERAL PROVISIONS AND RULES FOR MEASUREMENT

§ 1400-01. - Title.

§ 1400-03. - Purposes.

§ 1400-05. - Applicability.

§ 1400-07. - Zoning Designation System.

§ 1400-09. - Interpretation.

§ 1400-11. - Establishment of Zoning Districts.

§ 1400-13. - Establishment of Special Review Districts.

§ 1400-15. - District Hierarchy.

§ 1400-17. - Zoning Map.

§ 1400-19. - Declaration of Unconstitutionality.

§ 1400-21. - Interpretation of District Boundaries.

§ 1400-23. - Principal Structures.

§ 1400-25. - Lots Divided by District Boundaries.

§ 1400-27. - Measurements.

§ 1400-27-D. - Distances.

§ 1400-27-F. - Determining Floor Area Ratio.

§ 1400-27-F-1. - Fractions.

§ 1400-27-H. - Height.

§ 1400-27-L. - Lot Width.

§ 1400-27-S. - Minimum Separation Distance.

# Diving Deeper:

**Demolitions**

**Subdivisions**

**Lot Splits**

# Demolitions

- Demolition permits are applied for and issued by the City's Department of Buildings & Inspections
- Issued based on Building Code standards – no public hearings
- Exceptions
  - Local Historic Districts
  - Urban Design Overlay Districts

# Residential demolitions by year

- 2012
  - 329 permits issued
- 2013
  - 532 permits issued
- 2014
  - 242 permits issued
- 2015
  - 300 permits issued
- 2016 (up to 10/21/16)
  - 292 permits issued

# Residential demolitions by year

- 2012 – 329 permits issued
  - Columbia Tusculum – 0 (0% of all demo permits)
  - Hyde Park – 6 (1.8% of all demo permits)
  - Linwood – 3 (< 1% of all demo permits)
  - Mt. Lookout – 1 (< 1% of all demo permits)
  - Oakley – 7 (1.8% of all demo permits)

# Residential demolitions by year

- 2013 – 532 permits issued
  - Columbia Tusculum – 4 (< 1% of all demo permits)
  - Hyde Park – 9 (1.7% of all demo permits)
  - Linwood – 8 (1.6% of all demo permits)
  - Mt. Lookout – 5 (< 1% of all demo permits)
  - Oakley – 2 (< 1% of all demo permits)

# Residential demolitions by year

- 2014 – 242 permits issued
  - Columbia Tusculum – 6 (2.5% of all demo permits)
  - Hyde Park – 6 (2.5% of all demo permits)
  - Linwood – 1 (< 1% of all demo permits)
  - Mt. Lookout – 4 (1.7% of all demo permits)
  - Oakley – 13 (5.4% of all demo permits)
    - All on Cardiff Avenue for MadMar Flats

# Residential demolitions by year

- 2015 – 300 permits issued
  - Columbia Tusculum – 7 (2.3% of all demo permits)
  - Hyde Park – 15 (5% of all demo permits)
  - Linwood – 1 (< 1% of all demo permits)
  - Mt. Lookout – 9 (3% of all demo permits)
  - Oakley – 6 (2% of all demo permits)

# Residential demolitions by year

- 2016 – 292 permits issued up to October 21st
  - Columbia Tusculum – 4 (1.4% of all demo permits)
  - Hyde Park – 19 (6.5% of all demo permits)
  - Linwood – 4 (1.4% of all demo permits)
  - Mt. Lookout – 8 (2.7% of all demo permits)
  - Oakley – 2 (< 1% of all demo permits)

# Subdivisions

- The City Planning Commission is the platting authority of the City of Cincinnati by virtue of the City Charter
  - “Ensure harmonious development and provide for the coordination of streets with other streets and with the official city plan and to provide for open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population.”
- Staff reviews the applications for subdivisions based on the requirements of the Cincinnati Zoning Code and the Subdivision regulations and does not take Plats of Subdivision to City Planning Commission if they do not meet any of those regulations

# Background

- There are essentially three types of subdivisions:
  - **711 Conveyances**, which is a transfer of land between property owners and does not create a new building site
  - **Deed stamps/lot splits/minor subdivisions**, which allows administrative approval of 5 lots or less, as long as they meet the requirements of the Zoning Code and Subdivision Regulations
    - MSD, GCWW, and DOTE review for capacity/compliance when the building permit is applied for
  - **Plats of subdivision/major subdivisions**, which require approval from MSD, GCWW, and DOTE before going to the City Planning Commission for approval

# Minor Subdivisions/Lot Splits

- The Subdivision Regulations allow administrative approval of up to 5 lots, as long as it does not involve the opening, widening, or extension of any public street or road
  - \$150 per deed, which can contain up to five legal descriptions for five lots
  - Must meet lot size, width and ROW frontage requirements, including “paper” streets
  - Typically only takes 1-2 days to approve if it meets the regulations
  - MSD, GCWW, DOTE review at time of building permit

# Major Subdivisions

- Subdivisions of more than 5 lots or those that involve the opening, widening, or extension of any street or road require a Plat of Subdivision at a cost of \$500 per lot
  - Must be reviewed by MSD, GCWW, and DOTE
  - Notice is sent to adjoining property owners and the Community Council for a public hearing
  - Requires City Planning Commission approval
  - The plat requires more items shown (easements, etc. and is more expensive to survey)
  - Takes significantly longer

# Background

- Any subdivision, major or minor, must meet the requirements of MSD, GCWW, and DOTE
- **For minor subdivisions, these are reviewed when the building permit is applied for**
- If the City Planning Commission does not authorize the development to proceed within 30 days of submission, the Ohio Revised Code requires the developer be informed by a letter noting the reasons, including a citation of the section of the rules and regulations that the subdivision does not meet

# Lot split background

- In 2009, Planning staff conducted a study of Hyde Park and Mt. Lookout to reduce the subdivision of existing single-family lots
- Downzoned lots from SF-6 to SF-10
- Downzoned lots from SF-10 to SF-20
- The staff report shows that over 100 people attended the staff conference, many with concerns over what would they could or couldn't do with their property if the changes were made





# Total number of lot splits

Year	ROW	1 into 2	1 into 3	1 into 4	1 into 5	Total Deeds Stamped**
2012	37	38	0	1	0	89
2013	26	32	2	3	1	85
2014	63	42	4	0	1	146
2015	42	57	10	6	5	137
*2016	17	17	10	3	1	67

\*As of 10/21/16

\*\*Applicants often submit a deed for each lot in the split. Multiple deeds stamped on the same day (i.e. 3 deeds for the same address on the same day) are considered one split, which is why the total numbers do not match up.

# Lot splits in Columbia Tusculum

Year	ROW	1 into 2	1 into 3	1 into 4	1 into 5	Total Deeds Stamped**
2012	0	1	0	0	0	2
2013	0	3	0	0	0	4
2014	0	4	0	0	0	5
2015	1	3	0	4	0	11
*2016	0	0	0	1	0	1

\*As of 10/21/16

\*\*Applicants often submit a deed for each lot in the split. Multiple deeds stamped on the same day (i.e. 3 deeds for the same address on the same day) are considered one split, which is why the total numbers do not match up.

# Lot splits in Hyde Park

Year	ROW	1 into 2	1 into 3	1 into 4	1 into 5	Total Deeds Stamped**
2012	0	2	0	0	0	3
2013	0	2	0	0	1	3
2014	0	2	0	0	0	3
2015	0	4	0	0	0	7
*2016	2	1	1	1***	0	12

\*As of 10/21/16

\*\*Applicants often submit a deed for each lot in the split. Multiple deeds stamped on the same day (i.e. 3 deeds for the same address on the same day) are considered one split, which is why the total numbers do not match up.

\*\*\*MG Zoning District on Red Bank Road

# Lot splits in Linwood

Year	ROW	1 into 2	1 into 3	1 into 4	1 into 5	Total Deeds Stamped**
2012	0	0	0	0	0	0
2013	0	0	0	0	0	0
2014	0	0	0	0	0	0
2015	0	2	0	0	0	2
*2016	0	0	0	0	0	0

\*As of 10/21/16

\*\*Applicants often submit a deed for each lot in the split. Multiple deeds stamped on the same day (i.e. 3 deeds for the same address on the same day) are considered one split, which is why the total numbers do not match up.

# Lot splits in Mount Lookout

Year	ROW	1 into 2	1 into 3	1 into 4	1 into 5	Total Deeds Stamped**
2012	0	1	0	0	0	0
2013	0	1	0	0	0	3
2014	0	0	3	0	0	5
2015	0	4	0	0	0	4
*2016	0	2	0	0	0	2

\*As of 10/21/16

\*\*Applicants often submit a deed for each lot in the split. Multiple deeds stamped on the same day (i.e. 3 deeds for the same address on the same day) are considered one split, which is why the total numbers do not match up.

# Lot splits in Oakley

Year	ROW	1 into 2	1 into 3	1 into 4	1 into 5	Total Deeds Stamped**
2012	0	5	3	4	0	14 (Oakley Station)
2013	0	1	0	0	0	1
2014	8	1	0	0	0	9
2015	2	1	4	0	0	12 (two 1 into 3 part of Oakley Station)
*2016	1	3	0	0	0	5 (All non-residential)

\*As of 10/21/16

\*\*Applicants often submit a deed for each lot in the split. Multiple deeds stamped on the same day (i.e. 3 deeds for the same address on the same day) are considered one split, which is why the total numbers do not match up.

# History?

- On October 16, 2015, City Planning Staff presented four potential ideas to the City Planning Commission based on neighborhood concerns regarding lot splits/demolitions
  1. Change the zoning on certain properties to a lower density (i.e. from SF-6 to SF-10, etc.)
  2. Revise the number of SF lots that can be approved administratively as a minor subdivision
  3. Require residential panhandle lots to be reviewed and approved by the City Planning Commission
  4. Locally designate individual buildings as Historic or create a local Historic District for several buildings in an area, which will address teardowns

# History?

- On October 16, 2015, the City Planning Commission directed City Planning Staff to do the following:
  1. Work with affected neighborhoods on rezoning on certain properties to a lower density (i.e. from SF-6 to SF-10, etc.)
  2. Revise the number of SF lots that can be approved administratively as a minor subdivision from the current 5 to 3 (4 and 5 lot subdivisions would go to City Planning Commission)
  3. Require residential panhandle lots to be reviewed and approved by the City Planning Commission

# How Can I Get More Involved?

# [www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/](http://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/)

Email Distribution List

First Name \*

Last Name \*

Email Address \*

SUBMIT

To join our “Interested Parties” List

- All Planning Commission agendas/meetings
- Any emails from City Planning Department
- All future info about the Land Development Code

# Get Involved With Your Community Council!

- Community Councils are our primary method of spreading the word to non-adjacent property owners
- All Community Councils are notified when there is a text amendment that impacts entire City
- Some have Zoning or Development Committees with special expertise
- All developers seeking relief from Zoning Code or a Zone Change are highly encouraged to ask Community Council for support

# Contact Us

**Katherine Keough-Jurs**

**[katherine.keough-jurs@cincinnati-oh.gov](mailto:katherine.keough-jurs@cincinnati-oh.gov)**

**James Weaver**

**[james.weaver@cincinnati-oh.gov](mailto:james.weaver@cincinnati-oh.gov)**

**Thank You!**