***** AGENDA *****
CITY PLANNING COMMISSION
CITY HALL
COUNCIL CHAMBERS, ROOM 300
801 PLUM STREET
CINCINNATI, OHIO 45202
AND VIRTUALLY VIA ZOOM

November 20, 2026
9:00 a.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT ITEMS – LEGISLATIVE

ITEM 1 A report and recommendation on the proposed lease of Lease Area 58 on Airport Road at Lunken Airport in the East End. (Ferries-Rowe) (pg. 2)

ITEM 2 A report and recommendation on a proposed lease of city-owned property at 5021 Whetsel Avenue in Madisonville. (Couch) (pg. 7)

CONSENT ITEM – QUASI-JUDICIAL

ITEM 3 A report and recommendation on a proposed Development Plan and Final Plat for the division of land at 13 Hill and Hollow Lane in Hyde Park. (Burns) (pg. 11)

DISCUSSION ITEMS – LEGISLATIVE

ITEM 4 A report and recommendation on a proposed Notwithstanding Ordinance permitting the construction of a surface parking lot, expanded childcare playground, an enclosable canopy structure, and the replacement of a retaining wall at the Findlay Hub, located at 1811 Vine Street in Over-the-Rhine. (Burns) (pg. 17)

ITEM 5 A report and recommendation on proposed text amendments modifying multiple Chapters of Title XIV, "Zoning Code of the City of Cincinnati," and Title XVII, "Land Development Code," of the Cincinnati Municipal Code to permit Solar Energy Systems. (Dienger) (pg. 59)

ITEM 6 A report and recommendation on the proposed Roselawn Neighborhood Plan as the Roselawn neighborhood's guiding comprehensive document. (Dienger) (pg. 110)

OTHER BUSINESS

2027 Zoning Board of Appeals Calendar

2027 OKI Regional Council of Governments Board of Directors Appointment

DIRECTOR'S REPORT

ADJOURN

Honorable City Planning Commission **ITEM 1**
Cincinnati, Ohio **November 20, 2026**

SUBJECT: A report and recommendation on the proposed lease of Lease Area 58 on Airport Road at Lunken Airport in the East End.

GENERAL INFORMATION:

Location: 4556 Airport Road, Cincinnati, Ohio 45226

Applicant: The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202

Property Owner: City of Cincinnati
801 Plum Street
Cincinnati, Ohio 45202

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Lease Area Map
- Exhibit C Site Plan

BACKGROUND & ANALYSIS:

The City Planning Commission is being asked to review and approve the long-term lease of the City-owned Lease Area 58 at Lunken Airport located at 4600 Airport Road in the East End (Exhibit A) to the Kroger Co. (Kroger). The lease area is approximately 254,193 square feet. The initial term of the lease agreement is six years with eight optional three-year renewal terms.

A runway at Lunken Airport was recently decommissioned, making 6.2 acres of land along Airport Road available for development. The proposed lease would allow Kroger to develop the site by building a new hangar, ramp, and an 87-space parking lot (Exhibit C). All improvements made to the land would be privately-owned, and the lease agreement for Lease Area 58 is at fair market rent.

PUBLIC ENGAGEMENT AND NOTIFICATION:

Notice of the City Planning Commission was sent to owners of property adjacent to the subject site as well as the East End Area Council. No correspondence has been received.

COORDINATED REPORT:

The proposed lease was circulated to City Departments and reviewing agencies through the Coordinated Report process in March 2026. There were no objections, however, there were conditions from the Metropolitan Sewer District, Altafiber, and Buildings & Inspections to ensure continued utility operations.

CONSISTENCY WITH PLAN CINCINNATI (2012):

The proposed lease of Lease Area 58 at Lunken Airport for the construction of a new hangar by Kroger is consistent with various elements of *Plan Cincinnati*. First, it is consistent with the Compete Initiative Area strategy to "'Grow our own' by focusing on retention, expansion and relocation of existing

business," because the lease will allow Kroger to expand its operations by building a new hangar (p. 104). Second, it is consistent with the Connect Initiative Area strategy to "Support regional and intercity transportation initiatives" and the action item to "Recognize the importance of intercity travel for residents, business retention and expansion, and visitors" (p. 144). Third, it is consistent with the Collaborate Initiative Area action item "Coordinate growth and maintenance of our infrastructure and public assets" because the lease will facilitate the development and maintenance of City-owned property at Lunken Airport that is currently unutilized (p. 218).

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

> **APPROVE** the proposed lease of Lease Area 58 on Airport Road at Lunken Airport in the East End.

Respectfully submitted:

Sophia Ferries-Rowe

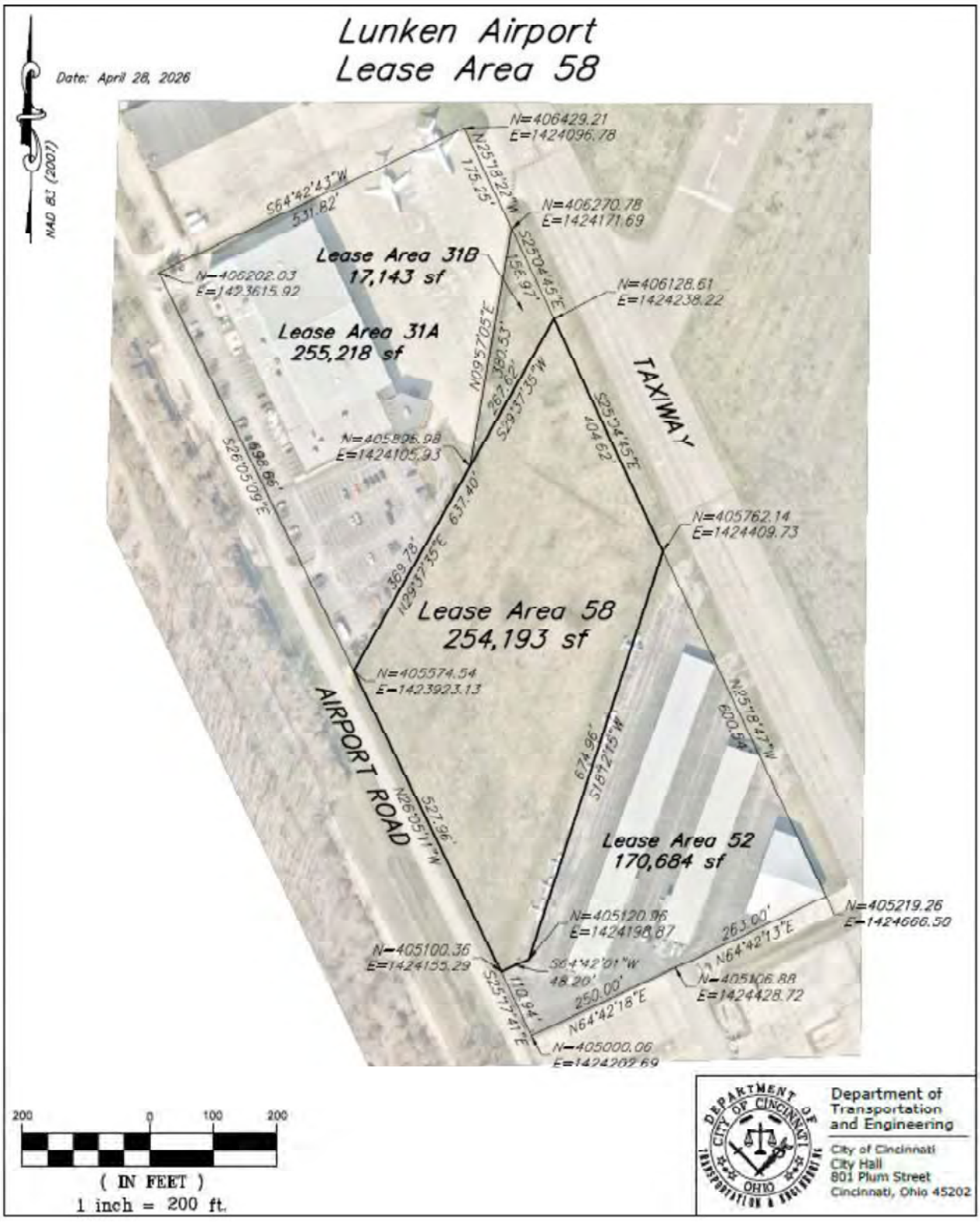
Sophia Ferries-Rowe, City Planner
Department of City Planning and Engagement

Approved:

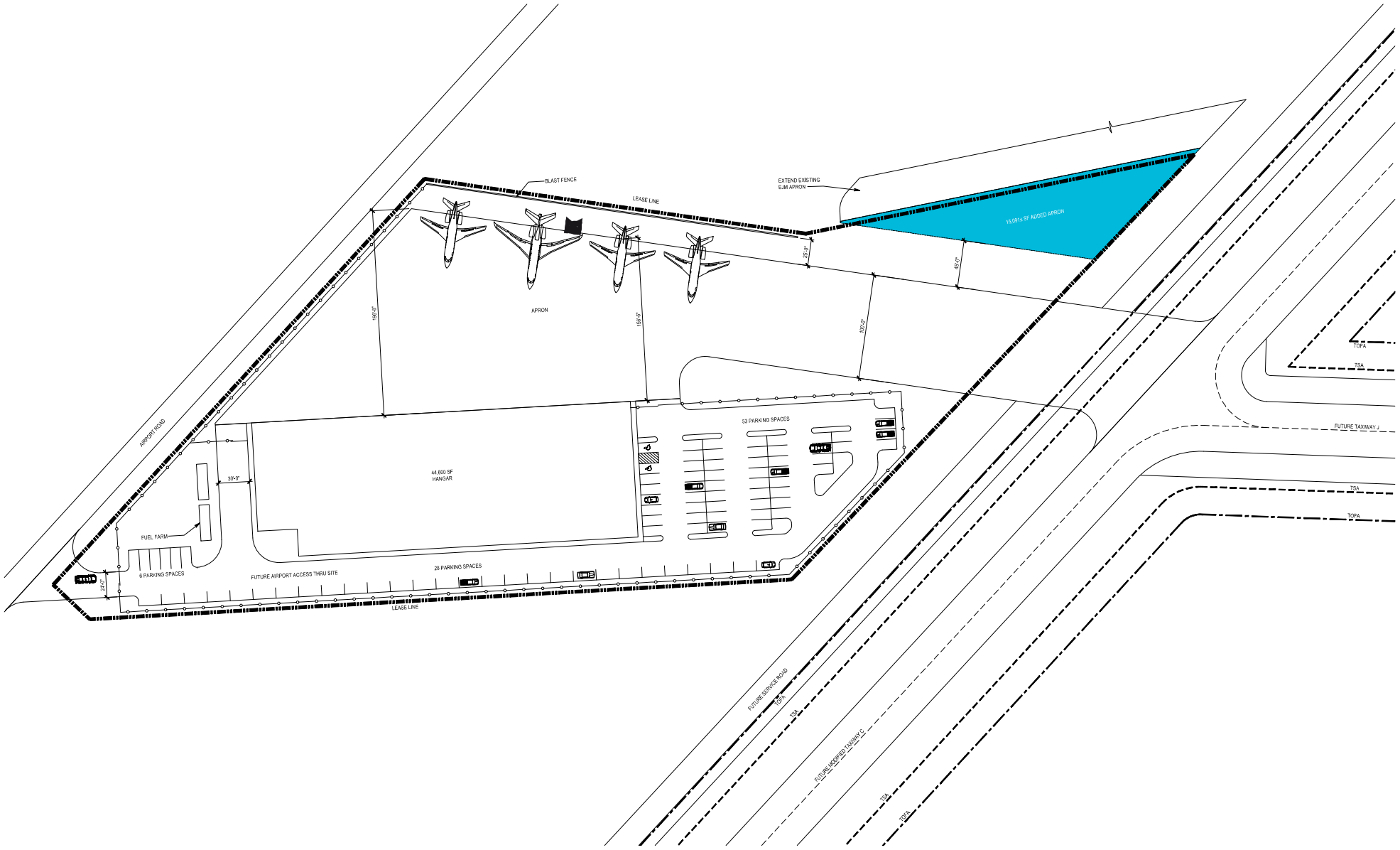
Stacey Hoffman, Division Manager
Department of City Planning and Engagement

Proposed Lease of Lease Area No. 58 to The Kroger Co. at Lunken Airport in the East End Exhibit A




Lunken Airport
Lease Area 58
Date: April 28, 2026
NAD 83 (2007)
N=406429.21
E=1424096.78
S64°42'43"W
531.82'
N25°13'22"W
175.75'
N=406270.78
E=1424171.69
Lease Area 31B
17,143 sf
N=406202.03
E=1423615.92
S25°04'45"E
156.97'
N=406128.61
E=1424238.22
Lease Area 31A
255,218 sf
N09°57'05"E
267.62'
S29°37'35"W
380.53'
S25°24'45"E
104.62'
TAXIWAY
N=405896.98
E=1424105.93
S26°05'09"E
698.86'
637.40'
N29°37'35"E
368.78'
N=405762.14
E=1424409.73
Lease Area 58
254,193 sf
N=405574.54
E=1423923.13
AIRPORT ROAD
N26°05'11"W
527.36'
674.96'
S18°42'15"W
N25°18'47"W
600.84'
Lease Area 52
170,684 sf
N=405120.96
E=1424198.87
N=405219.26
E=1424666.50
263.00'
N64°42'13"E
N=405100.36
E=1424155.29
S64°42'01"W
48.20'
250.00'
N64°42'18"E
N=405106.88
E=1424428.72
S25°17'41"E
110.94'
N=405000.06
E=1424202.69
200
0
100
200
(IN FEET)
1 inch = 200 ft.
DEPARTMENT OF TRANSPORTATION CITY OF CINCINNATI OHIO
Department of Transportation and Engineering
City of Cincinnati
City Hall
801 Plum Street
Cincinnati, Ohio 45202

LUNKEN AIRPORT CINCINNATI



SITE PLAN

SCALE: 1" = 40'-0"

March 4, 2026

bascon
architects-engineers-developers
constructors-construction managers

ITEM 2

Honorable City Planning Commission **November 20, 2026**
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed lease of city-owned property at 5021 Whetsel Avenue in Madisonville.

GENERAL INFORMATION:

Location: 5021 Whetsel Avenue, Cincinnati OH, 45227

Petitioner: Artsville
5021 Whetsel Avenue, Cincinnati OH, 45227

Owner: City of Cincinnati
801 Plum Street, Cincinnati OH, 45202

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Value Memo

BACKGROUND AND ANALYSIS:

Artsville, a 501(c)(3) non-profit community arts organization, is requesting a new lease for the city-owned property located at 5021 Whetsel Avenue in Madisonville. Artsville has occupied the building since 2016 and seeks to continue offering visual and performing arts, organizing community programming (pop-ups, family-themed events, and fundraisers), and making the space available for event rentals. The previous lease offered a base rent of $1 per year, for a term of one year with nine one-year renewal options. That lease expired in June of 2026, and Artsville has been renting the building on a month-to-month basis until the new lease is executed. The new lease will also offer a base rent of $1 per year, for a term of one year with nine one-year renewal options. Artsville will remain responsible for all utilities, real estate taxes and assessments, and any other expenses associated with the property. The fair market value of the lease is $27,500 annually.

Artsville has also entered a funding agreement with the city for $150,000 to be provided for various repairs and upgrades to the building in order to continue operating there. Repairs include theater lighting evaluation and replacement, expansion and upgrading of the theater sound system, evaluation and repair of the HVAC system, repair and resealing of the roof, awning replacement, installation of ceiling fans, completion of a second-floor restroom, and upgrades to the first-floor restrooms.

The proposed lease was circulated to all city departments and reviewing agencies through the Coordinated Report process. In 2006, an existing fire escape was replaced with a code-compliant stair tower providing emergency egress to and from the building. The footprint of the stair tower encroached onto the two adjacent parcels (003500020157 and 003500020156), but the necessary easements were never established. The Department of Buildings and Inspections conditionally approved the lease subject to resolution of the stair tower issue and assurance of an adequate waste management area for the property. Both issues have since been resolved. No other concerns were identified.

CONSISTENCY WITH *PLAN CINCINNATI* (2012):

The proposed lease is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012), particularly the goal to “Become nationally and internationally recognized as a vibrant and unique city” (p. 121) and the strategy to “Promote Cincinnati’s lifestyle” (p. 122). The continued support of an existing community-arts organization in Cincinnati assists in cultivating the arts and cultural heritage distinctive to the city.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed lease of city-owned property at 5021 Whetsel Avenue in Madisonville.

Respectfully submitted:



Gabrielle Couch, Senior City Planner
Department of City Planning & Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Exhibit A

Proposed Lease of City-Owned Property at 5021 Whetsel Ave in Madisonville

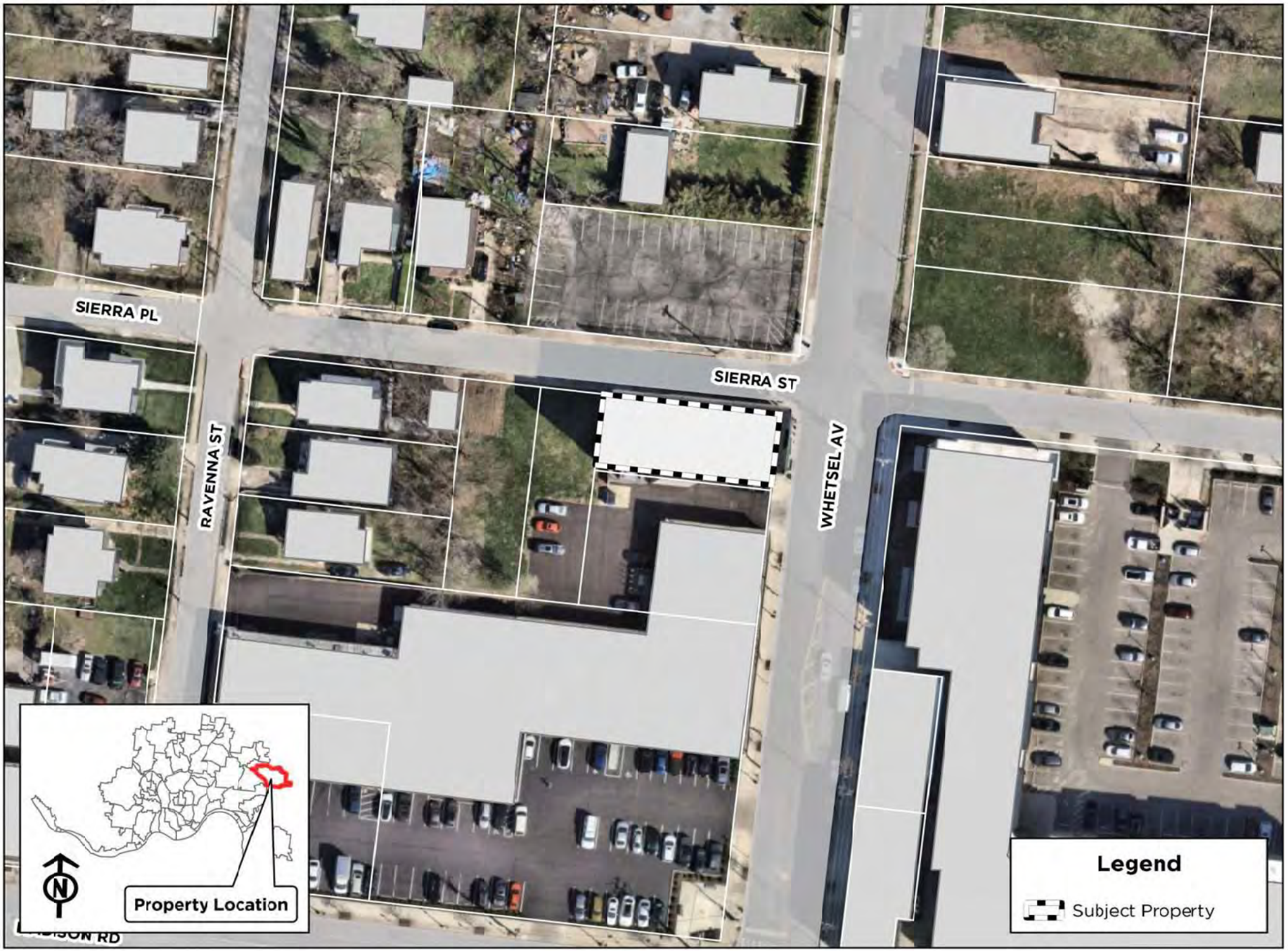


Exhibit B

Interdepartmental Correspondence Sheet

Law Department/ Real Estate Services

Date: June 15, 2026

To: Brandon Rudd, Deputy Director OSG

From: Trisa Wilkens Hoane, Real Estate Manager

Copies to: Diana Vakharia, Senior Development Officer

Subject: Value Memo
CR #24-2026 – 5021 Whetsel – Artsville Building Lease Renewal RLS 2026-376

The appraisal of the subject lease has been completed and approved. As of date of inspection, (May 27, 2026) the fair market annual lease value is as follows:

Twenty-Seven Thousand Five Hundred Dollars
$27,500 annual lease

Please feel free to contact the Real Estate Division if there are any further questions.

Honorable City Planning Commission **ITEM 3**
Cincinnati, Ohio **November 20, 2026**

SUBJECT: A report and recommendation on a proposed Development Plan and Final Plat for the division of land at 13 Hill and Hollow Lane in Hyde Park.

GENERAL INFORMATION:

Location: 13 Hill and Hollow Lane, Cincinnati, OH 45208

Applicant: Griffin, Fletcher & Hughes LLP, on behalf of Owner
3500 Red Bank Road, Cincinnati, OH 45227

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A Location Map
- Exhibit B Proposed Plat

BACKGROUND:

The applicant, Griffin, Fletcher & Hughes LLP, on behalf of the property owner, have requested the division of land to split one parcel into two to create a new buildable lot. The subject parcel currently contains one single-family home and is approximately 4.0977 acres. The proposed subdivision would result in the creation of two parcels that are approximately 1.2289 and 2.8688 acres (Exhibit B).

The current zoning of the subject property is Single-family Residential – 20,000 square feet – Middle Housing (SF-20-MH). Although the lots conform to the standards of the Zoning Code, the proposed frontage of the lots does not meet the minimum lot width of 70 feet for SF-20-MH districts as prescribed by the Zoning Code. The proposed lots would only front the street for approximately 30 feet and 22 feet, respectively. The lots are considered rear lots under the City's Subdivision Regulations.

The subject property is also located within the Hillside Overlay District. As no new development is proposed as part of this subdivision, the Hillside Overlay District does not trigger a Major Subdivision review.

The proposed division of land is still considered a Major Subdivision per Sections 200-01-S5 and 200-01-S6 of the Cincinnati Subdivision Regulations, as the proposal includes one or more rear lots. The proposal requires review by the City Planning Commission because it is a Major Subdivision.

CRITERIA/ANALYSIS – SUBDIVISION REGULATIONS:

Section 200-01-S5 of the Cincinnati Subdivision Regulations establishes a Major Subdivision as any "subdivision of a parcel of land that does not meet the definition of a minor subdivision as defined by Section 200-01-S6." Section 200-01-S6 defines a Minor Subdivision as a "subdivision of a parcel of land that abuts an existing improved public or private street into no more than three lots, but excluding subdivisions that propose or require one or more of the following features:"

g) A request that includes one or more rear lots, as described in Section 800-03(c)

The proposed subdivision includes two rear lots.

Based upon the criteria above, the proposed subdivision meets the definition of a Major Subdivision. Section 300-09 of the Subdivision Regulations outlines the procedure for Major Subdivisions, which establishes that the City Planning Commission has the duty to hold a public hearing for Major Subdivision applications.

According to Section 300-09 (a) (6) *Decision,* the City Planning Commission shall approve a Development Plan application when it finds:

Section 300-09 (a)(6) *Decision.*

(i) City Plans. The application is consistent with applicable city-adopted land use plans.

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati* (2012) and *Plan Hyde Park* (2026). See "Consistency with Plans" for more information.

(ii) Planning Principles. The application is consistent with the general intent and purposes of these subdivision regulations.

The proposed subdivision is generally consistent with the intent of the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations.

(iii) City Administration Standards, Rules, and Regulations. The application is consistent with applicable laws, rules, and regulations governing the proposed subdivision, including, but not limited to, subdivision lot standards set forth in these subdivision regulations, the Cincinnati Zoning Code, and the Flood Damage Reduction Chapter of the Cincinnati Building Code.

The proposed subdivision was reviewed by the appropriate City Departments to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. All reviewing agencies were amenable to the application proceeding to the City Planning Commission.

(iv) Design. The subdivision is designed to minimize disturbance to natural topography, tree cover, and natural drainage ways to avoid adverse impacts on area stormwater drainage.

The proposed subdivision will not affect the natural topography, tree coverage, and natural drainage ways. No new development is proposed at this time.

(v) Access and Public Service. Existing or proposed streets, sidewalks, driveways, and utilities that will serve the subdivision are configured and designed to minimize adverse impacts related to traffic circulation and to ensure the efficient provisions of all public services, including emergency services.

The proposed subdivision has been reviewed by the appropriate City departments.

(vi) Multiple Phases. If applicable, the phasing plan will provide for an orderly and efficient development.

Not applicable to this proposal.

CRITERIA/ANALYSIS – REAR LOT SUBDIVISION STANDARDS

All subdivisions in the City shall comply with the minimum standards set forth in Section 800, specifically 800-03(c), which states that every lot of a subdivision shall abut on an improved, publicly dedicated street

or an improved private street for the full required width prescribed by the zoning code, provided, however, that the City Planning Commission may approve a subdivision that does not meet these standards (hereinafter referred to as "rear lots") if the City Planning Commission finds that the proposed rear lot is unlikely to impose adverse effects on the provision of public services and will not detract from the harmonious development of the area surrounding the proposed rear lot based on the criteria set forth below:

(1) The proposed rear lot does not substantially deviate from the predominant land development patterns of adjacent and abutting lots concerning lot density, structure orientation, and structure setbacks.

The subject property fronts a cul-de-sac. Two other properties also front the cul-de-sac, both of which have frontages that are subminimum to the lot width prescribed by the Zoning Code for SF-20-MH districts. The proposed lots do not substantially deviate from this pattern. Furthermore, no development or modifications to the existing structures are proposed for the subject property, so existing structure setbacks and orientation will be maintained.

(2) The proposed rear lot contains the minimum square-foot area of the applicable zoning district, exclusive of the access strip, which access strop shall not contribute to the minimum lot area calculation.

The subject property is located in an SF-20-MH district. The minimum lot size for this district is 20,000 square feet. Both proposed lots are well over the prescribed minimum, without including the area of the access strips, at approximately 120,000 square feet and 53,000 square feet.

(3) The proposed rear lot provides, at minimum, an access strip that abuts an improved public or private street for at least 21 feet in width for its entire length.

The proposed "Cut-Up" parcel has an access strip that is, at minimum, around 26 feet. The proposed "Remainder" parcel has an access strip that is, at minimum, around 22 feet. The access strips front on Hill and Hollow Lane, which is an improved street.

(4) The proposed access strip is designed and configured to present minimal impacts on existing traffic circulation patterns, identifiable natural physical features, and ensures adequate access for emergency response services.

The proposed access strips will have minimal impacts on traffic circulation; the Department of Transportation and Engineering did not have any concerns about the proposed access strips. The access strip for the "Remainder" parcel follows the existing driveway.

(5) The proposed lot is unlikely to have an adverse impact on neighboring property values.

The proposed lot configuration substantially conforms to surrounding lot configurations; therefore, it is unlikely that it will have an adverse impact on the surrounding properties.

COORDINATED SITE REVIEW:

The proposed subdivision was circulated to appropriate City departments for review in October of 2026 to ensure the proposal is consistent with the City's applicable development-related standards, rules, and regulations. All reviewing agencies were amenable to the application proceeding to review by the City

Planning Commission. The Metropolitan Sewer District identified that the subject property is within a Critical Capacity area; any future development will need to be reviewed to ensure adequate capacity.

PUBLIC COMMENT AND NOTIFICATION:

Per Section 300-09(a)(3) of the Subdivision Regulations, notice of a complete application and the City Planning Commission meeting was sent to the applicant, property owners within 250-feet of the subject property, and the Hyde Park Neighborhood Council. A sign was also posted on the subject property to notify the public that the application is under review by the City. No additional correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed subdivision is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) through the Strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169). The proposed subdivision would create a new buildable lot that could facilitate the construction of a new single-family or 2-, 3-, or 4-family home.

Plan Hyde Park (2026)

The proposed subdivision is consistent with goals identified in *Plan Hyde Park*, specifically the Built Environment Goal to "Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life" (p. 84). The proposed subdivision would create a new buildable lot that could facilitate the construction of a new single-family or 2-, 3-, or 4-family home.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed in this report; and

2) **APPROVE** the proposed Development Plan and Final Plat for 13 Hill and Hollow Lane in Hyde Park because the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09 (c)(1) of the Subdivision Regulations.

Respectfully submitted:

Emily Burns, AICP, City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

EXHIBIT A

Proposed Subdivision at 13 Hill and Hollow Lane in Hyde Park

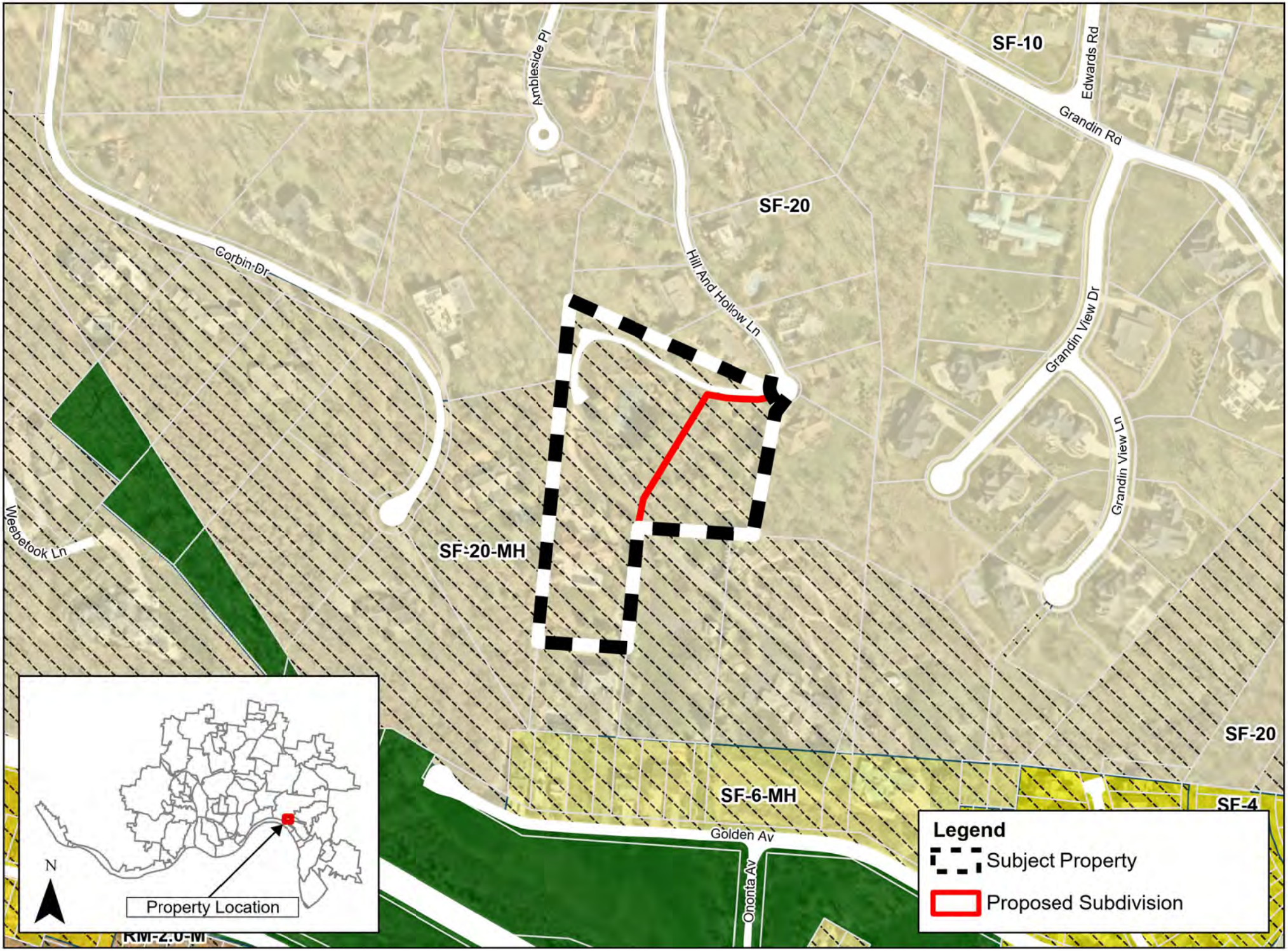


EXHIBIT B

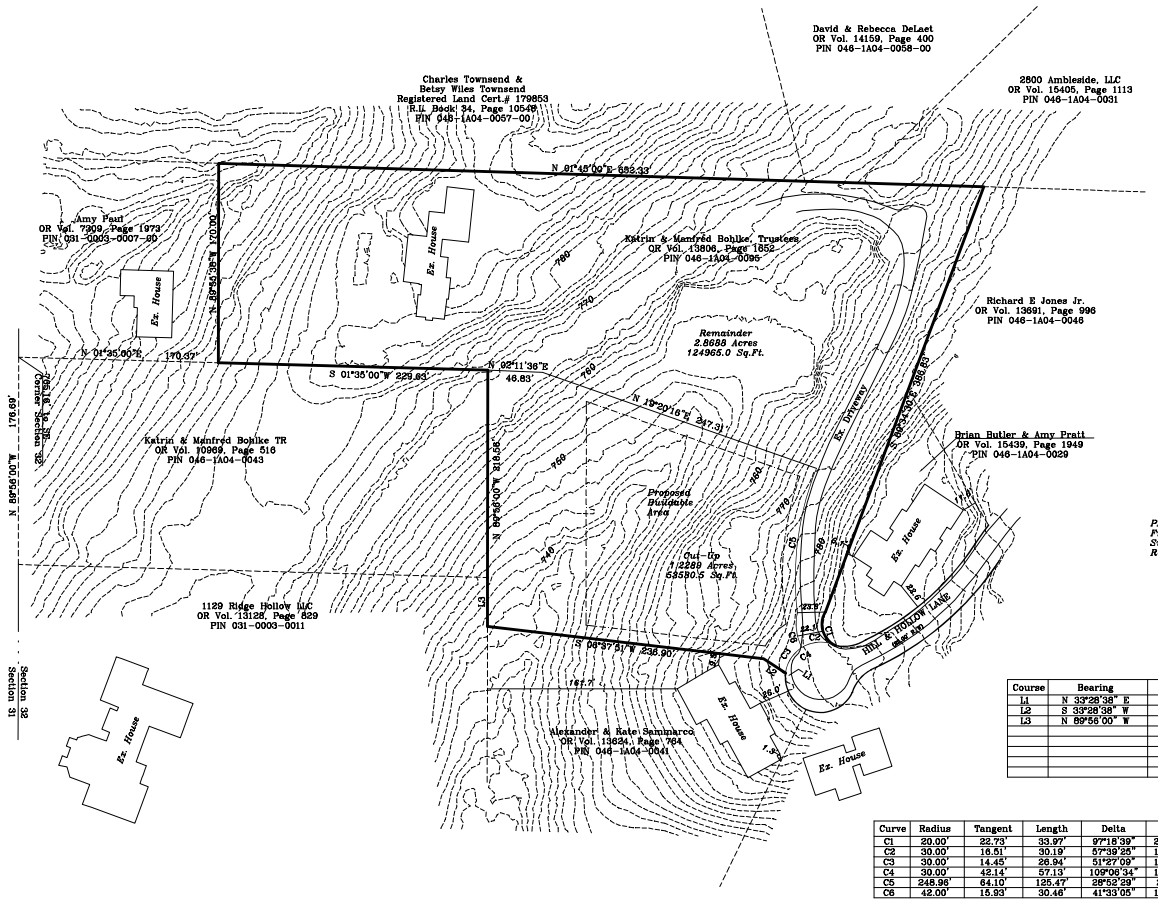


VICINITY MAP
Not to Scale

North is based upon a Survey and Plat by Lansdale Surveying Inc., dated June 1994 and revised February 2006. South Line of Section 32 bears North 89°56'00" West.

SECTION 32, TOWN 4, F.R. 2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GENERAL NOTES
1) 2 foot contour inteval from Hamilton County GIS.



PRELIMINARY BUILDING SETBACKS
Front Setback = 24.3 feet
Side Setback = 11.0 feet
Rear Setback = 84.0 feet

Course	Bearing	Distance
L1	N 33°28'38" E	10.00'
L2	S 33°28'38" W	22.50'
L3	N 89°56'00" W	41.87'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	20.00'	22.73'	33.97'	97°16'39"	286°28'44"	30.03'	N 72°39'00" E
C2	30.00'	16.51'	30.19'	57°39'28"	190°59'09"	28.93'	S 03°05'39" E
C3	30.00'	14.45'	28.94'	51°27'09"	190°59'09"	28.04'	S 57°35'56" E
C4	30.00'	42.14'	57.13'	109°06'34"	190°59'09"	48.88'	S 28°49'13" E
C5	248.96'	64.10'	125.47'	28°52'29"	23°00'50"	124.14'	S 82°29'30" E
C6	42.00'	15.93'	30.46'	41°33'05"	136°25'07"	29.80'	S 82°35'50" E

NOTE: The Professional surveyor or Lansdale Surveying, Inc has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No abstract of title nor title commitment, or results of a title search where furnished to the surveyor or Lansdale Surveying, Inc.

I hereby certify that this plat represents a true and complete survey made under my supervision and all monuments have been set or found as shown.

Jay S. Olberding P.S.

JAY S. OLBERDING P.S.
OHIO REGISTERED SURVEYOR #S-7188

50 0 50 100 150
GRAPHIC SCALE – FEET

DATE: 9/22/26 BY: mrh REMARKS: Adjusted width of Remainder Frontage

PRELIMINARY
CUT-UP PLAT

SURVEY FOR
KATRIN BOHLKE
13 HILL & HOLLOW LANE

STATE OF OHIO
JAY S. OLBERDING
S-7188
REGISTERED
PROFESSIONAL SURVEYOR

LANSDALE SURVEYING, INC
1008 MAIN STREET – (ST.RT.28)
MILFORD OHIO. 45150 PHONE (513) 831-9970

DRAWN BY: mrh
DATE: 7/31/26
SCALE: 1"=50'
DRAWING NUMBER 9474 CUT-UP

Honorable City Planning Commission **ITEM 4**
Cincinnati, Ohio **November 20, 2026**

SUBJECT: A report and recommendation on a proposed Notwithstanding Ordinance permitting the construction of a surface parking lot, expanded childcare playground, an enclosable canopy structure, and the replacement of a retaining wall at the Findlay Hub, located at 1811 Vine Street in Over-the-Rhine.

GENERAL INFORMATION:

Location: 1811 Vine Street, Cincinnati, OH 45202

Applicant: 3CDC
1203 Walnut Street 4th FL, Cincinnati, OH 45202

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A - Location Map
- Exhibit B – Proposed Site Plan
- Exhibit C – Application Information
- Exhibit D – Community Engagement Statement
- Exhibit E – Retaining Wall Detail
- Exhibit F – Historic Conservation Board Staff Report
- Exhibit G – Historic Conservation Board Decision

BACKGROUND:

On November 4, 2026, the Department of City Planning and Engagement received an application for a Notwithstanding Ordinance (NWO) from 3CDC requesting the construction of a surface parking lot, enclosable canopy structure, and retaining wall at 1811 Vine Street in Over-the-Rhine, the location of which is shown in Exhibit A. Previous approval for this portion of the site was approved by the Historic Conservation Board (HCB) in 2024 for the purpose of developing public open space.

The entire subject property, which is the site of the future Findlay Community Hub, is approximately 1.5 acres, with the portion of the site that is the subject of the proposed Notwithstanding Ordinance being located at the northwest corner of the site in an area that is approximately 0.3 acres. The Findlay Community Hub is already under construction and contains a new community center and a private childcare facility with associated outdoor space. The property is currently zoned Commercial Community – Pedestrian – Transportation Corridor (CC-P-T). The general purpose of the Pedestrian community character designation is to provide for "areas with a traditional urban character, where buildings are required to be built to the street or sidewalk line, to provide a close relationship between pedestrians and shops." Additionally, the property is located within the Over-the-Rhine Local Historic District which requires a Certificate of Appropriateness for any alterations, demolitions, or new construction. In October of 2026 the proposed alterations that are included in this application were reviewed and denied by HCB. A Notwithstanding Ordinance is being requested for various parking lot standards, as outlined later in this report, and approval of the expanded childcare playground, proposed enclosable canopy structure, and retaining wall. As the current proposal does not meet multiple requirements of the Cincinnati Zoning Code, the Applicant is requesting a Notwithstanding Ordinance.

PROPOSED PROJECT:

The proposed parking lot and childcare playground on the portion of the subject site, indicated in Exhibit A, would support the future childcare facility at the Findlay Community Hub. A childcare provider was not identified and secured for the site by 3CDC until 2026. The chosen childcare provider introduced additional requests that were not part of the original site plan, including a 10-spot surface parking lot for drop-off and pick-up as well as staff parking, an enclosable canopy, and an expanded playground reserved for use by the childcare facility. The previously approved site plan did not have on-site surface parking, and the applicant proposed reserved on-street parking spaces for drop-off and pick-up. The applicant has since indicated would be unsafe for children and parents to load and unload along the traffic-facing side of Findlay Street. The proposed parking lot includes landscaping, a rebuilt masonry wall with black metal fencing, and perimeter trees. No trees are provided within the lot. The applicant is requesting that the Notwithstanding Ordinance permit the development of the surface parking lot and expanded childcare playground, notwithstanding the indicated zoning relief and the Certificate of Appropriateness (COA) as required by the Zoning Code.

The proposed enclosable canopy structure would fulfill state licensing requirements for the childcare facility as it relates to outdoor playground space and indoor gross-motor activity space. The applicant is proposing the enclosable canopy addition to provide the required indoor gross-motor activity space on the north elevation of the building. The facility was designed without this space on the interior and cannot be licensed without the space. As the space is required for year-round use, the applicant has indicated that removable side panel walls would be utilized during cold and inclement weather. The applicant is requesting that the Notwithstanding Ordinance permit the development of the proposed enclosable canopy structure, notwithstanding the COA as required by the Zoning Code.

The applicant is also requesting that the Notwithstanding Ordinance permit a retaining wall that was constructed on the site to replace sections of a historic stone retaining wall that was determined to be badly damaged by the applicant, notwithstanding the COA as required by the Zoning Code. The retaining wall approval is retroactive as the work has already been completed.

The proposed project with associated relief and requested COAs went before HCB on October 26, 2026. The Board had four general concerns: 1) The Board felt there was a lack of data supporting the necessity of a dedicated surface parking lot for drop-off and pick-up and staff parking; 2) The Board wanted more information about what the proposed enclosable canopy structure side panels for the gross- motor area would look like in order to issue a COA; 3) General concerns over the change from public use to fully private use, which was a change from when the initial COA was given in 2024; and 4) The Board felt that the rebuilt wall was not done in a way sensitive to the existing condition and would like different options.

The Notwithstanding Ordinance is applicable only to items within the Cincinnati Zoning Code. The Applicant will continue to work with all applicable departments to meet permitting requirements and obtain permits.

PROPOSED NOTWITHSTANDING ORDINANCE:

The proposed language in the Notwithstanding Ordinance authorizes the construction and operation of the development notwithstanding the following sections of the Cincinnati Zoning Code:

1. **§1409-04(c)(5): Connected Communities**
    a. Accessory surface parking facilities are only permitted in the rear yard.
2. **§1409-25: Location of Parking**

a. Surface parking lots that are not in the rear yard require a Special Exception.

3. **§1425-29(a)(2): Surface Parking Lot Landscaping**
    a. Surface parking lots are required to provide at least one canopy tree per 25 linear feet dispersed throughout the entirety of the perimeter landscape buffer area.
4. **§1425-35(a): Access Drive and Maneuvering Aisles**
    a. Access drives can be a maximum aggregate width of 20 feet.
5. **§1435-09: Certificates of Appropriateness**
    a. HCB has the duty to review and make a determination on all COAs for all new construction and demolition in accordance with the standards outlined in Section 1435-09 of the Zoning Code. Permits may only be issued when a COA is approved or approved with conditions.

ANALYSIS—PARKING LOT:

The Department of City Planning and Engagement has consistently taken a position to not support Notwithstanding Ordinances because they do not comply with the Cincinnati Zoning Code that the Department is charged with developing and enforcing. The Cincinnati Municipal Code Section 111-5 establishes certain factors for evaluation by the City Council committee that considers a Notwithstanding Ordinance application, and the Department will therefore provide input on the following factors. The City Planning Commission shall consider the following when making a recommendation on Notwithstanding Ordinances to City Council:

1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

    The proposed application requests approval of the proposed surface parking lot, notwithstanding Section 1435-09, Certificates of Appropriateness, and Sections 1409-09(c)(5), 1409-25, 1425-29(a)(2), and 1425-35(a) of the Zoning Code. As outlined in the HCB Staff Report (Exhibit F), staff found that the proposed parking lot design substantially conforms to the guidelines for the Over-the-Rhine Local Historic District; however, the location of the parking lot in the front yard was determined to be incompatible with the neighborhood. Front yard surface parking is not compliant with the intents and purposes of the CC-P-T zoning district. While the original site plan did not include a dedicated surface parking lot, the original proposed arrangement of drop-off and pick-up spaces along the south side of Findlay Street presented safety concerns to the childcare operator. The applicant stated that a surface parking lot was proposed to improve safety (Exhibit C). Staff found that the proposed parking and associated curb cut could present safety concerns for pedestrians navigating the narrow Republic Street stub to access the center.

2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

    (a) Providing a guide for the physical development of the city.

        Not applicable to this application.

    (b) Preserving the character and quality of residential neighborhoods.

        The proposed parking lot is surrounded by a mix of uses, including residential. While front yard surface parking lots are generally not considered to be

compatible with the CC-P-T zoning district, the proposed lot would support the childcare facility at the future Findlay Community Hub. Additionally, there are other similar surface parking lots present in proximity to the proposed surface parking lot, including the surface parking lot north of Findlay Market.

(c) Fostering convenient, harmonious and workable relationships among land uses.

The proposed use of the parking lot in the front yard is not consistent with the underlying zoning district. However, since the building is already under construction, it would not be feasible for the parking lot to be located elsewhere on the site.

(d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plan Cincinnati" for further information in this staff report).

(e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

The proposed parking lot is consistent with adjacent properties. There are other surface parking lots present in proximity to the proposed surface parking lot, including the surface parking lot north of Findlay Market. However, front yard surface parking lots are not consistent with the intents and purposes of the CC-P-T zoning district.

(f) Providing opportunities for economic development and new housing for all segments of the community.

While the proposal does not include new housing, the proposed parking lot would support the childcare facility at the future Findlay Community Hub. The childcare facility will provide a needed use in Over-the-Rhine and contribute to the mixed-use community.

(g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

The proposed parking facility does not reduce reliance on the automobile for travel and may increase it. The applicant has indicated that the surface parking lot would provide a safer drop-off and pick-up environment for users of the planned childcare facility. The proposed parking lot does raise concerns about traffic congestion in and out of the Republic Street stub and the safety of pedestrians walking to the center.

(h) Preventing excessive population densities and overcrowding of land or buildings.

This proposal only provides space for parked vehicles and does not create excessive population densities.

(i) Ensuring the provision of adequate open space for light, air and fire safety.

The proposed parking lot would be taking the place of previously approved public open space. However, the Findlay Community Hub is being developed in

conjunction with the nearby Grant Park, which the applicant states will allow for an appropriate distribution of public open space.

(j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

While front yard surface parking lots are generally not considered compatible with the CC-P-T zoning district, there are examples of similar surface parking lots nearby. The proposed parking lot would also have landscaping to partially screen the parking lot from the street view.

(k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

The proposal is within the Over-the-Rhine Local Historic District. The Local Historic District does not include provisions for the location of surface parking lots, only their design. While staff found that the parking lot design meets the Local Historic District Guidelines for parking lots, the location of the parking lot was not found to be in the interest in historic preservation (Exhibit F).

(l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

Not applicable to this application.

(m) Providing effective signage that is compatible with the surrounding urban environment.

Not applicable to this application.

(n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

ANALYSIS—EXPANDED CHILDCARE PLAYGROUND:

The Department of City Planning and Engagement has consistently taken a position to not support Notwithstanding Ordinances because they do not comply with the Cincinnati Zoning Code that the Department is charged with developing and enforcing. The Cincinnati Municipal Code Section 111-5 establishes certain factors for evaluation by the City Council committee that considers a Notwithstanding Ordinance application, and the Department will therefore provide input on the following factors. The City Planning Commission shall consider the following when making a recommendation on Notwithstanding Ordinances to City Council:

1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

The proposed application includes approval of the proposed expanded childcare playground, notwithstanding Section 1435-09, Certificates of Appropriateness, of the Zoning Code. The applicant stated that the childcare operator identified operational challenges associated with locating private childcare playground space immediately adjacent to a public playground. The previously approved site plan called for public park area at the northwest corner of the subject property. The proposed plan would convert the public park area into an expansion of the childcare playground. The applicant has

indicated that the expanded childcare playground would help fulfill state licensing requirements related to outdoor playground space. Staff acknowledges the recent funding received to renovate nearby Grant Park and the changing need for public greenspace on the site since the time of the initial application. Still, the public park area was used as justification for the 107-foot setback variance approved by the Historic Conservation Board in November of 2024. The setback relief was granted based on the urban design resulting in greenspace and public space benefitting the broader historic district being in the interest of historic preservation. It is acknowledged that a childcare center is a benefit to the broader public, although the loss of public park space has the potential to adversely affect the character of the area. That being said, there are other nearby parks, including the planned improvements at Grant Park, that could fill that need.

2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

(a) Providing a guide for the physical development of the city.

Not applicable to this application.

(b) Preserving the character and quality of residential neighborhoods.

The proposed expanded childcare playground is surrounded by a mix of uses, including residential. The proposed expanded childcare playground would support the childcare facility at the future Findlay Community Hub. However, the loss of the previously approved public park area has the potential to negatively impact residents by privatizing the space. That being said, there are other nearby parks, including the planned improvements at Grant Park, that could fill that need.

(c) Fostering convenient, harmonious and workable relationships among land uses.

The proposed expanded childcare playground would support the childcare facility at the future Findlay Community Hub, which would contribute to a mix of uses that support everyday life.

(d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plan Cincinnati" for further information in this staff report).

(e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

The proposed expanded childcare playground would support the childcare facility at the future Findlay Community Hub.

(f) Providing opportunities for economic development and new housing for all segments of the community.

Not applicable to this application.

(g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

Not applicable to this application.

(h) Preventing excessive population densities and overcrowding of land or buildings.

Not applicable to this application.

(i) Ensuring the provision of adequate open space for light, air and fire safety.

The proposed expanded childcare playground would help the childcare facility to meet state licensing requirements. However, the loss of the previously approved public park area has the potential to negatively impact residents by privatizing the space. That being said, there are other nearby parks, including the planned improvements at Grant Park, that could fill that need.

(j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

The proposed expanded childcare playground would support the childcare facility at the future Findlay Community Hub. However, turning the area into strictly private space is considered less compatible with the broader historic district than the retention of greenspace and/or playground space for the public. That being said, there are other nearby parks, including the planned improvements at Grant Park, that could fill that need.

(k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

The previously proposed public park area was used as justification for the 107-foot setback variance approved by the Historic Conservation Board in November of 2024. The setback relief was granted based on the urban design resulting in greenspace and public space benefitting the broader historic district being in the interest of historic preservation. Changing the area into strictly private space is considered less compatible with the broader historic district than the retention of greenspace and/or playground space for the public.

(l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

Not applicable to this application.

(m) Providing effective signage that is compatible with the surrounding urban environment.

Not applicable to this application.

(n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

ANALYSIS—ENCLOSABLE CANOPY STRUCTURE:

The Department of City Planning and Engagement has consistently taken a position to not support Notwithstanding Ordinances because they do not comply with the Cincinnati Zoning Code that the Department is charged with developing and enforcing. The Cincinnati Municipal Code Section 111-5 establishes certain factors for evaluation by the City Council committee that considers a Notwithstanding Ordinance application, and the Department will therefore provide input on the following factors. The

City Planning Commission shall consider the following when making a recommendation on Notwithstanding Ordinances to City Council:

3) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

The proposed application includes approval of the proposed enclosable canopy structure, notwithstanding Section 1435-09, Certificates of Appropriateness, of the Zoning Code. The proposed enclosable canopy structure is necessary to fulfill state licensing requirements for the childcare facility that will be housed in the Findlay Community Hub. The design of the canopy roof was determined by staff to comply with the standards in the Local Historic District and as such would not have an adverse effect of the character of the area or the public health, safety, and welfare. However, details of the removeable side panels were not provided and as such were not able to be reviewed against the Local Historic District guidelines.

4) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

(o) Providing a guide for the physical development of the city.

Not applicable to this application.

(p) Preserving the character and quality of residential neighborhoods.

The proposed enclosable canopy structure is surrounded by a mix of uses, including residential. The proposed enclosable canopy would support the childcare facility at the future Findlay Community Hub.

(q) Fostering convenient, harmonious and workable relationships among land uses.

The proposed enclosable canopy would support the childcare facility at the future Findlay Community Hub, which would contribute to a mix of uses that support everyday life.

(r) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plan Cincinnati" for further information in this staff report).

(s) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

The proposed enclosable canopy would support the childcare facility at the future Findlay Community Hub.

(t) Providing opportunities for economic development and new housing for all segments of the community.

Not applicable to this application.

(u) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

Not applicable to this application.

(v) Preventing excessive population densities and overcrowding of land or buildings.

Not applicable to this application.

(w) Ensuring the provision of adequate open space for light, air and fire safety.

The proposed enclosable canopy structure is required for the childcare facility to meet state licensing requirements.

(x) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

The proposed canopy roof was determined by staff to be compatible with the Over-the-Rhine Local Historic District guideline. However, the removeable side panels were not provided and as such were not able to be reviewed against the Local Historic District guidelines.

(y) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

The canopy roof structure was determined by staff to be compatible with the Over-the-Rhine Local Historic District guideline. However, details of the removeable side panels were not provided and as such were not able to be reviewed against the Local Historic District guidelines.

(z) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

Not applicable to this application.

(aa) Providing effective signage that is compatible with the surrounding urban environment.

Not applicable to this application.

(bb) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

ANALYSIS—RETAINING WALL:

The Department of City Planning and Engagement has consistently taken a position to not support Notwithstanding Ordinances because they do not comply with the Cincinnati Zoning Code that the Department is charged with developing and enforcing. However, in this unique instance, the Department is recommending approval. The Cincinnati Municipal Code Section 111-5 establishes certain factors for evaluation by the City Council committee that considers a Notwithstanding Ordinance application, and the Department will therefore provide input on the following factors. The City Planning Commission shall consider the following when making a recommendation on Notwithstanding Ordinances to City Council:

1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

The proposed application includes approval of the proposed retaining wall replacement, notwithstanding Section 1435-09, Certificates of Appropriateness, of the Zoning Code. The replacement retaining wall was for sections of the historic retaining wall that was

indicated by the applicant to be substantially deteriorated due to nearby tree roots. The replacement wall removed around 117 feet of the original historic wall.

2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

(a) Providing a guide for the physical development of the city.

Not applicable to this application.

(b) Preserving the character and quality of residential neighborhoods.

Not applicable to this application.

(c) Fostering convenient, harmonious and workable relationships among land uses.

Not applicable to this application.

(d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plan Cincinnati" for further information in this staff report).

(e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

Not applicable to this application.

(f) Providing opportunities for economic development and new housing for all segments of the community.

Not applicable to this application.

(g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

Not applicable to this application.

(h) Preventing excessive population densities and overcrowding of land or buildings.

Not applicable to this application.

(i) Ensuring the provision of adequate open space for light, air and fire safety.

Not applicable to this application.

(j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

Not applicable to this application.

(k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

Approximately half of the former historic stone retaining wall that ran the length of Findlay Street and Goose Alley has been replaced. A stretch of original wall, approximately 100 feet in length, remains to the west of the subject property along Goose Alley. The remainder of the wall (approximately 117 feet) was replaced with a poured concrete retaining wall face with limestone. Staff found that the

replacement of the wall complies with the Rehabilitation Intent and General Guideline to "replace badly damaged or missing features sensitively to harmonize with the character of the original feature." The replacement wall utilizes actual limestone and not manufactured stone or CMU as facing material on the poured concrete wall. While the wall is slightly taller than the original wall, the previously existing fence was salvaged and will be reinstalled, constituting an appropriate replication of the original wall. Only the area of the wall impacted by the tree roots was replaced (Exhibit E). HCB found that the replacement retaining wall was not done in a way that was sensitive to the existing condition and requested design alternatives.

(l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

Not applicable to this application.

(m) Providing effective signage that is compatible with the surrounding urban environment.

Not applicable to this application.

(n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

PUBLIC COMMENT AND NOTIFICATION:

The proposal was heard before HCB on October 26, 2026. In attendance were the applicants, a Party of Record in opposition, and one member of the public in opposition. In light of HCB's concerns related to the request, HCB offered the applicant an opportunity to table the item to make revisions addressing the concerns. The applicant decided not to table the item and requested an up or down vote. HCB voted to approve a Certificate of Appropriateness (COA) for the proposed ground sign, with conditions, and voted unanimously to deny requested zoning relief related to the parking lot as well as COAs for the parking lot, expanded childcare playground, enclosable canopy structure, and retaining wall. The applicant has not filed an appeal of the HCB decision to the Zoning Board of Appeals.

Notice for the November 20, 2026, City Planning Commission meeting was sent to property owners within 400 feet of the subject property and the Over-the-Rhine Community Council. No comments have been received.

CONSISTENCY WITH PLAN CINCINNATI (2012):

Plan Cincinnati (2012)

The proposed Notwithstanding Ordinance is consistent with *Plan Cincinnati* (2012), specifically within the Compete Initiative Area Goal to "Cultivate our position as the most vibrant and economically healthiest part of our region" (p. 114), specifically the Strategy to "Target investment the geographic areas where there is already economic activity" (p. 115). The proposed Notwithstanding Ordinance is part of a larger redevelopment effort focused on the northern Over-the-Rhine neighborhood.

Over-the-Rhine Comprehensive Plan (2002)

The proposed Notwithstanding Ordinance is consistent with parts of the *Over-the-Rhine Comprehensive Plan* (2002), including the Housing Goal to "Provide appropriate housing-related services for all

residents" (p. 47). The proposed Notwithstanding Ordinance would support the childcare facility at the future Findlay Community Center, although there are concerns about the necessity of the surface parking lot and its potential impact on pedestrians. While the previously approved plan was supported by the Quality of Life Goal to "Create and maintain open space and green space that serves the whole community" (p. 127), the proposed plan would remove the public open space from this site.

CONCLUSIONS:

The Department of City Planning and Engagement has consistently taken the position to not support any Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing.

RECOMMENDATION:

Typically, the Department of City Planning and Engagement has taken the position to not support any Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing. The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

> **DENY** the Notwithstanding Ordinance permitting the construction of a surface parking lot, expanded childcare playground, an enclosable canopy structure, and the replacement of a retaining wall at 1811 Vine Street in Over-the-Rhine.

If the City Planning Commission decides to recommend **APPROVAL** of the Notwithstanding Ordinance, the City Planning Commission should consider the following conditions:

1) The proposed removable side wall panels of the enclosable canopy shall only be utilized during winter months or other inclement weather.
2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code, or the Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) zoning district and the Over-the-Rhine Local Historic District.

Respectfully submitted:



Emily Burns, AICP, City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

EXHIBIT A

Proposed Notwithstanding Ordinance at 1811 Vine Street in Over-the-Rhine



EXHIBIT B

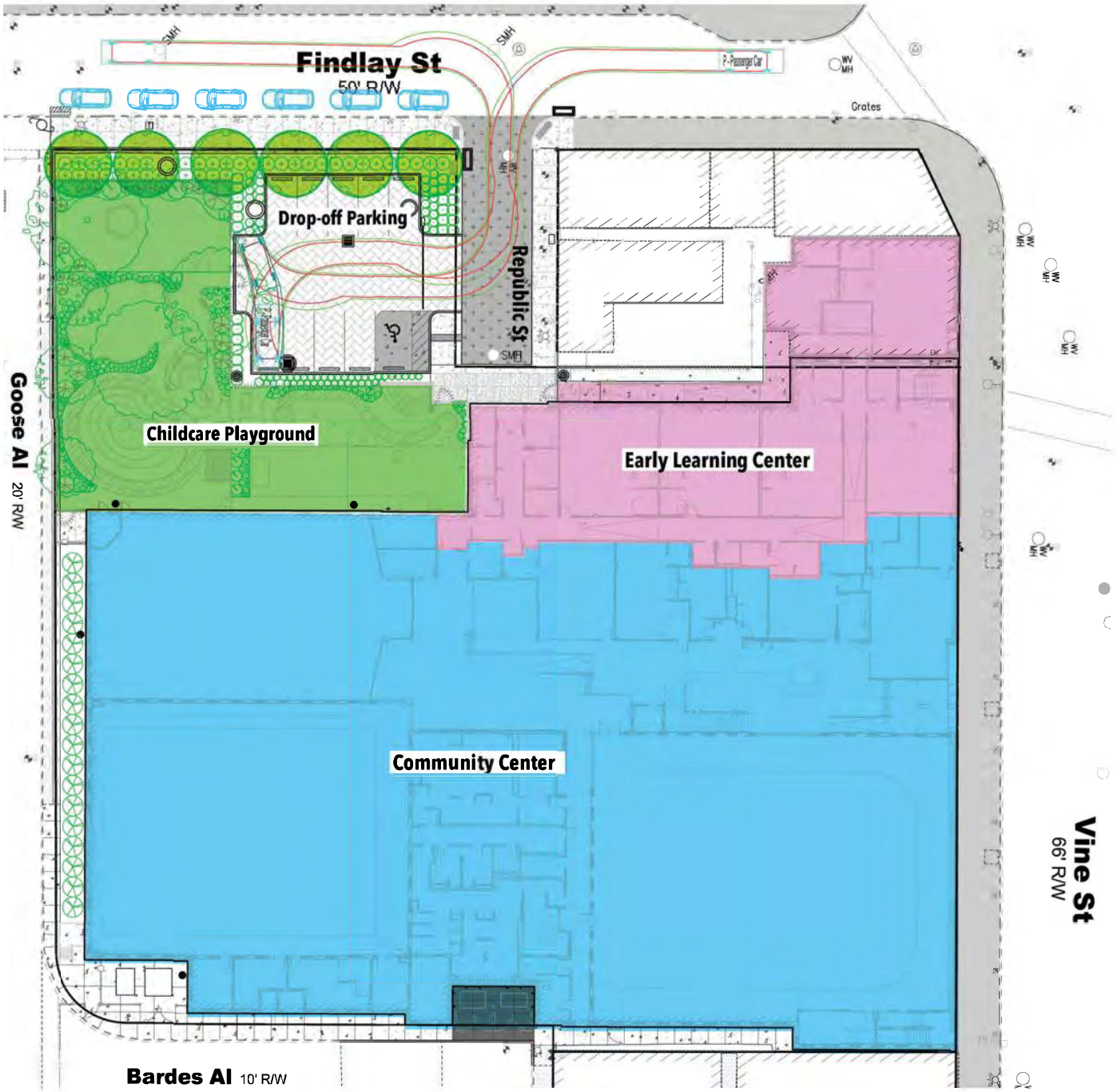

Findlay St
50' R/W
Drop-off Parking
Republic St
Childcare Playground
Early Learning Center
Community Center
Goose Al 20' R/W
Bardes Al 10' R/W
Vine St
66' R/W
Grates
SMH
WV MH

EXHIBIT C

Findlay Community Hub: Project History

1. Project Origins: A Coordinated Investment in North of Liberty (2020–2021)

In fall 2020, the City of Cincinnati, Cincinnati Recreation Commission (CRC), and 3CDC partnered to assess and ultimately improve three key City-owned assets: Findlay Playground, the existing recreation center, and Grant Park. The goal was to address community needs, help reduce crime, and strengthen the North of Over-the-Rhine neighborhood.

Following an extensive community engagement process, the partners determined in 2021 that the existing recreation center was no longer adequate to meet the needs of the growing Over-the-Rhine community. This led to the creation of three complementary priorities: a new community center at Findlay Playground, renovation of the existing recreation center for Crossroad Health Center, and significant improvements to Grant Park. These projects were conceived as part of a coordinated neighborhood investment rather than as isolated developments.

The City engaged 3CDC to advance all three projects simultaneously, with each ultimately progressing on its own timeline.

2. Community Engagement and Design Evolution (2021–2024)

Following the initial community engagement process that established the project priorities, 3CDC led an extensive engagement effort to shape the design of the Findlay Community Hub ("The Hub") and the planned improvements to Grant Park. The vision for The Hub was to create a substantial community resource offering recreation, fitness, youth programming, childcare, and shared gathering space for neighborhood residents. Before advancing the design, 3CDC and its consultants worked extensively with the community to ensure residents had a meaningful role in shaping the facility's programming, layout, and amenities.

Over the course of three years, 3CDC documented 113 engagement activities and more than 881 attendees across community engagement sessions, discussion groups, questionnaires and surveys, stakeholder meetings, and monthly community council meetings. A steering committee representing community council members, residents, neighborhood organizations, and businesses also met regularly throughout the predevelopment process to ensure the project continued to reflect community needs.

The design evolved through this iterative process. The initial community center design was based on feedback gathered in fall 2021 and centered around a larger turf lawn, gym, pool, and fitness facilities. During the 2022 design process, community members reviewed

multiple layouts and shared their preferences. In response to feedback received in fall 2022, the design was significantly revised to incorporate a dedicated roller rink rather than having it share space with the gym, as well as an early learning childcare center.

The original concepts for the community center site included approximately 21,000 square feet of significant public outdoor space along Findlay Street, with a turf field, playground, dog park, and gathering area. This was a well-intentioned effort to preserve the site's open character and provide additional public amenities. However, as the building and site design continued to evolve in response to community engagement and the competing needs of the overall project, the amount of outdoor space continued to shrink.

By the time the design was approved in November 2024, the amount of outdoor space had decreased to approximately 11,000 square feet, nearly half of the original concept. In practice, the remaining outdoor areas were not appropriately sized to fulfill the original vision of providing meaningful, flexible public outdoor space. The intention to provide public amenities remained, but the limited size of the remaining areas presented a challenge to achieving that original goal.

3. Historic Conservation Board Approval (November 2024)

The Historic Conservation Board approved the original Findlay Community Center plans on November 4, 2024. The approval included a 107-foot building setback along Findlay Street, justified in part by the intent to retain open space in the general footprint of the former park and playground for public gathering, a dog park, and a playground.

The approved plans (as illustrated in Exhibit A) also contemplated dedicated on-street drop-off and pick-up spaces on Findlay Street, with a total of eight on-street parking spaces. The project did not include an on-site surface parking lot at the community center. Separately, the Board approved demolition of the noncontributing recreation center at 19 West Elder Street and its replacement with a surface parking lot, which was expected to serve the new community center and Crossroad Health Center.

The approved design reflected a balance between the scale of the new community facility, the historic setting, and the desire to preserve outdoor amenities. However, as the project moved toward implementation, the limited size and functionality of the remaining ground-level outdoor areas became more apparent.

It is also important to recognize that the community-serving vision was never limited to the ground-level outdoor spaces. The entire community hub building is intended for public use and will offer a broad range of recreation, fitness, youth, and community programming. The building also includes an outdoor terrace on the second floor, providing an additional outdoor amenity for users of the facility.

4. 2026: Childcare Operator Selection and Grant Park Funding Create an Opportunity to Revisit the Design

Two important developments in 2026 created an opportunity to revisit the site plan and better accommodate community requests across the Findlay Community Hub and Grant Park.

First, the childcare provider was selected, bringing the operational requirements of a licensed childcare facility into sharper focus. Additionally, the operator raised several significant safety and operational concerns related to the proposed site layout. The proposed arrangement of eight drop-off and pick-up spaces along the south side of Findlay Street presented safety concerns because parents and caregivers would need to remove children from vehicles on the traffic-facing side. Second, the proximity of the public dog area to the childcare playground raised significant safety concerns. Third, the operator identified operational challenges associated with locating private childcare playground space immediately adjacent to a public playground. These concerns prompted further consideration of how the site could function safely and effectively for families while maintaining the broader community-serving purpose of the project.

The childcare facility also has state licensing requirements related to outdoor playground space and indoor gross-motor activity space. Meeting these requirements necessitated additional planning for the childcare areas, including an expanded outdoor playground and a covered gross-motor activity area.

Second, a critical funding source for the Grant Park improvements was secured through Fifth Third Bank's New Markets Tax Credit allocation. This made it feasible to revisit how outdoor amenities were distributed between the community center site and Grant Park, rather than attempting to accommodate every use within the increasingly constrained footprint at The Hub.

Together, these two developments created an opportunity to reconsider the overall arrangement of outdoor spaces. The objective was to better address the childcare operator's safety and operational concerns while also accommodating community requests through a coordinated approach to improvements at both The Hub and Grant Park.

Historic Retaining Wall

Separately, 3CDC would like to acknowledge the modifications made to the historic retaining wall along a portion of The Hub site. Portions of the wall are estimated to be more than 150 years old, and the original project plans contemplated preserving it. However, as construction progressed and the wall was further evaluated, the project team discovered

significant deterioration. The original site grading, water intrusion, and adjacent tree roots had contributed to crumbling stone and that significantly compromised the wall's condition, making the prospect of keeping the wall in place infeasible.

The project team notified the City of Cincinnati's Historic Conservation staff of the condition and worked with them on the preferred approach to replacement. The deteriorated portion of the wall was subsequently replaced; however, a formal Certificate of Appropriateness was not obtained for this work.

3CDC recognizes the importance of this historic feature and the responsibility that comes with making improvements within a historic district. For more than 20 years, 3CDC has worked to revitalize downtown Cincinnati and Over-the-Rhine by preserving, restoring, and enhancing the historic buildings and character that make these neighborhoods unique. Historic preservation is fundamental to our work, and we remain committed to working collaboratively with the City to protect the historic character of our neighborhoods.

5. Revised Site Plan and October 2026 HCB Review

The revised plan (as shown in Exhibit B) introduced several changes for review, including a canopy with removable side enclosure walls, an expanded childcare playground, ground signage, replacement of portions of the existing stone retaining wall, and a limited 10-space surface parking area.

The proposed parking configuration includes 10 spaces within the on-site lot, consisting of one ADA-accessible space and nine spaces available for other parents and caregivers, as well as six dedicated on-street drop-off and pick-up spaces along Findlay Street. As part of this revised configuration, two previously proposed on-street spaces between Republic and Vine Streets were eliminated at DOTE's request in conjunction with the addition of the on-site parking lot. The on-site parking area is intended exclusively to support parent and caregiver drop-off and pick-up, rather than function as general public parking. The team has also been working with the childcare operator to identify off-site staff parking so that all 10 on-site spaces can be dedicated to families using the childcare center.

As illustrated in Exhibit C, the revised circulation plan directs vehicles from Findlay Street onto Republic Street and into the parking lot, allowing parents and caregivers to safely enter and exit the site without having to load or unload children along the traffic-facing side of Findlay Street. This configuration creates a safer and more orderly drop-off and pick-up experience for both drivers and pedestrians.

The revised plans returned to the Historic Conservation Board in October 2026. HCB staff found that the parking lot's design substantially conformed to the applicable historic conservation guidelines but recommended denial of the zoning relief needed to locate

parking in the front yard. The primary concern was that the parking area conflicted with the open-space rationale underlying the previously approved 107-foot setback.

The Board ultimately denied the items presented. The project team is therefore evaluating an alternative path to approval.

6. Path Forward: A Coordinated Solution That Reflects the Project's History

The next step is to identify an approvable solution that respects the intent of the original HCB approval while addressing the practical requirements of operating a licensed childcare center.

The project history is important to this discussion. The original public outdoor-space concept was a genuine effort to provide additional neighborhood amenities. Over time, however, the building design and outdoor-space plan evolved through community engagement, and the remaining ground-level spaces became too constrained to fully achieve that original vision. The selection of the childcare operator and the availability of critical Grant Park funding in 2026 created an opportunity to reconsider the allocation of uses across both sites.

The proposed revisions should be understood in that broader context: not simply as the removal of public open space, but as an effort to deliver a more functional community hub while responding to community requests through coordinated improvements at Grant Park. The community center itself remains a public-serving facility, with extensive recreation and gathering amenities and an outdoor terrace on the second floor.

The approval strategy should acknowledge the Board's concerns about preserving open space while explaining the operational needs that emerged as the project advanced. It should focus on the limited function and scale of the proposed parking area, its role in safer childcare drop-off and pick-up, the plan to locate staff parking off-site, and the public benefits delivered by the overall project.

The objective is to find a workable balance between the original intent to provide outdoor amenities, the historic character of the site, and the practical requirements of delivering a major neighborhood facility.

The Findlay Community Hub represents a long-term investment in Over-the-Rhine. Its success depends not only on completing the building, but on ensuring that the facility can operate safely, meet applicable requirements, and provide meaningful services to the families and residents it was designed to serve.

7. Conclusion

To advance the project, 3CDC is seeking a Notwithstanding Ordinance through the City Planning Commission to authorize the revised site plan and all associated zoning relief requests presented to the Historic Conservation Board in October 2026. These requests include: (1) a locational variance to permit accessory parking in the front yard along Findlay Street; (2) a special exception for the front-yard parking location; (3) a special exception to modify the required perimeter landscaping; (4) a dimensional variance to permit a 22-foot-wide access drive; and (5) conditional use approval for the proposed ground sign. The ordinance would also authorize the associated site plan revisions, including the new canopy with removable side enclosure walls, expanded childcare playground, 10-space parking area, ground signage, and replacement of portions of the existing stone retaining wall.

EXHIBIT D

Findlay Community Hub: 2026 Design Community Engagement

The revised plans for The Hub were presented to the Over-the-Rhine Community Council on September 28, 2026, as part of an update on advancing the planned improvements at Grant Park. During the presentation, the community was made aware of the proposed changes at The Hub and the rationale behind them, including the need to better accommodate the operational and safety requirements of the childcare center and the opportunity to relocate and accommodate certain outdoor amenities at Grant Park. While the Community Council did not take a formal vote on the proposed changes, both the Grant Park design and the updates to The Hub were well received by those in attendance. Several subsequent community and stakeholder engagement sessions focused specifically on the Grant Park improvements have also taken place, with additional engagement continuing through the remainder of this year.

EXHIBIT E



Connection of historic retaining wall (right) to replacement retaining wall (left).

EXHIBIT F

ITEM 5 October 26, 2026

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	COA2026039/ ZH20260108
APPLICANT:	Cincinnati Center City Development Corp. (3CDC)
OWNER:	City of Cincinnati
ADDRESS:	**1811 Vine Street**
PARCELS:	094-0008-0330 – 094-0008-0340; 094-0008-0345 – 094-0008-0351; 094-0008-0360
ZONING:	CC-P-T
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	October 21, 2024
STAFF REVIEW:	Douglas Owen, Urban Conservator

Details of Zoning Relief Required:
The applicant requires the following Zoning Relief:

1. **Section 1409-04(c)(5) –** A **Locational Variance** is required for the proposed accessory parking in the front yard.
2. **Section 1409-25(b) –** A **Special Exception** is required for the proposed parking location in the front yard.
3. **Section 1425-29(a)(2) –** A **Special Exception** is required to eliminate the required one canopy tree per 25 linear feet dispersed throughout the entirety of the perimeter landscape buffer area.
4. **Section 1425-35(a) –** A **Dimensional Variance** of 2’ is required for an access drive totaling 22’, in excess of the 20’ limit.
5. **Section 1427-37(b) – Conditional Use** approval for a proposed ground sign.

Existing Conditions:
The subject property is currently under development for previously approved infill development consisting of a new recreation center to be known as the Findlay Community Center (FCC). The facility will include recreation and wellness services including a childcare center, gymnasium, running track, indoor pool, fitness center, roller rink, multi-purpose rooms, administrative space, rooftop outdoor fitness space and play areas.

Proposed Conditions:
The applicants are proposing alterations to the previously approved plans including:

- a new canopy addition with removable side enclosure walls,
- a 10-space surface parking lot,
- an expanded childcare playground,
- ground signage, and
- replacement of approximately half of the former stone retaining wall



Figure 1: Location of subject property. Image from CAGIS.


Figure 2: Street view of subject property from Vine St from October 2026 facing northwest. Image from Staff.



Figure 3. View of subject property from Findlay Street and Republic Street from October 2026 facing south. Image from Staff.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial Districts
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Previous Review:

The Historic Conservation Board (HCB) originally reviewed and approved plans for 1811 Vine Street at the 11.4.2024 HCB meeting (COA2024040/ ZH20240126). The HCB approval included a Variance for a 107' setback on Findlay Street. The justification for the variance provided by the applicants and reiterated by Staff related to the desire to retain the existing open public park area on the site. The applicants intended to utilize the former park and playground space along Findlay Street for new open space in the same general footprint for public outdoor gathering space, a dog park and a playground. While some HCB members noted concerns with the "suburban" feel of the development, it was ultimately approved 5-1.

On 8.21.2026, the Department of Transportation and Engineering (DOTE) reached out to Zoning regarding receipt of a curb cut application for 1811 Vine Street for a surface parking lot along Findlay Street. No permits, Engineering Changes, COAs, or other

applications had been filed with B&I or Planning at that point, and Staff had no prior knowledge of these proposed changes. On 8.24.2026, Staff reached out to 3CDC to inquire about the changes and notified them that this would be considered a substantial change from the previously approved plans and that additional Zoning Relief would also be needed, requiring a return to the HCB. The applicant provided current plans for review on 8.24.2026, which also included the previously unknown canopy addition for the muscle room and ground signage. During a site visit prior to the prehearing, Staff identified the replacement of approximately one-half of the stone retaining wall running along Findlay Street and Goose Alley.

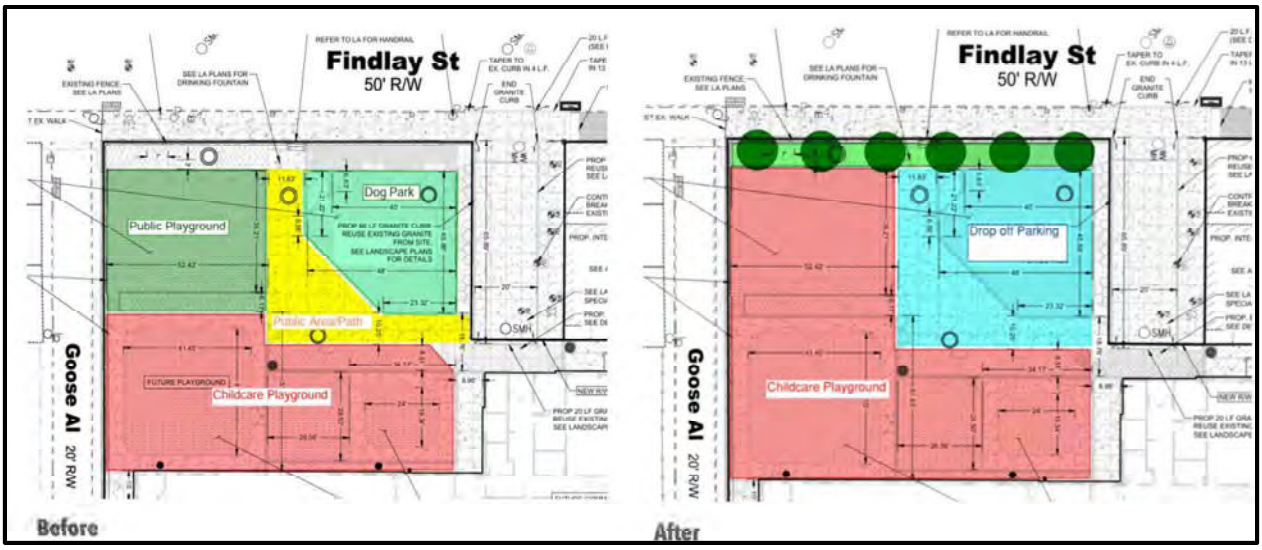


Figure 4. Originally approved plan on left with revised plan on right. Image from applicant.

Zoning Analysis:

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1435-05-4.

Standards for Variances per Section 1435-05-4

a. *Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or*

Four of the five items of Zoning Relief are related to the proposed surface parking lot, with the additional item (Conditional Use approval) related to the proposed ground sign. Per the applicant, "signage is being added to help with wayfinding for the users and clients using the building, as well as a way to help the public know this is not a public parking area." While Staff acknowledges the need for a ground sign for wayfinding purposes, the proposed location of the sign as shown on the plans is located within a Sight Triangle and has the potential to block views of pedestrians and vehicles when exiting Republic Street. Staff recommends the sign location be shifted to the west to a minimum of 15' from Republic Street with a setback from Findlay Street of a minimum of

one-half the sign height (2'). It is especially important not to block sightlines in this area as there is no sidewalk proposed for the west side of Republic Street and pedestrians are expected to use the Republic Street ROW to access the childcare center.

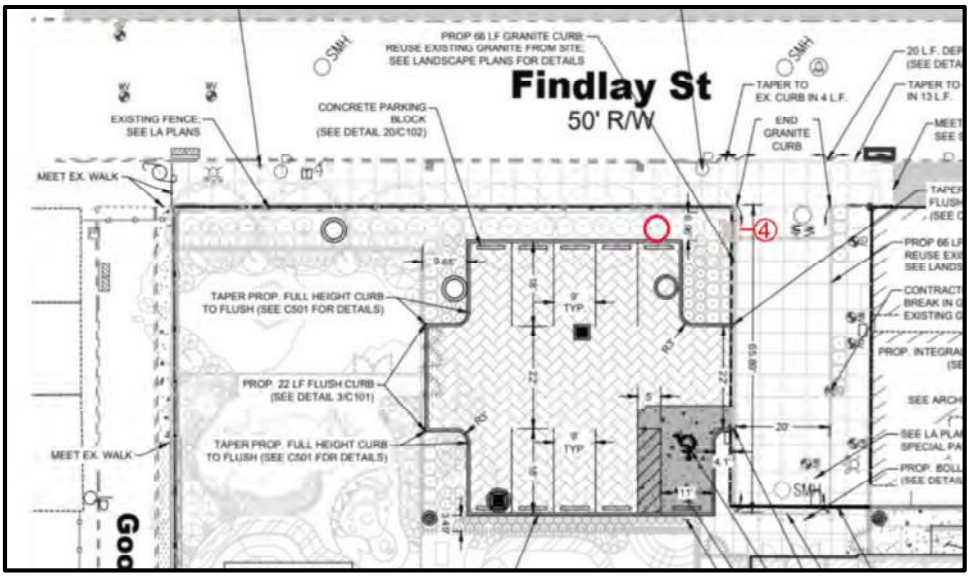


Figure 5. Location of Staff recommended sign location outside of Sight Triangle in red circle.

Zoning Relief related to the proposed surface parking lot includes a Variance and Special Exception for the location of the lot within the front yard area along Findlay Street, a Variance for the 22' access aisle width, and a Special Exception to eliminate the required perimeter landscaping and tree plantings at the southeast corner of the parking lot.

The applicant has not made an argument that the requested Zoning Relief is necessary and appropriate in the interest of historic preservation. While the proposed lot is well-landscaped and is surfaced with pavers, Staff has concerns that the placement of the parking lot invalidates the previous HCB approval for the 107' setback on Findlay Street, which was approved in 2024 for Zoning Relief and a COA under the justification that the setback would allow for the preservation of public parkland that is being removed with the proposed parking lot. With the proposed change from public parkland to a private playground and private parking lot, the previous justification for the Variance and the COA is no longer valid. Staff would have encouraged the applicants to consider alternate placement of the lot or integration with the building if this had been presented with the original proposal.

While parking lots as a principal use are often approved on vacant lots in OTR, there is an expectation that these lots will eventually be redeveloped for new construction as surface lots are relatively easily converted to building sites. Accessory parking is looked at more closely for appropriate siting as these lots are unlikely to be redeveloped as they are contained on an existing property

with other structures and principal uses. For accessory parking lots, staff prefers locations that are not prominent on the site or that are adjacent to other existing parking lots to reduce their impact on the streetscape.

Staff understands the desire for the relocation of the dog park due to its proximity to the childcare center playground; however, a public plaza or park could likely coexist adjacent to the childcare playground. A landscaping and/or fencing buffer could be installed between the two areas to further mitigate concerns about proximity to the public.

When the project was originally approved in 2024, the HCB also approved the demolition of the former noncontributing Recreation Center at 19 W. Elder and its replacement with a large surface parking lot. It was assumed that this lot would serve the new Findlay Community Center as no on-site parking was proposed in the original plans despite the inclusion of a childcare facility in those plans. The applicants now note that parking is needed on-site due to safety and traffic congestion concerns.

It should be noted that the original plan offered up to 10 dedicated drop-off and pick-up spaces on the south side of Findlay Street between Vine Street and Race Street. The current plan scales back street drop-off spaces to 6 spaces between Republic Street and Goose Alley and adds a 10-space parking lot. While the original application submission noted this was a Staff-only parking lot, the applicants now state that it will serve both Staff and drop-off/ pick-up. Up to 3 spaces will be reserved for Staff leaving 7 spaces for drop-off/ pick-up. As such a total of 13 spaces are proposed for drop-off/ pick-up, as opposed to the previous 10 dedicated street spaces. This is a substantial change for only 3 additional parking spaces.

Staff discussed the proposal with DOTE. DOTE noted that no substantial traffic discussions have occurred and no traffic study has been conducted. DOTE has not raised traffic congestion concerns and no evidence has been provided that adding 10 parking spaces off the narrow Republic Street stub will improve traffic conditions over dedicated street spaces on Findlay Street. During morning and afternoon drop-off and pick-up hours, congestion may be increased by parents attempting to navigate the narrow stub street and tight turns to access the parking lot. DOTE confirmed that at least 8 spaces could be provided on Findlay Street between Vine Street and Goose Alley with 2 additional spaces possible upon further review between Goose Alley and Race Street.

Staff acknowledges the recent funding received to renovate nearby Grant Park, and changing need for public greenspace on the site since the time of initial application. Still, the setback relief was granted based on the urban design resulting in greenspace and public space benefitting the broader historic district being in the interest of historic preservation. Rather than turning this 107’ setback area into strictly private space, the retention of greenspace and/or playground space, either public or private, would be more consistent with the intent of the previous decision. Eliminating the on-site parking could also allow

for a sidewalk along the west side of Republic Street so patrons do not have to walk down an active road to access the center.

The applicant has provided no data on the anticipated user of the daycare beyond a statement that 75 children would be served, and if this is intended to benefit those who live and work in the neighborhood. Staff acknowledges that providing quality childcare is an overall benefit to the neighborhood and that the applicant has noted the selected operator of the daycare center has requested the on-site parking for staff and drop- off/pickup. No analysis has been provided by the applicant as to why the initial plan of on street reserved drop off is not adequate, or if any alternative designs to accommodate drop-off and pickup have been studied or determined infeasible to meet their needs. Additionally, beyond general safety concerns the applicant has not addressed viability of other parking options that would not require a surface parking lot on site. Specifically, no evidence has been provided that adequate Staff parking could not be provided in the new 19 W. Elder parking lot one block to the south, and drop-off and pick-up could not be accomplished with the dedicated Findlay Street parking as well as surrounding street parking and the 19 W. Elder lot.

While the applicants have not made an argument that the parking lot is in the interest of historic preservation, if the HCB finds the lot to be necessary and appropriate in the interest of historic preservation for supporting a childcare facility which supports those who live and work in the district, Staff would find the increased access aisle width of 22' to be appropriate, as it will aid in maneuverability as vehicles navigate the tight turns and narrowness of Republic Street. Likewise, Staff would find the elimination of the landscaping and trees at the southeast corner of the lot to be acceptable as it will provide access to the building without patrons having to walk in Republic Street when exiting the lot on foot. Staff finds that there are likely other viable parking options that would not require a surface parking lot on-site that still support the operation of the daycare center use.

b. *Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).*

No evidence has been provided that the denial will result in the deprivation of all economically viable uses.

General Standards; Public Interest

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a. ***Zoning****. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*

The underlying zone is CC-P-T. The proposal complies with the intent of the Zoning Code with the exception of the relief requested herein.

b. ***Guidelines.*** *The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*

While the proposed parking lot design substantially conforms to the guidelines for the Over-the-Rhine Historic District (refer to COA review below), setting the building back 107' from Findlay Street for a parking lot along the street frontage does not conform to the guidelines.

h. ***Neighborhood Compatibility.*** *The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*

The proposed surface parking lot is not compatible with the neighborhood. Front-yard parking is prohibited by the Zoning Code and the Conservation Guidelines generally require buildings to be built to the street lot lines. Staff recommended approval of the previous plan in order to preserve existing public park space within the proposed development.

i. ***Proposed Zoning Amendments.*** *The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.*

There are no proposed amendments under consideration that would impact this proposed project.

j. ***Adverse Effects.*** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*

Staff has concerns that access to the property will be negatively impacted by the proposed parking lot. The lot placement may impact traffic as staff and patrons attempt to navigate the narrow Republic Street stub to find limited parking within the lot. As the street ROW is intended as the main entry point to the childcare center and no sidewalk is provided on the west and the east sidewalk is interrupted by planting beds, eliminating the parking lot and including full sidewalks to Findlay Street would be Staff's preferred option to mitigate potential adverse effects.

p. ***Public Benefits.*** *The public peace, health, safety or general welfare.*

As mentioned above, Staff has concerns with access to the building through Republic Street and the associated traffic to the parking lot. It is acknowledged that the provision of a daycare center is a benefit to the broader public and the selected provider has requested the on-site parking lot for staff and drop-off/pick up.

Certificate of Appropriateness Review

A COA is required for the substantial changes to the previously approved plans including the installation of a 10-space surface parking lot, a new enclosable canopy structure along the north elevation, replacement of the former retaining wall, and a new ground sign.

NEW CONSTRUCTION

Staff comments on the applicable Guidelines for New Construction:

B. Specific Guidelines

6. ***Roof****: Roof profiles will reflect the roof profiles of contributing buildings within the block face. The impacts of rooftop appendages on street-level, aerial and elevated panoramic views of the District will be minimized.*

   6.1. Roofs should be built using a roof profile found on at least one non-monumental contributing building located within the same block face. The following profiles are appropriate:

   a. Side-Gabled Roof
   b. Side-Gabled Sawtooth Roof
   c. Descending Low-Pitched Shed Roof
   d. Ascending Low-Pitched Shed Roof
   e. Flat Roof

   The applicant is proposing a canopy addition on the north elevation of the building. The canopy is intended to provide a gross motor activity area (muscle room) for the childcare center, which is required for State licensing. The facility was designed without this space on the interior and cannot be licensed without the space. As the space is required for year-round use, the applicant has verbally stated to Staff that removable side wall panels will be utilized during cold and inclement weather. The canopy itself is appropriate and while the side panels have the potential to impact the visual character of the infill development under construction, Staff understands the need for the use of the space during inclement weather. Staff would recommend a condition of approval that the panels be removed or hidden from view during good weather and only be utilized when necessary.

SITE IMPROVEMENTS

A. Intent and General Guidelines

1. Site improvements such as parking lots, parking pads, paving, fences, decks, and trees should be in character with the contributing buildings in the district and should respond to the colors, textures, materials and scale found in the area of the improvement.

2. The design of any site improvement should be compatible with district buildings and not detract from the character of the district.

3. The design of site improvements should capitalize on the unique character of the area and could incorporate elements from the district. Site improvements should enhance the experience of pedestrians in the district.

   Playground equipment is not directly addressed in the Conservation Guidelines. The original proposal included a public playground area in this space in order to avoid the loss of the former public playground that existed on the site prior to the start of construction. The proposed childcare facility operator identified this expanded playground as a necessity in order to meet state licensing requirements. While no longer proposed to be public, Staff finds the change from a public playground to a private playground to be generally acceptable as necessary to support the use.

B. Specific Guidelines

1. ***Parking Lots****: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate. Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.*

   The proposed parking lot includes landscaping, a rebuilt masonry wall with black metal fencing, and perimeter trees. No trees are provided within the lot. The lot is proposed to be surfaced with individual paver blocks. While the design substantially complies with the Conservation Guidelines, with the exception of the interior trees, Staff has concerns with the placement along Findlay Street as discussed in the zoning relief analysis. If the HCB ultimately approves the proposed accessory surface parking lot, Staff recommends adding a condition of approval that evergreen landscaping be provided along Findlay Street to provide sufficient screening during winter months.

3. ***Fences and Walls****: Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged...*

   Approximately half of the former historic stone retaining wall that ran the length of Findlay Street and Goose Alley has been replaced. A stretch of original wall, approximately 100' in length, remains to the west of the property along Goose Alley. The remainder of the wall (approximately 117') was replaced with a poured concrete retaining wall faced with limestone. Staff identified the replacement wall while conducting a site visit to the property prior to the prehearing. The removal of the original wall and the new replacement were subsequently added to the current application.

The project architects reached out to Staff in June 2025 indicating that the wall was substantially deteriorated and proposed four options for replacement including CMU backing with actual stone facing, or several manufactured stone or CMU products. Staff indicated that any replacement would require a COA and the preferred replacement method would be for the wall to be stabilized with CMU or concrete backing and faced with reused stone from the existing wall. Staff expected to receive a COA application including documentation of the deteriorated conditions; however, the applicants subsequently replaced the wall without applying for a COA.

The applicants have provided information on the wall condition under this application including a statement from the architect and photos of the previous wall. Photos do show signs of significant deterioration, especially in the wall caps. The narrative statement notes bowing of the walls toward the sidewalk. The statement also notes that the individual stones of the retaining wall were substantially deteriorated due to tree root and water infiltration and their condition did not allow for the viable reuse of existing stone in the reconstruction of the wall. As an economic justification, the applicants provided figures for the costs of various replacement methods and have essentially argued that the condition of the stone prohibited its reuse under any financial scenario.

The applicants also point to the Rehabilitation Intent and General Guideline to "replace badly damaged or missing features sensitively to harmonize with the character of the original feature. Replication is appropriate but is not essential." Staff finds that the replacement of the wall complies with this rehabilitation guideline as the original stone was substantially deteriorated. The replacement wall utilizes actual limestone and not manufactured stone or CMU as facing material on the poured concrete wall. While the wall is slightly taller than the original wall, the previously existing fence was salvaged and will be reinstalled constituting an appropriate replication of the original wall. Only the area of the wall impacted by the tree roots was replaced.



Figure 5. Connection of historic wall to new wall. Image from applicant.



Figure 6. Remaining stone wall in yellow with replacement wall in red.

7. ***Trees****: Street trees and trees on private property are encouraged. Don't cut down mature, healthy trees.*

   The trees along Findlay Street behind the retaining wall have been removed. The applicant notes "the tree roots were an issue as the existing trees were in poor condition and needed to be replaced and the roots removed pulling them out from the wall." No documentation was provided in the form of photographs or evaluations from an arborist to verify the poor condition of the trees; however, the current proposal does include new tree plantings along the rebuilt retaining wall to replace those that were removed.

REHABILITATION

B. Specific Guidelines

13. ***Signs:*** *Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business. Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.*

As the Infill Guidelines do not directly address signage, the standards from the Rehabilitation Guidelines are used. The guidelines do not directly address ground signs; however, the proposed sign is designed for clarity, legibility and compatibility with the building. At 4' in height and 12 sf in area, the proposed sign will not be internally illuminated and is not expected to block views or detract from the character of the district. As mentioned in the Zoning analysis above, Staff recommends the sign be relocated out of the 15' Sight Triangle so as not to block views of motorists exiting Republic Street. The Zoning Code also requires a setback from Findlay Street of at least 2' (half the sign height).

Other Considerations:

Prehearing Results: A prehearing was held on October 7, 2026. The applicant team was in attendance. No members of the public attended.

Comments Provided to Staff: Staff received one letter of support from the proposed operator of the childcare facility within the Community Center.

Recommendation:
The following recommendations are based on the Staff recommendation for the denial of the Zoning Relief for the parking lot location. If the HCB finds that the lot is necessary and appropriate in the interest of historic preservation, Staff would be supportive of the requested Relief for parking lot landscaping and access drive width, as these items will improve safety if the parking lot is installed. Staff recommends the Historic Conservation Board take the following actions based on plans by Moody Nolan, dated 9.11.2026:

I. **ZONING RELIEF**

A. Section 1409-04(c)(5) – **DENY** – A **Locational Variance** for the proposed accessory parking in the front yard.

B. Section 1409-25(b) – **DENY** – A **Special Exception** for the proposed parking location in the front yard.

C. Section 1425-29(a)(2) – **DENY** – A **Special Exception** to eliminate the required one canopy tree per 25 linear feet dispersed throughout the entirety of the perimeter landscape buffer area. If the HCB approves items A and B above as being necessary and appropriate in the interest of historic preservation, Staff would recommend approval of this Special Exception as it will improve safety conditions for pedestrians exiting the lot.

D. Section 1425-35(a) – **DENY** – A **Dimensional Variance** of 2' for an access drive totaling 22', in excess of the 20' limit. If the HCB approves items A and B above as being necessary and appropriate in the interest of historic preservation, Staff would recommend approval of this Variance as it will improve safety conditions for motorists and pedestrians entering and exiting the lot as well as vehicles that are turning around in the Republic Street stub when the traffic arm is closed.

E. Section 1427-37(b) – **APPROVE – Conditional Use** approval for a proposed ground sign with the following conditions:

1. The ground sign shall be relocated to avoid the 15' Site Triangle at the intersection of Findlay Street and Republic Street.
2. The ground sign shall be set back a minimum of 2' from Findlay Street.

F. **FINDING:** The Board makes the determination that:

1. The applicant has not shown that the proposed parking lot is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District or Historic Asset.
2. The applicant has shown that the proposed ground sign is necessary and appropriate in the interest of historic conservation to provide effective wayfinding and identification so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District or Historic Asset.

II. **CERTIFICATE OF APPROPRIATENESS:**

A. **APPROVE** the application for Certificate of Appropriateness for the expansion of the proposed childcare playground north to Findlay Street.

B. **APPROVE** the application for Certificate of Appropriateness for the proposed ground sign with the following condition:

1. The ground sign may not be internally illuminated.

C. **APPROVE** the application for Certificate of Appropriateness for the proposed canopy on the north elevation with the following condition:

1. The proposed removable side wall panels of the canopy shall only be utilized during winter months or other inclement weather.

D. **APPROVE** the application for Certificate of Appropriateness for the proposed parking lot along Findlay Street.

E. **APPROVE** the application for Certificate of Appropriateness for the proposed retaining wall along Findlay Street and Goose Alley.

F. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has demonstrated by credible evidence that the proposed parking lot and other site improvements substantially conform to the applicable conservation guidelines.
2. Parking lot placement is not specifically referenced in the Conservation Guidelines. While Staff recommends denial of the Zoning Relief related to the parking lot location, the overall parking lot design substantially conforms to the applicable guidelines.

EXHIBIT G

DECISION
HISTORIC CONSERVATION BOARD
CITY OF CINCINNATI
DATE OF DECISION: November 13, 2026

APPLICANT: **Cincinnati Center City Development Corp.**

CASE TYPE: **COA/Zoning Relief**

CASE NO.: **COA2026039/ ZH20260108**

PROPERTY: **1811 Vine Street**

SUMMARY OF REQUEST:

Cincinnati Center City Development Corp. ("Applicant") requests a Certificate of Appropriateness ("COA") and zoning relief to construct a new canopy addition, a surface parking lot, an outdoor recreation area, ground signage, and to allow for the replacement of a portion of a historic retaining wall at 1811 Vine Street.

SUMMARY OF DECISION:

COA is **APPROVED in part and DENIED in part**.
Zoning Relief is **APPROVED in part and DENIED in part.**

PUBLIC HEARING:

The Historic Conservation Board ("Board") is a quasi-judicial body empowered to approve a COA when an applicant has demonstrated credible evidence that the proposal substantially conforms to the applicable local historic district conservation guidelines. The Board functions as the Zoning Hearing Examiner concerning requests for zoning relief from the Cincinnati Zoning Code ("CZC") in the city's local historic districts.

The Board conducted a public hearing ("Hearing") on the above-cited application and is charged with evaluating the credibility of all witnesses and issuing findings of fact and conclusions of law based on the testimony and evidence presented to it.

The Board mailed notice to all persons entitled to receive notice of the application. Also, the Board published prior notice of the Hearing on the application in The City Bulletin. A quorum of Board members under Section 5 of the Rules of Procedure were present throughout the Hearing.

The Board recorded the Hearing, and a copy of the recording is available for review and transcription from the Office of Administrative Boards. Similarly, a representative from Elite Court Reporting Agency, LLC recorded the Hearing stenographically, and a transcript of the proceeding is available upon request.

FINDINGS OF FACT:

1. This matter concerns certain real property commonly identified as 1811 Vine Street and more particularly identified as Hamilton County Auditor Parcel Nos. 094-0008-0330 – 094-0008-0340; 094-0008-0345 – 094-0008-0351 094-0008-0360 (the "Property").

2. The Property is in an CC-P-T Zoning District and the Over-the-Rhine Historic District (the "District").

3. The Property is located on the block bounded by Vine Street on the east, Findlay Street on the north, Goose Alley on the west, and Bardes Alley on the south. The Applicant is currently developing the Property into a new community recreation center that includes a childcare center, gymnasium, running track, indoor pool, fitness center, roller rink, multi-purpose room, outdoor spaces, and play areas ("Findlay Community Center"). The Findlay Community Center proposal was originally approved by the Board on November 4, 2024.

4. The Applicant is now proposing to revise its original plans for the Findlay Community Center to include the following ("Project"):

   - A surface parking lot along Findlay Street with ten parking spaces.
   - A ground sign along Findlay Street.
   - A new access drive measuring 22 feet in width for the proposed surface parking lot.
   - An expansion of the original outdoor playground area.
   - A canopy addition with removable side enclosure walls.
   - A replacement of a portion of the historic retaining wall located along Findlay Street and Goose Alley.

5. The Zoning Code restricts surface parking lots in front yards, requires one canopy tree per 25 linear feet in the perimeter area of surface parking lots, restricts access drive aisles to 20 feet in width, and requires conditional use approval for ground signs in the CC-P Zoning District. Thus, the Applicant is requesting zoning relief and COA's to complete the Project.

6. Representatives of the Applicant appeared at the hearing and provided testimony in support of the Project including:

   - That the proposed parking lot is necessary for the childcare center use and that it will improve traffic flow and safety during drop-off times.
   - That the Project includes landscaping along the proposed parking lot and that the design of the proposed parking lot substantially complies with the District's historic guidelines.
   - That the elimination of public recreation space as proposed at the initial hearing for the Findlay Community Center is mitigated by recent plans for revitalized public space at Grant Park.

- That a portion of the historic retaining wall on the Property was failing, in a state of disrepair, and that replacement and rehabilitation of the wall was necessary for the Project.
- That the new retaining wall substantially complies with the District's historic guidelines and that a portion of the historic retaining wall will be retained.

7. Two neighboring property owners appeared at the Hearing and testified that the removal of a portion of the historic retaining wall on the Property was inappropriate and diminished the historic character of the Property and surrounding neighborhood.

8. Urban Conservator, Doug Owen submitted to the Board a report concerning the application ("Report"). The Report is 14 pages and dated October 21, 2026. The Report contains a summary of the request, including the necessary zoning relief requested, as well as a professional analysis, opinion, and recommendation. The Report recommends the following:

   - Approve a COA for the proposed expansion of the outdoor playground area.
   - Approve a COA for the proposed canopy addition.
   - Approve a COA for the proposed ground sign.
   - Approve a COA for the proposed surface parking lot along Findlay Street.
   - Approve a COA for the new retaining wall.
   - Deny a variance for the proposed location of the surface parking lot along Findlay Street.
   - Deny a special exception for the proposed location of the surface parking lot along Findlay Street.
   - Deny a special exception to eliminate the requirement that surface parking lots contain one canopy tree per 25 linear feet in the perimeter area.
   - Deny a variance for the proposed 22 feet driveway aisle width.
   - Approve a conditional use for the proposed ground signage.

CONCLUSIONS OF LAW:

1. The Applicant has the burden of proof.

2. CZC Section 1435-09-2 authorizes the Board to approve COAs when the property owner has demonstrated credible evidence that the proposal substantially conforms to the District's conservation guidelines.

3. CZC Section 1435-05-4 designates the Board to function as the Zoning Hearing Examiner concerning requests for zoning relief in Cincinnati's local historic districts.

4. The Board finds that, with the exception of the proposed ground sign, the Applicant failed to demonstrate that the proposed zoning relief is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the District. The Applicant also failed to demonstrate that the Project substantially complies with the District's historic guidelines. Specifically, the Applicant provided no evidence or details regarding the

materials proposed for the removable sides of the canopy. Further, the Applicant failed to demonstrate that a surface parking lot on the Property would provide any meaningful improvement in accessibility, safety, or traffic conditions. The Applicant's preference for providing parking for visitors and staff, standing alone, is insufficient to satisfy the applicable zoning standards and the District's historic guidelines. No traffic or engineering study was submitted for the Board's review. Finally, the Board finds that the materials, design, and dimensions of the proposed retaining wall are incompatible with the character of the District and with the remaining portion of the historic retaining wall. The Applicant also failed to submit an engineering or mason's report demonstrating that preservation of the historic retaining wall was not feasible before its removal and replacement.

5. The Board, being fully advised of the evidence submitted by the Applicant, testimony received at the Hearing, and the professional analysis and recommendation presented in the Report voted to **APPROVE** the Applicant's request for conditional use approval to allow a ground sign on the Property with the following conditions:

    a. The ground sign shall be relocated to avoid the 15 feet site triangle at the intersection of Findlay Street and Republic Street.
    b. The ground sign shall be set back a minimum of 2 feet from Findlay Street.

6. The Board, being fully advised of the evidence submitted by the Applicant, testimony received at the Hearing, and the professional analysis and recommendation presented in the Report voted to **DENY** the Applicant's request for:

    a. A variance for the proposed location of the surface parking lot along Findlay Street.
    b. A special exception for the proposed location of the surface parking lot along Findlay Street.
    c. A special exception to eliminate the requirement that surface parking lots contain one canopy tree per 25 linear feet in the perimeter area.
    d. A variance for the proposed 22 feet driveway aisle width.

7. The Board, being fully advised of the evidence submitted by the Applicant, testimony received at the Hearing, and the professional analysis and recommendation presented in the Report voted to **APPROVE** the COA application for the proposed ground sign on the Property with the following condition:

    a. The ground sign may not be internally illuminated.

8. The Board, being fully advised of the evidence submitted by the Applicant, testimony received at the Hearing, and the professional analysis and recommendation presented in the Report voted to **DENY** the COA applications for:

    a. The proposed expansion of the outdoor playground area.
    b. The proposed canopy addition.

c. The proposed surface parking lot along Findlay Street.
d. The proposed retaining wall along Findlay Street and Goose Alley.

The Board hereby incorporates the Report and adopts it as a part of the record.

The following is a record of the votes cast by members of the Board concerning the motion to approve the application in part and deny the application in part:

Aye	**Nay**	**Absent**
Mr. John Yung		
Ms. Pamela Smith-Dobbins		
Mr. John Wulsin		
Ms. Allison McKenzie		
Mr. James Tate		
Ms. Karen Gerrard		
Ms. Morgan Noel Smith		

ORDERED: November 13, 2026:

/s/ Allison McKenzie
Allison McKenzie, Chair
Historic Conservation Board

/s/ David Sturkey
David Sturkey, Staff Attorney
Historic Conservation Board

APPEALS:

This decision represents the final appealable order of the Historic Conservation Board and may be appealed to the Zoning Board of Appeals under Chapter 1449 of the Cincinnati Zoning Code. Any appeal must be filed within thirty days of the date of the mailing of this decision.

The Board transmits by electronic mail a true and accurate copy of this decision on November 13, 2026, to:

Katie Westbrook
1203 Walnut Street, 4th floor
Cincinnati, OH 45202
kwestbrook@3cdc.org

Transmitted on November 13, 2025, by interdepartmental mail to:

Doug Owen

Department of City Planning and Engagement

SUBJECT: A report and recommendation on proposed text amendments modifying multiple Chapters of Title XIV, "Zoning Code of the City of Cincinnati," and Title XVII, "Land Development Code," of the Cincinnati Municipal Code to permit Solar Energy Systems.

EXHIBITS:
Provided in addition to this report are:

- Exhibit A – SolSmart Zoning Assessment Memo
- Exhibit B – Proposed Text Amendment Ordinance

BACKGROUND:
In early 2024, the City Administration committed to becoming a SolSmart designated community. SolSmart is a national certification program funded by the federal Department of Energy for local governments seeking to reduce solar energy barriers, clarify/simplify processes, and improve solar market conditions. The Office of Environment and Sustainability (OES) has been working with the Department of City Planning and Engagement (DCPE) and the Department of Buildings and Inspections (B&I) to become certified.

In October 2024, the City of Cincinnati achieved SolSmart Silver Certification and is now working towards a higher designation. Text amendments to the Cincinnati Municipal Code (CMC) and the Land Development Code to make it easier to install solar energy would help achieve a higher certification level. SolSmart program staff conducted a review of zoning requirements and identified restrictions that intentionally or unintentionally prohibit solar energy systems development and compiled findings in a memo (Exhibit A). The zoning code is generally silent on solar energy systems, with explicit permissions for flush-mounted rooftop solar and encroachment of up to 10 feet beyond the permitted building height for solar panels and solar water heating in the Land Development Code Districts.

The SolSmart zoning assessment memo outlined the following specific recommendations for zoning code sections:

- *Purpose or Intent:* There is no purpose or intent language for solar energy. Consider adding goals related to solar to the purpose or intent section of the zoning code to link solar energy development to specific community goals and plans.
- *Definitions:* There are no definitions for solar energy. A local government should include definitions that distinguish between solar energy system type (roof-mounted vs ground-mounted) and use (accessory vs primary) to provide clarity and a foundation on which to specify permissible uses in specific zoning districts and provide development standards.
- *Roof-mounted Accessory Use Solar:* The code does not explicitly permit accessory use roof-mounted solar photovoltaic (PV) systems as a by-right or allowed use. Including explicit language that clearly states that rooftop solar is allowed by right can help prevent misinterpretation, changes in how the code is read, or future challenges to rooftop installations.
- *Roof-mounted Solar Height:* The zoning code does allow solar panels to exceed height restrictions in some instances. However, it is recommended that the code be updated to include additional context and extension of the extended height limits to all zones.
- *Ground-mounted Accessory Use Solar:* The code does not contain setback standards for accessory use ground-mounted solar PV. Setback standards should not hinder the efficiency and

effectiveness of accessory use ground-mounted solar. Accessory use ground-mounted solar energy systems should have similar setback requirements to other residential accessory use structures. Zoning codes should be clear on the standards that apply to accessory use ground-mount soar.

- *Ground-mounted Solar Placement:* The code does not contain placement standards for accessory use ground-mounted solar PV. Depending on the character and typical lot size of the community, it may be appropriate to encourage the siting of accessory use ground-mounted PV systems in the side or rear yard of a property
- *Ground-mounted Solar Lot Coverage/Impervious Surface:* The code does not exempt accessory use ground-mounted solar PV from lot coverage and/or impervious surface standards. As long as the area beneath a ground-mounted solar PV system is pervious (e.g. grass, native vegetation, etc.) the system should be exempt from lot coverage and impervious surface requirements.
- *Ground-mounted Solar Primary Use*: The code does not include standards for primary use ground-mounted solar PV. The code doesn't contain any requirements for primary use solar energy systems. If the community has enough usable land that could be developed for a large-scale solar energy system, they should include development standards for primary use solar energy systems into the zoning code.
- Zoning Barriers to avoid: screening, limits to system visibility, aesthetic standards, glare or noise standards, roof space limit coverage, prohibition on flat roofs, limits on electricity production and consumption, and discretionary review processes for accessory use solar.

Providing basic information about solar energy improves transparency of processes and clarity of development requirements and can enhance the growth of the local solar market in an organized and efficient manner. Independent research published in the *Proceedings of the National Academy of Sciences (PNAS)* demonstrates that SolSmart designation is associated with an 18% to 19% increase in monthly solar capacity and a 9% to 17% increase in monthly solar installations compared to non-designated communities. DCPE staff developed solar energy text amendments using the zoning assessment, community input, and expertise from zoning staff's administration of the zoning code.

PUBLIC ENGAGEMENT:

In the spring of 2025, DCPE staff conducted two initial public engagements. A professional stakeholder meeting was held on February 25, 2025, with five attendees. Soon after, a public survey was launched in March 2025 with 103 responses, including eight additional professional stakeholders representing solar educators, non-profits, finance, and solar installers. Approximately 80% of respondents were homeowners and 20% were renters. Professional and public stakeholders were asked about barriers to installing solar, the location of ground-mounted and solar canopy location on a property, height limits, screening, and size of solar canopies. Below is a summary of stakeholder feedback:

Regulation Category	Professional Stakeholder Feedback	Public Stakeholder Feedback
Barriers to Installing Solar	Cost, inspections, design regulations, and permitting were the highest barrier.	Cost was the biggest barrier for most respondents, solar suitability was the second highest.
Ground-mounted Solar Location	Allow in rear and side yards, some did not prefer non-traditional structures in the front yard.	Okay with any installation, except some non-traditional structures.
Roof-mounted Height for Flat Roof	No height limits or limit to building height.	
Visual Screening	Most liked visual screening but felt it should not be required.	
Solar Canopy Location, Height, and Size	No size limits for solar canopies. Follow permitted setbacks or allow solar canopies anywhere surface parking is allowed.	

Overall, professional and public stakeholders both supported allowing solar in most locations on a property and wanted little to no limits on size, height, or screening.

PROPOSED TEXT AMENDMENTS:

The ordinance proposes the following amendments to the Title XIV, "Zoning Code of the City of Cincinnati" of the Cincinnati Municipal Code (CMC) and Title XVII, "Land Development Code" (LDC) of the Cincinnati Municipal Code:

New Definitions

Overview: Three new definitions for solar energy were added.

§ 1401-01-G5-A. - Ground-Mounted Solar Energy System.
§ 1401-01-R13-A. - Roof-Mounted Solar Energy System.
§ 1401-01-S10-A. - Solar Energy System.

Amended Definitions

Overview: Solar energy was added to the utility definitions of the CMC and LDC. This change is intended to allow solar as a primary use only in districts that allow public utility uses. Primary use solar would be regulated the same way as a public utility. In the LDC, ground-mounted solar energy systems were added to the existing Accessory Structure definition.

§ 1401-03-P23. - Public Utility Distribution System: added "solar energy systems."
§ 1401-01-P25. - Public Utility Plant: added "solar energy systems."
1703-9.20. – Glossary of Land Use Terms.
Accessory Structure: added "Ground-mounted solar energy systems."
Utility: added "Solar energy."

New Sections

Overview: New sections were added to the Chapter 1419 "Additional Development Regulations" of the CMC and to the Subsection 1703-5.100 "Additional Standards for Specific Uses" of Section 1703-5

"Supplemental to Transect Zones" of the LDC outlining explicit permissions for Solar Energy Systems.

§ 1419-42. - Solar Energy Systems.

Roof-Mounted Solar: Permitted on any accessory or principal structures. For flush-mounted solar panels, there are no height limits. If not flush-mounted, the height must follow residential zoning district and overlay district limits. In all other districts, 10 additional feet from the base zoning is allowed.

Ground-Mounted Solar: Permitted as an accessory use. For non-residential uses, solar energy systems are allowed in rear and side yards. For residential uses, solar energy systems are allowed in the rear yard. Solar energy systems must follow development regulations of principal structure. Multiple connected solar panels are considered one structure.

Surface Parking Solar Canopy: Permitted anywhere a parking space is permitted, except in the front yard of a residential district.

1703-5.100-M – Solar Energy Systems.

LDC section added referring to CMC § 1419-42 "Solar Energy Systems."

Land Use Permissions

Overview: Solar Energy Systems permitted as an accessory use in all zoning code districts. The accessory uses and regulations are governed by the zoning districts they are within and by the proposed additional development regulations in Section 1419-42 "Solar Energy Systems."

Amended Section

Overview: Roof-Mounted Solar Energy Systems was added to the list of allowable special exceptions the Zoning Hearing Examiner may grant.

§ 1445-07. Authority to Grant Variances, Special Exceptions and Conditional Uses.

Schedule 1445-07: List of Allowable Special Exceptions: added "Roof-mounted Solar Energy Systems."

Staff found that the following text amendments recommended in Exhibit A were not suitable for the CMC and LDC:

- *Purpose or intent*: These are broad goals and do not include detailed purpose language for specific uses.
- *Ground-mounted Solar Lot Coverage/Impervious Surface:* The CMC and LDC do not regulate lot coverage and/or impervious surface standards.

The proposed ordinance is attached as Exhibit B. Modifications to the zoning text are marked as strikethroughs (removals) and underlines (additions). There are no proposed removals of zoning code text.

PUBLIC COMMENT AND NOTIFICATION:

A public staff conference was held on the zoning study recommendations on October 21, 2026. Notice was sent to all community councils, community development corporations, and members of the public who participated in past public engagements. There were two members of the public in attendance. One question was asked about receiving help from city staff on educating residents of Mt. Lookout on how to increase solar installation in the neighborhood.

Notice of the City Planning Commission meeting was also sent to all community councils, community development corporations, and members of the public who participated in past public engagements. No additional correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed text amendments are consistent with Goal One of the Sustain Initiative Area to "Become a healthier Cincinnati," the Strategy to "Create a healthy environment and reduce energy consumption" and the Action Step to "improve air quality" (p. 182). Clarifying development requirements for solar energy can enhance the growth of the local solar market which increases the production of non-polluting energy sources.

Green Cincinnati Plan (2023)

The proposed text amendments are consistent with the 2023 *Green Cincinnati Plan* in several Focus Areas, including the Natural Environment Focus Area, with the Goal to "improve air quality so that Air Quality Index "Healthy Days" are increased by 30% by 2028" (p.128). They are also consistent with the Buildings and Energy Focus Area, with the Clean Energy Goal to "Obtain 40% of electricity load from clean energy sources by 2030," and the Priority Action to "Support programs like Solarize that encourage adoption of rooftop solar" (p. 68-69). Research shows that SolSmart designation is associated with an 18% to 19% increase in monthly solar capacity and a 9% to 17% increase in monthly solar installations compared to non-designated communities which could help achieve those goals.

ANALYSIS:

The proposed amendments to the zoning code would provide clarity and transparency of permissions, development regulations, and process for installing solar energy. They are consistent with multiple goals in two citywide plans to create a healthier environment and increase the adoption of clean energy. The proposed amendments follow best practices for solar energy regulation and would also help the City achieve a higher SolSmart designation, which research shows can significantly increase solar capacity and solar installations. Finally, they are in line with professional and public stakeholder input and have been tailored to fit contextually within our zoning code.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1) **ADOPT** the Department of City Planning and Engagement findings as outlined on page 5 of this report; and

2) **APPROVE** report and recommendation on proposed text amendments modifying multiple Chapters of Title XIV, "Zoning Code of the City of Cincinnati," and Title XVII, "Land Development Code," of the Cincinnati Municipal Code to permit Solar Energy Systems.

Respectfully submitted:

Maria Dienger, Senior City Planner
Department of City Planning and Engagement

Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Exhibit A

PZ-1 Zoning Review

Community: Cincinnati, Ohio

PZ-1: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar PV development. Compile findings in a memo. (Required for Bronze)

To assist your local government, the national solar experts at SolSmart have conducted a review of your community's zoning and land use regulations to assess the use of best practices, possible barriers (i.e. height restrictions, set-back requirements, etc.) and gaps related to solar PV development. Below, please find the outcome of the review. By reading the narrative and signing the statement at the bottom of the page, your community will satisfy the PZ-1 pre-requisite and be one step closer to achieving SolSmart designation.

Summary

The City of Cincinnati 's Zoning Code was accessed and reviewed during March 2024. The code was accessed via the Cincinnati website (with a redirect to the https://library.municode.com/oh website).

- A search for "photovoltaic" yielded **0** results.
- A search for "solar" yielded **2** results.
- A search for "renewable energy" yielded **0** results.
- A search for "clean energy" yielded **no** results.

The zoning code of Cincinnati currently lacks specific provisions regarding the development and utilization of solar energy systems. Without explicit references, it becomes challenging to discern whether the existing language in the zoning code poses any obstacles to solar energy systems. Consequently, a set of best practices has been proposed to suggest how the zoning code could be revised. These revisions aim to establish clear and transparent guidelines for the development and use of solar energy within Cincinnati. However, these best practices are not exhaustive and further refinement may be necessary to fully support solar energy adoption in the city.

Best Practice Review

The City of Cincinnati 's code of ordinances was reviewed to determine if it incorporates best practice regulations for solar energy. Incorporating best practices improves transparency of processes and clarity of development standards and can enhance the growth of the local solar market in an organized and efficient manner.

Purpose or Intent			
The code does NOT contain a purpose or intent for including solar energy regulations in the code.			
Code Language	Section: N/A		
None			
Reviewer Comments	Best Practice: ☐	Needs Improvement: ☒	Barrier: ☐
The purpose section of the zoning code provides an opportunity to include goals related to solar to link solar energy development to specific community goals and plans. Referencing specific goals and plans in the purpose section can create a stronger foundation for future solar projects.			
Suggested Language			
Below are examples of how solar energy could be included in the zoning purpose. The City of Cincinnati has adopted the following regulations to encourage the efficient and effective development and use of solar energy systems while protecting the public health, safety, and welfare of the City's residents.			

Solar energy is a renewable energy resource and valuable economic resource that can be utilized throughout the City of Cincinnati for the following purposes (the following bullet points are optional depending on community goals and plans):

1) To implement the following objectives of the Comprehensive Plan:
    a) Encourage the use of local renewable energy resources.
    b) Promote sustainable building design and practices.
    c) Encourage economic development while preserving the community's historic resources and character.
2) To meet the goals of the Climate Action Plan, Sustainability Plan, Clean Energy Resolution.
    a) [REFERENCE GOALS OR TARGETS]
3) To decrease the community's reliance on fossil fuel power sources and reduce greenhouse gas emission/achieve carbon reduction goals.
    a) [REFERENCE SPECIFIC GOALS OR TARGETS]
4) To enhance the reliability and resiliency of the local power grid and make more efficient use of the local electric distribution infrastructure.
5) To promote consumer choice and allow residents and businesses to use local, renewable energy while displacing fossil fuel generation.
6) To improve air quality and protect public health.

Definitions			
The code does NOT contain definitions for solar energy.			
Code Language	Section: **Chapter 1401 - DEFINITIONS**		
None			
Reviewer Comments	Best Practice: ☐	Needs Improvement: ☒	Barrier: ☐
Definitions relating to solar energy are absent from the code. Definitions form the basis of understanding for the terms used throughout the solar energy section of the ordinance and reduces the chance for misinterpretation. At a minimum, a local government should include definitions that distinguish between solar energy system type (**roof-mounted vs ground-mounted**) and use (**accessory vs primary**) to provide clarity and a foundation on which to specify permissible uses in specific zoning districts and provide development standards.			
Suggested Language			
1) ***Solar energy system****:* A device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating. 2) ***Solar photovoltaic system****:* A solar energy system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring. 3) ***Grid***-connected solar energy system: A solar photovoltaic system that is connected to an electric circuit served by an electric utility company. 4) ***Roof-mounted solar energy system***: A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure. Roof-mount systems are accessory to the primary use.			

5) ***Ground-mounted solar energy system (Accessory Use)***: A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and the system is accessory to the primary use.
6) ***Ground-mounted solar energy system (Primary Use)***: A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is the primary land use for the parcel(s) on which it is located. Primary use systems are permitted through a discretionary approval process.
7) ***Community-scale solar energy system***: A solar photovoltaic system that qualifies for the [STATE COMMUNITY SOLAR PROGRAM NAME – if applicable].

Roof-mounted Accessory Use Solar			
The code does NOT explicitly permit accessory use roof-mounted solar PV systems as a by-right or allowed use.			
Code Language			
Reviewer Comments	Best Practice ☐	Needs Improvement ☒	Barrier ☐
Roof-mounted solar PV systems may be allowed in some zoning districts, but not stated explicitly enough. The zoning code does not clearly state that certain types/sizes of solar energy systems are considered an allowed or by-right accessory use. Zoning often provides additional processes, which can be long and costly, to consider special exceptions when a proposal is inconsistent with current land use regulations. Codifying solar as an accessory use and as an allowed or by-right use in all major zoning categories provides policy certainty and clarity which can promote easier and more equitable solar deployment. It can increase solar development and save property owners time and money if they're able to avoid going through a more extensive discretionary process to have their solar system considered. For example, removing the need for a planning commission or equivalent entity to make a judgement prior to approving the project can reduce the time and expense of a solar installation (this can also allow local government staff to focus on other priorities and projects). Often accessory use solar is not listed as a permitted use in a zoning code, even though it may be treated as such in practice (though in other instances, if it is not listed it may be considered prohibited). This lack of clarity on language could cause confusion and open the door to various interpretations/determinations of use. Including explicit language that clearly states that rooftop solar is allowed by right can help prevent misinterpretation, changes in how the code is read, or future challenges to rooftop installations.			
Applicable SolSmart Credit: PZ-5, Codify in the zoning ordinance that accessory use rooftop solar PV is explicitly allowed by-right in all major zones.			
Suggested Language			
Roof-mounted solar energy systems are a permitted **accessory use within all zoning districts**, subject to the following development standards.			

Roof-mounted Solar Height

	The code allows roof-mounted solar PV to exceed height restrictions by a defined number.
Code Language	**City of Cincinnati Form-Based Code - Supplemental to Transect Zones** **Section: 1703-5. 60 Building Height** **H. Allowed Encroachments Beyond Height Limits**

H. Allowed Encroachments Beyond Height Limits

Table 1703-5.60.B: 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 exceed the lessor of 20% of the height limit or 10 feet above 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 exceed the lessor of 20% of the height limit or 10 feet above height limit.

Reviewer Comments	Best Practice ☐	Needs Improvement ☒	Barrier ☐

Cincinnati's zoning code does allow solar panels to exceed height restrictions in some instances. However, it is recommended that the code be updated to include additional context and extension of the extended height limits to all zones.

It is best practice to exempt roof-mounted solar energy systems from district height requirements. Height restrictions are often imposed on buildings within specific zoning districts to satisfy several planning objectives such as protection of views, controlling neighborhood character, density, and access to sunlight. In many districts, buildings, particularly those with flat rooftops, are constructed up to the maximum allowed height, thereby limiting a buildings ability to install solar unless exemptions are provided. Many local governments exempt antennas, chimneys, flagpoles, and mechanical equipment from height limits to allow for their placement and use. Since solar panels are most efficient when installed at an angle equal to a location's latitude, local governments should consider exempting solar energy systems from height restrictions. Alternatively, local governments can permit solar energy systems to exceed the maximum building height in all applicable districts.

Applicable SolSmart Credit: PZ-6, roof-mounted solar exemptions

Suggested Language

On **a pitched/sloped roof**, solar energy systems shall be installed parallel to the roof surface and may not extend beyond the edge of the roof peak.

*For **flat roofs**, local governments can select from one of the following two options depending on how the zoning ordinance addresses the height of rooftop appurtenances, chimneys, antennas, and/or rooftop mechanical equipment.*

1. *If the ordinance exempts certain features/structures from height limits, then it is recommended that **roof-mounted solar energy systems also be exempted from height limits**.*

On a flat roof, solar energy systems are exempt from zoning district height limits.

2. *If the ordinance does not include any exemptions, then it is recommended to allow roof-mounted solar energy systems to exceed a districts height limit.*

On a flat roof, solar energy systems are permitted to exceed the zoning district height limits by up to **10 feet.**

Ground-mounted Accessory Use Solar			
The code does NOT explicitly permit accessory use ground-mounted solar PV systems as a by-right or allowed use in at least 1 zoning district.			
Code Language			
Reviewer Comments	Best Practice ☐	Needs Improvement ☒	Barrier ☐
The zoning code does not clearly state that certain types/sizes of ground-mounted solar energy systems are considered an allowed or by-right accessory use. Sometimes a property is not suitable for a roof-mounted solar system because the building has structural limitations, or the rooftop is shaded. In these instances, a small ground-mounted solar PV system can still allow the property owner to install solar and enjoy the benefits. Allowing accessory use ground-mounted solar may not be appropriate for dense urban cores or highly developed areas but can be suitable for less dense parts of a community, in areas where lot sizes are bigger, and/or in commercial and industrial zoning districts where a primary use might have available land for a ground-mounted system.			
Applicable SolSmart Credit: PZ-7, accessory use ground-mounted solar codified and allowed in at least 1 zoning district			
Suggested Language			
Ground-mounted solar energy systems are a permitted **accessory use within all zoning districts**, when incidental to one or more permitted primary and/or accessory structure(s), subject to the following development standards.			

Ground-mounted Solar Setbacks	
The code does NOT contain setback standards for accessory use ground-mounted solar PV.	
Code Language	

Reviewer Comments	Best Practice ☐	Needs Improvement ☒	Barrier ☐
Setback standards should not hinder the efficiency and effectiveness of accessory use ground-mounted solar. Accessory use ground-mounted solar energy systems should have similar setback requirements to other residential accessory use structures. These setbacks generally allow accessory structures to be built closer to a property line than primary structures. Applying less restrictive setback requirements allow a ground-mounted solar PV system to operate efficiently through appropriate sizing, optimal siting, and ensuring access to adequate sunlight. Rural communities or those with large lots can be less restrictive and allow solar energy systems to encroach into established residential accessory use setbacks. **Zoning codes should be clear on the standards that apply to accessory use ground-mount soar.**			
Applicable SolSmart Credit: PZ-8, Ensure the zoning ordinance exempts small ground-mounted solar PV from certain restrictions on accessory uses (e.g. setbacks, coverage or impervious surface calculations, or other restrictions).			
Suggested Language			
Ground-mounted solar energy systems shall comply with the accessory structure setback requirements of the zoning district in which it will be installed.			

Ground-mounted Solar Placement			
The code does NOT contain placement standards for accessory use ground-mounted solar PV.			
Code Language	Section:		
Reviewer Comments	Best Practice ☐	Needs Improvement ☒	Barrier ☐
Depending on the character and typical lot size of the community, it may be appropriate to encourage the siting of accessory use ground-mounted PV systems in the side or rear yard of a property. Rural communities or those with large lots can be less restrictive and allow solar energy systems in front yards.			
Suggested Language			
Ground-mounted solar energy systems shall be located in the side or rear yard of the property.			

Ground-mounted Solar Lot Coverage/Impervious Surface			
The code does NOT exempt accessory use ground-mounted solar PV from lot coverage and/or impervious surface standards.			
Code Language	Section:		
Reviewer Comments	Best Practice ☐	Needs Improvement ☒	Barrier ☐
As long as the area beneath a ground-mounted solar PV system is pervious (e.g. grass, native vegetation, etc.) the system should be exempt from lot coverage and impervious surface requirements. The tilt and spacing of solar panels allow for precipitation to drain into the pervious ground cover. Ground-mounted PV systems are not analogous to paved driveways or accessory structures like sheds, garages, or accessory dwelling units and therefore do not need to be included in lot coverage or impervious surface calculations.			
Applicable SolSmart Credit: PZ-8, Ensure the zoning ordinance exempts small ground-mounted solar PV from certain restrictions on accessory uses (e.g. setbacks, coverage or impervious surface calculations, or other restrictions).			
Suggested Language			

Ground-mounted solar energy systems are exempt from lot coverage and impervious surface requirements if the area under the system contains vegetative ground cover.

Ground-mounted Solar Primary Use			
The code does NOT include standards for primary use ground-mounted solar PV.			
Code Language	Section:		
Reviewer Comments	Best Practice ☐	Needs Improvement ☒	Barrier ☐
The code doesn't contain any requirements for primary use solar energy systems. If the community has enough usable land that could be developed for a large-scale solar energy system, they should include development standards for primary use solar energy systems into the zoning code. This could be of particular interest if there is a brownfield site such as a landfill available for development.			
Applicable SolSmart Credits: PZ-9, Ensure the zoning ordinance establishes a clear regulatory pathway for large-scale solar PV (e.g. through a special use permit or through inclusion among allowed conditional uses).			
Suggested Language			
See pages 12 -13 in SolSmart's Best Practice Guidance for Solar and Zoning for a list of state model solar ordinances that contain template language for primary use solar energy systems.			

Barrier Review

Solar energy standards should serve to guide and enable solar development, not create ambiguity, or restrict solar development. Certain design and performance standards can create significant barriers to solar PV. The inclusion of any of the following standards are not best practices and will likely impact the local government's ability to achieve SolSmart Gold designation. The statements containing NOT align with best practices. In addition to removing existing barriers, this review can help ensure that barriers are not introduced if the community updates their zoning code to include additional solar language.

Roof-mounted Solar Screening	
The code does NOT require screening for roof-mounted solar PV systems.	
Code Language	Section:
None	
Reviewer Comments	
It is not a best practice to require screening for roof-mounted solar energy systems. Screening requirements may increase installation costs and decrease system efficiency. Solar PV performance depends on optimal siting of the system and clear access to solar radiation. Screening requirements could negatively impact system performance if the screening results in shading. Screening requirements could also hide the location of important system components that are necessary to shut off a system in case of a fire or other type of emergency.	

Limits to System Visibility	
The code includes standards to limit system visibility (e.g. not visible from public rights of way).	
Code Language	Section:
Reviewer Comments	

It is not a best practice to:

- prohibit solar energy systems from being visible from public rights-of-way, neighboring or adjacent properties, or public view or
- suggest the placement of solar panels should be done to minimize their visibility.

In fact, it could severely limit where solar energy systems are installed. Solar PV performance depends on panel location with the best performance occurring when panels are located on a southerly exposure. Less than optimal siting for solar panels can decrease the amount of sunlight a system receives and thereby negatively impact performance.

Aesthetic Standards	
The code does NOT include aesthetic standards for solar PV systems.	
Code Language	Section:

Reviewer Comments

It is not a best practice to:

- require systems to blend into the architecture of the structure or
- be consistent with the color of roofing materials or architecture or
- be constructed of dull or dark colors.

Aesthetic requirements can increase installation costs but would most likely prohibit a solar energy system from being installed since key system components like solar panels cannot be altered or painted to blend into the architecture or color scheme of a building. Aesthetic requirements could also hide the location of important system components that are necessary to shut off a system in case of a fire or other type of emergency.

Glare, Glint, and/or Noise Standards	
The code does NOT include glare, glint, and/or noise standards for solar PV systems.	
Code Language	Section: N/A
None	

Reviewer Comments

It is not a best practice to:

- require a glare study prior to the installation of a solar energy system or
- suggest the placement of solar panels should be done to minimize glare or
- require an acoustic study or
- have maximum level of noise the system can produce.

Solar PV panels are designed to absorb incoming solar radiation and limit the amount of reflected light. Solar panels are designed with anti-reflective glass. The glare from a solar panel is similar to that of smooth water. A glare study is recommended if solar panels will be sited close to an airport but otherwise the analysis is usually unnecessary, adding time and cost to a project.

Roof-mounted solar energy systems produce very minimal noise. An acoustic study will increase installation costs.

Roof Space Coverage Limit
The code does NOT limit solar PV system coverage to a percentage/part of the available roof space.

Code Language	Section: N/A
None	
Reviewer Comments	
It is not a best practice to limit the coverage of a roof-mounted solar energy system. All buildings should have the opportunity to install a roof-mounted solar energy system to the maximum extent possible, so long as the roof is structurally capable of holding the load and applicable emergency access requirements are maintained. Maximizing a solar PV systems roof coverage is important goal as buildings transition to electric appliances and systems and incorporate electric vehicle charging equipment.	

Prohibition on Flat or Low Sloped Roofs	
The code does NOT prohibit solar PV systems on flat or low sloped roofs.	
Code Language	Section: N/A
None	
Reviewer Comments	
It is not a best practice to prohibit solar energy systems on flat or low slopped roofs. All buildings should have the opportunity to install a roof-mounted solar energy system regardless of roof slope, so long as the roof is structurally capable of holding the load. Many buildings with flat roofs like warehouses, data centers, distribution centers, and big box retail stores are excellent candidates for roof-mounted solar energy systems.	

Limits on Electricity Production	
The code does NOT include limits on how much electricity a solar PV system can produce.	
Code Language	Section: N/A
None	
Reviewer Comments	
It is not a best practice to include limits on the amount of electricity a solar energy system can produce. Regulations and policies like this are normally set by a state entity (Public Utility Commission/Public Service Commission) and/or local electric utility and are not appropriate for zoning codes.	

Limits on Electricity Consumption	
The code does NOT include limits on where a solar PV system's energy is consumed.	
Code Language	Section: N/A
None	
Reviewer Comments	
It is not a best practice to include limits on where a solar energy system’s electricity can be consumed. Regulations and policies like this are normally set by a state entity (Public Utility Commission/Public Service Commission) and/or local electric utility and are not appropriate for zoning codes.	

Discretionary Review Process	
The code does NOT identify a discretionary review process for accessory use solar PV.	
Code Language	Section: N/A
None	
Reviewer Comments	
It is not a best practice to have a discretionary review process for accessory use solar PV. This has the potential to be an onerous and/or subjective process for roof-mounted solar energy systems and could	

increase a project's timeline and costs. Roof-mounted systems should be an allowed or by-right use and only need to go through the building permit process to ensure compliance with applicable building and electrical codes.

Additional Notes

The **City of Cincinnati 's Zoning Code** is relatively silent on the use of solar energy. It does not provide basic information about the use of solar energy – including a purpose, definitions, general regulations including clarification on accessory use and primary use solar. Including basic information about solar energy improves transparency of processes and clarity of development requirements and can enhance the growth of the local solar market in an organized and efficient manner.

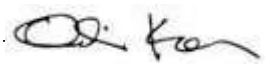
Next Steps

1. This zoning review can be presented to the Planning & Zoning Commission or relevant zoning body to achieve credit PZ-2.
2. Based on the zoning review and the dialogue from the Planning Commission meeting, staff can draft proposed language for changes to the zoning code to achieve credit PZ-3.
3. SolSmart staff are available to help present the zoning review and/or provide guidance and feedback on draft language.

Recommended Reading

Please see Best Practice Guidance for Solar and Zoning - Accessory Use for template language that can be used to develop organized, transparent, and consistent accessory use solar energy regulations for zoning codes.

I, Oliver Kroner, as Director of the Office of Environment & Sustainability in Cincinnati, Ohio have received the zoning review and read its findings.

Signature:  Date: **June 14, 2024**

Please note that this review is not an endorsement or recommendation for changing and/or updating the zoning code. This is an informational review only.

If the local government has clarifying comments, please provide them in a memo to the SolSmart team.

Exhibit B

DBS

- 2026

MODIFYING multiple Chapters of Title XIV, "Zoning Code of the City of Cincinnati," and Title XVII, "Land Development Code," of the Cincinnati Municipal Code, by **ORDAINING** Sections 1401-01-G5-A, "Ground-Mounted Solar Energy System," 1401-01-R13-A, "Roof-Mounted Solar Energy System," 1401-01-S10-A, "Solar Energy System," 1419-42, "Solar Energy Systems," and 1703-5.100-M, "Solar Energy Systems," and by **AMENDING** Sections 1401-03-P23, "Public Utility Distribution System," 1401-01-P25, "Public Utility Plant," 1403-05, "Land Use Regulations," 1405-05, "Land Use Regulations," 1407-05, "Land Use Regulations," 1409-05, "Land Use Regulations," 1410-05, "Land Use Regulations," 1411-05, "Land Use Regulations," 1413-05, "Land Use Regulations," 1415-05, "Land Use Regulations," 1416-05, "Land Use Regulations," 1417-03, "Land Use Regulations," 1703-9.20-A, "Accessory Structure," and 1703-9.20-U, "Utility," to guide harmonious utilization and development of solar energy systems with existing and future development throughout the City.

WHEREAS, the Department of City Planning and Engagement has recommended text amendments to the Cincinnati Zoning Code and the Land Development Code to guide harmonious utilization and development of solar energy systems with existing and future development throughout the City; and

WHEREAS, the changes include providing clear regulations for the use and installation of solar energy systems, streamlining the development process, and promoting the use of renewable energy sources throughout the City; and

WHEREAS, at its regularly scheduled meeting on _____, the City Planning Commission reviewed the proposed text amendments and recommended their approval, finding them to be in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, a committee of Council held a public hearing on the proposed text amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the proposed text amendments; and

WHEREAS, the text amendments are in accordance with the "Sustain" goal to "create a healthy environment and reduce energy consumption" as described on page 182 of Plan Cincinnati and the "Compete" goal to "build a streamlined and cohesive development process" as described page 111 of Plan Cincinnati; and

WHEREAS, the Council finds the proposed text amendments to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Sections 1401-01-G5-A, "Ground-Mounted Solar Energy System," 1401-01-R13-A, "Roof-Mounted Solar Energy System," 1401-01-S10-A, "Solar Energy System," 1419-42, "Solar Energy Systems," and 1703-5.100-M, "Solar Energy Systems," of the Cincinnati Municipal Code are hereby ordained as follows:

§ 1401-01-G5-A. - Ground-Mounted Solar Energy System.

"Ground-Mounted Solar Energy System" means a solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground.

§ 1401-01-R13-A. - Roof-Mounted Solar Energy System.

"Roof-Mounted Solar Energy System" means a solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure.

§ 1401-01-S10-A. - Solar Energy System.

"Solar Energy System" means a device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, or water heating. Solar Energy System includes a solar photovoltaic system, a solar energy system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring.

§ 1419-42. - Solar Energy Systems.

Solar energy systems must be located, developed and operated in compliance with the following:

(a) *Roof-Mounted Solar.* Roof-mounted solar energy systems are permitted on any accessory or principal structure subject to the following conditions and limitations:

(1) Height limits do not apply to flush-mounted solar panels.
(2) In residential zoning districts and zoning districts located within Hillside Overlay Districts, Urban Design Overlay Districts, and Historic Districts, roof-mounted solar energy systems other than flush-mounted solar panels, must comply with the height limitations in the base zoning district.
(3) In all other zoning districts, roof-mounted solar energy systems may not exceed the height limitations in the base zoning district by more than 10 feet.
(4) Roof-mounted solar energy systems that exceed the height limitations described in 1419-42(a)(2) and (3) require a Special Exception pursuant to Chapter 1445.

(b) *Ground-Mounted Solar.* Ground-mounted solar energy systems are subject to the following conditions and limitations:

(1) Ground-mounted solar energy systems are permitted as an accessory use in the side and rear yards of a lot containing a non-residential use and permitted in the rear yards

of a lot containing a residential use. Ground-mounted solar energy systems that constitute an accessory use must conform to all other accessory residential/non-residential structure development regulations.

(2) Ground-mounted solar energy systems as a principal use are subject to all development regulations of principal structures.

(3) A contiguous ground-mounted solar energy system, constituting a principal use or accessory use, is considered one structure for the purposes of this section.

(c) *Surface Parking Solar Canopy.* A surface parking solar canopy is permitted anywhere a parking space is permitted except in the front yard of a residential district.

1703-5.100-M – Solar Energy Systems. The provisions of Cincinnati Municipal Code Chapter 1419-42 shall govern the development regulations for solar energy systems permitted within a transect zone.

Section 2. That Sections 1401-03-P23, "Public Utility Distribution System," 1401-01-P25, "Public Utility Plant," 1403-05, "Land Use Regulations," 1405-05, "Land Use Regulations," 1407-05, "Land Use Regulations," 1409-05, "Land Use Regulations," 1410-05, "Land Use Regulations," 1411-05, "Land Use Regulations," 1413-05, "Land Use Regulations," 1415-05, "Land Use Regulations," 1416-05, "Land Use Regulations," 1417-03, "Land Use Regulations," 1703-9.20-A, "Accessory Structure," and 1703-9.20-U, "Utility," of the Cincinnati Municipal Code are hereby amended as follows:

§ 1401-03-P23. - Public Utility Distribution System.

"Public utility distribution system" means a facility for the distribution of gas, electricity, <u>solar energy systems,</u> water, steam, hot water, chilled water and landline communications.

§ 1401-01-P25. - Public Utility Plant.

"Public utility plant" means a building or other structure for water supply or wastewater treatment or the production of electricity <u>(including from solar energy systems)</u>, steam, hot water or chilled water for consumption by the general public.

§ 1403-05. Land Use Regulations.

Schedule 1403-05 below prescribes the land use regulations for SF Districts. Uses are defined in Chapter 1401, Definitions. Uses not listed in the Schedule 1403-05 are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1403-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1403-05: Use Regulations - Single-family Districts

Use Classifications	SF-20	SF-10	SF-6	SF-4	SF-2	Additional Regulations
Residential Uses						
Bed and breakfast home	—	C	C	C	C	See § 1419-09
Day care home - Type A	L4	L4	L4	L4	L4	
Day care home - Type B	L4	L4	L4	L4	L4	
Group residential						
Convents and monasteries	C	C	C	C	C	
Fraternities and sororities	—	—	—	—	—	
Patient family homes	—	—	—	—	—	
Rooming houses	—	—	—	—	—	
Shared housing for the elderly	—	—	—	L3	L3	
Permanent residential						
Single-family dwelling	P	P	P	P	P	
Attached single-family dwelling	—	—	—	P	P	
Rowhouse, single-family dwelling	—	—	—	—	P	
Two-family	L11	L11	L11	L11	L11	
Multi-family	L11	L11	L11	L11	L11	
Residential care facilities						
Developmental disability dwelling	P	P	P	P	P	
Public and Semipublic Uses						
Cemeteries	—	—	—	L1	L1	
Cultural institutions	—	—	C	C	C	
Park and recreation facilities	L12	L12	L12	L12	L12	
Public safety facilities	—	—	—	C	C	
Religious assembly	C	C	C	C	C	
School, public or private	C	C	C	C	C	See § 1419-12
Transportation, Communication and Utilities						
Public utility distribution system	C	C	C	C	C	

Wireless communication antenna	L2	L2	L2	L2	L2	See § 1419-33
Wireless communication tower	C	C	C	C	C	See § 1419-33
Agriculture and Extractive Uses						
Animal keeping	P	P	P	P	P	See Chapter 1422
Farms	C	C	C	C	C	See Chapter 1422
Gardens	P	P	P	P	P	See Chapter 1422
Accessory Uses						
Any accessory use not listed below	L8	L8	L8	L8	L8	
Accessory dwelling unit	L13	L13	L13	L13	L13	See § 1421-06
Home Occupation	P	P	P	P	P	See § 1419-17
Commercial Vehicle Parking	L5	L5	L5	L5	L5	
Child day-care centers	L4,6	L4,6	L4,6	L4,6	L4,6	
Refuse storage areas	P	P	P	P	P	See § 1421-35
Drive Box	L7	L7	L7	L7	L7	
Fences and walls	P	P	P	P	P	See § 1421-33
Exterior lighting	P	P	P	P	P	See § 1421-39
Cemetery, incidental buildings and structures	—	—	—	L9	L9	
Rooming Unit	—	—	L10	L10	L10	
Portable storage containers	P	P	P	P	P	See § 1419-24
Solar Energy Systems	P	P	P	P	P	See § 1419-42
Nonconforming Uses						See Chapter 1447

Specific Limitations

L1 Only expansion of existing cemeteries allowed with a conditional use approval.

L2 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may only be attached to a permitted agricultural, public or semi-public or public utility building or structure.

L3 The minimum lot area for every resident is 800 square feet and the minimum living area for every resident is 250 square feet.

L4 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L5 One commercial vehicle completely enclosed in a garage may be parked or stored on the lot with the following exceptions:

a. An unlimited number of commercial vehicles conveying the necessary tools, materials and equipment to a premises where labor using such tools, materials and equipment is to be performed during actual time of parking.
b. One commercial vehicle with current license owned by a resident of the residential property on which it is stored or parked not to exceed two tons in capacity.
c. Recreational vehicles, watercraft and personal trailers may be parked on the lot beyond the front yard.

L6 Only if accessory to a public or semi-public use.

L7 Accessory to a public or semi-public use, provided the drive-box is at least 100 feet from any property used for residential purposes.

L8 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L9 Mausoleums, columbaria and other incidental buildings and structures within and accessory to cemeteries, may be no less than 100 feet from abutting properties in the residential district and may not exceed the height limitation for principal buildings of the district in which it is located.

L10 No more than two rooming units may be rented or leased in a single-family dwelling.

L11 This use must be legally established prior to the effective date of this Zoning Code. The use has the rights of Chapter 1447, Nonconforming Uses and Structures except for the provisions of § 1447-09 Expansion of Nonconforming Use and § 1447-11 Substitution of a Nonconforming Use.

L12 Publicly owned or operated park and recreation facilities are permitted. All park and recreation facilities, private or non-profit, require a conditional use approval.

L13 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1405-05. Land Use Regulations.

Schedule 1405-05 below prescribes the land use regulations for RM Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1405-05 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1405-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1405-05: Use Regulations - Residential Multi-family Districts

Use Classifications	RMX	RM-2.0	RM-1.2	RM-0.7	Additional Regulations
Residential Uses					
Bed and breakfast home	P	P	P	P	See § 1419-09
Day care home - Adult	C	C	P	P	
Day care home - Type A	L4	L4	L4	L4	
Day care home - Type B	L4	L4	L4	L4	
Group residential					
Congregate housing	—	—	P	P	
Convents and monasteries	P	P	P	P	
Fraternities, sororities, dormitories	—	—	C	P	
Patient family homes	—	—	P	P	
Rooming houses	—	—	—	L2	
Shared housing for the elderly	L1	L1	L1	L1	
Permanent residential					
Single-family dwelling	P	P	P	P	See § 1403-11
Attached single-family dwelling	P	P	P	P	See § 1403-11
Rowhouse, single-family dwelling	P	P	P	P	
Two-family dwelling	P	P	P	P	
Three-family dwelling	P	P	P	P	
Multi-family dwelling	L3	P	P	P	
Residential care facilities					
Assisted living	C	C	P	P	
Developmental disability dwelling	P	P	P	P	
Nursing home	C	C	P	P	
Special assistance shelter	—	—	—	C	
Transitional housing					
Programs 1—4	—	P	P	P	
Programs 5—6	—	—	—	—	
Public and Semipublic Uses					
Clubs and lodges	C	C	C	C	
Community service facilities	C	C	C	P	
Cultural institutions	C	C	C	P	
Parks and recreation facilities	P	P	P	P	
Public safety facilities	C	C	P	P	
Religious assembly	P	P	P	P	
Schools, public or private	P	P	P	P	
Commercial Uses					
Bed and breakfast inns	C	C	C	P	See § 1419-09

Business services	—	—	—	L6,7	
Convenience markets	—	L15	L15	L7	
Food markets	—	L15	L15	L7	
Funeral and interment services	—	—	—	L6	
Loft dwelling units	—	L14	L14	L14	See § 1419-23
Medical services and clinics	—	—	—	L6,7	
Offices	—	—	—	L6,7	
Parking facilities	—	C	C	C	See Chapter 1425
Personal instructional services	—	—	—	L6,7	
Personal services	—	—	—	L6,7	
Recreation and entertainment					
Indoor or small-scale	—	—	—	L6,7	
Transportation, Communication and Utilities					
Public utility distribution system	C	C	C	C	
Transportation facilities					
Railroad right-of-way	P	P	P	P	
Wireless communication antenna	L9	L9	L9	L9	See § 1419-33
Wireless communication tower	C	C	C	C	See § 1419-33
Agriculture and Extractive Uses					
Animal keeping	P	P	P	P	See Chapter 1422
Farms	P	P	P	P	See Chapter 1422
Gardens	P	P	P	p	See Chapter 1422
Accessory Uses					
Any accessory use not listed below	L8	L8	L8	L8	
Accessory dwelling unit	L17	L17	L17	L17	See § 1421-06
Home occupations	P	P	P	P	See § 1419-17
Commercial vehicle parking	L11	L11	L11	L11	
Day care center	L4, L16	L4, L16	L4, L16	L4, L16	
Rooming unit	L10	L10	L10	L10	
Transitional housing	L13	L13	L13	L13	
Commercial services	—	P	P	P	See § 1419-35, 1419-37
Refuse storage areas	P	P	P	P	See § 1421-35
Drive box	L12	L12	L12	L12	
Fences and walls	P	P	P	P	See § 1421-33
Exterior lighting	P	P	P	P	See § 1421-39
Portable storage containers	P	P	P	P	See § 1419-24

Solar Energy Systems	P	P	P	P	See § 1419-42
Nonconforming Uses					See Chapter 1447

Specific Limitations

L1 The minimum lot area for every resident is 500 square feet and the minimum living area for every resident is 250 square feet.

L2 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L3 Multi-family dwellings of four or more units must be legally established prior to the effective date of this Zoning Code. The use has the rights of Chapter 1447, Nonconforming Uses and Structures except for the provisions of §1447-09 Expansion of Nonconforming Use and §1447-11 Substitution of a Nonconforming Use.

L4 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L5 Not to exceed 3,000 square feet in gross floor area.

L6 Permitted only on arterial streets.

L7 Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.

L8 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L9 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public or public utility building or structure.

L10 No more than two rooming units may be rented or leased in any dwelling.

L11 One commercial vehicle completely enclosed in a garage may be parked or stored on the lot with the following exceptions:

a. An unlimited number of commercial vehicles conveying the necessary tools, materials and equipment to a premises where labor using such tools, materials and equipment is to be performed during actual time of parking.
b. One commercial vehicle with current license owned by a resident of the residential property on which it is stored or parked not to exceed two tons in capacity.
c. Recreational vehicles, watercraft and personal trailers may be parked on the lot beyond the front yard.

L12 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes.

L13 Limited to transitional housing conforming to Paragraph 1401-03-T(c)(5) as an accessory use to public and semi-public uses. The use requires conditional use approval.

L14 Limited to City Council designated Live/Work Districts.

L15 Permitted on the ground floor in multi-family buildings with a minimum of 50 dwelling units, occupying 1,200 square feet or less of gross floor area and having a separate exterior entrance: structures with less than 50 dwelling units require conditional use approval; food markets occupying more than 1,200 square feet of gross floor area require conditional use approval.

L16 Permitted only if accessory to a public or semi-public use.

L17 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1407-05. Land Use Regulations.

Schedule 1407-05 below prescribes the land use regulations for O Office Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1407-05 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations, as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1407-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1407-05: Use Regulations - Office Districts

Use Classifications	OL	OG	Additional Regulations
Residential Uses			
Bed and breakfast home	P	P	See § 1419-09
Day care home - Adult	P	P	
Day care home - Type A	L8	L8	
Day care home - Type B	L8	L8	
Group residential			
Congregate housing	P	P	
Convents and monasteries	P	P	
Fraternities and sororities	P	P	
Patient family homes	P	P	
Rooming house	—	L7	
Shared housing for elderly	P	P	
Permanent residential			
Single-family dwelling	P	L1	
Attached single-family dwelling	P	L1	
Rowhouse, single-family dwelling	P	—	
Two-family dwelling	P	L1	

Multi-family dwelling	P	L1	
Transitional housing			
Programs 1—4	P	P	
Program 5	—	P	
Program 6	—	C	
Public and Semipublic Uses			
Clubs or lodges	C	P	
Colleges, public or private	—	C	
Cultural institutions	P	P	
Day care center	P	P	
Government facilities and offices			
Offices	P	P	
Hospitals	—	C	
Parks and recreation facilities	P	P	
Public safety facilities	P	P	
Religious assembly	P	P	
Schools, public or private	P	P	See § 1419-12
Commercial Uses			
Animal services	—	P	See § 1419-05
Banks and financial institutions	P	P	See § 1419-13
Bed and breakfast inns	C	C	See § 1419-09
Business services	P	P	
Commercial meeting facility	L2	P	
Eating and drinking establishments			
Restaurants, full service	—	L4,5	See § 1419-21
Restaurants, limited	—	L4,5	See § 1419-21
Convenience markets	L4, 5	L4, 5	
Food markets	L4,5	L4,5	
Funeral and interment services	P	P	
Hotels and commercial lodging	—	P	
Laboratories, commercial	C	P	
Medical services and clinics	P	P	
Offices	P	P	
Parking facilities	C	C	See Chapter 1425
Personal instructional services	L3,4	L4	
Personal services	L3,4	L4	
Transportation, Communications and Utilities Uses			
Communications facilities	—	C	
Public utility distribution system	C	C	
Transportation facilities			
Heliports	—	C	
Railroad right-of-way	P	P	
Wireless communication antenna	L6	L6	See § 1419-33
Wireless communication tower	C	C	See § 1419-33
Agriculture and Extractive Uses			
Animal keeping	C	C	See Chapter 1422
Farms	C	C	See Chapter 1422
Gardens	P	P	See Chapter 1422

Accessory Uses			See Chapter 1421
Any accessory use not listed below	L9	L9	
Accessory dwelling unit	L13	L13	See § 1421-06
Home occupations	P	P	See § 1419-17
Rooming unit	L10	L10	
Refuse storage areas	P	P	See § 1421-35
Drive box	L11	L11	
Fences and walls	P	P	See § 1421-33
Exterior lighting	P	P	See § 1421-39
Small-scale specialized incinerator	—	L12	
Portable storage containers	P	P	See § 1419-24
Solar Energy Systems	P	P	See § 1419-42
Nonconforming Uses			See Chapter 1447

Specific Limitations

L1 For new construction, permitted only above the ground floor in mixed-use building on arterial streets. Modification requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variances, Special Exceptions, and Conditional Uses. Pre-existing permanent residential uses are permitted.

L2 Not to exceed 3,000 square feet in gross floor area.

L3 Permitted only on arterial streets.

L4 Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.

L5 Drive-through facilities are not permitted.

L6 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, commercial or public utility building or structure.

L7 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; no more than five rooming units for every building, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L8 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L9 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L10 The maximum number of rooming units is two.

L11 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes.

L12 Accessory to hospitals, medical services, clinics commercial laboratories and research and development uses, provided the incinerator is located on a roof or at least 100 feet from any property used for residential purposes.

L13 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1409-07. Land Use Regulations.

Schedule 1409-07 below prescribes the land use regulations for C Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1409-07 below are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1409-07. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1409-07: Use Regulations - Commercial Subdistricts

Use Classifications	CN-P	CN-M	CC-P	CC-M	CC-A	CG-A	Additional Regulations
Residential Uses							
Bed and breakfast home	P	P	P	P	—	—	See § 1419-09
Day care home - Adult	P	P	P	P	P	—	
Day care home - Type A	L3	L3	L3	L3	L3	—	
Day care home - Type B	L3	L3	L3	L3	—	—	
Group residential							
Congregate housing	P	P	P	P	P	P	
Convents & monasteries	P	P	P	P	—	—	
Dormitories	P	P	P	P	P	—	
Fraternities & sororities	P	P	P	P	—	—	
Patient family homes	P	P	P	P	—	—	
Rooming houses	L1	L1	L1	L1	—	—	
Shared housing for elderly	P	P	P	P	—	—	
Permanent residential							
Single-family dwelling	P	P	P	L2	L2	—	
Attached single-family dwelling	P	P	P	—	—	—	
Two-family dwelling	P	P	P	L2	L2	—	
Multi-family dwelling	P	P	P	L2	L2	—	
Residential care facilities							
Assisted living	P	P	P	P	P	—	
Developmental disability dwelling	P	P	P	L2	L2	—	

Nursing home	P	P	P	P	P	—	
Special assistance shelter	C	C	C	C	C	C	
Transitional housing							
Programs 1—4	P	P	P	L2	L2	—	
Program 5	—	—	—	P	P	P	
Program 6	—	—	—	C	P	P	
Public and Semipublic Uses							
Clubs and lodges	P	P	P	P	P	P	
Colleges, public or private	—	—	—	C	P	P	
Community service facilities	P	P	P	P	P	P	
Cultural institutions	P	P	P	P	P	P	
Day care center	P	P	P	P	P	P	
Government facilities and offices							
Offices	L9	L9	P	P	P	P	
Hospitals	—	—	—	—	—	P	
Park and recreation facilities	P	P	P	P	P	P	
Public maintenance facilities	—	—	—	—	C	C	
Public safety facilities	P	P	P	P	P	P	
Religious assembly	P	P	P	P	P	P	
Schools, public or private	P	P	P	P	P	P	See § 1419-12
Commercial Uses							
Ambulance services	—	—	—	—	P	P	
Animal service facilities	P	P	P	P	P	P	See § 1419-05
Banks and financial institutions	L9	L9	P	P	P	P	
Bed and breakfast inns	P	P	P	P	P	P	
Building maintenance services	—	—	—	—	P	P	
Building materials sales and services	—	—	—	L5	L5	P	
Business services	L9	L9	P	P	P	P	
Commercial meeting facility	—	—	—	P	P	P	
Eating and drinking establishments							
Convenience markets	L9	L9	P	P	P	P	
Drinking establishments	L9	L9	L9	P	P	P	
Restaurants, full service	L9	L9	L9	P	P	P	See § 1419-21
Restaurants, limited	L9	L9	P	P	P	P	See § 1419-21
Food markets	L9	L9	P	P	P	P	
Food preparation	L9	L9	P	P	P	P	
Funeral and interment services	P	P	P	P	P	P	
Garden supply stores and nurseries	—	—	—	L5	L5	P	
Hotels and commercial lodging	—	—	—	P	P	P	
Laboratories, commercial	L9	L9	P	P	P	P	
Loft dwelling units	P	P	P	P	P	P	See § 1419-23
Maintenance and repair services	L9	L9	P	P	P	P	
Medical services and clinics	L9	L9	P	P	P	P	
Offices	L9	L9	P	P	P	P	
Parking facilities	C	P	C	P	P	P	See Chapter 1425

Personal instructional services	L9	L9	P	P	P	P	
Personal services	L9	L9	P	P	P	P	
Private vehicular storage Lot	—	—	—	—	P	P	
Recreation and entertainment							
Indoor or small-scale	L9	L9	P	P	P	P	
Outdoor or large-scale	—	—	—	—	C	P	
Retail sales	L9	L9	P	P	P	P	
Vehicle and equipment services							
Vehicle and equipment sales and rental	—	—	—	C	L7	P	
Car wash	—	—	—	P	P	P	See § 1419-11
Fuel sales	—	P	—	P	P	P	See § 1419-15
Vehicle repair	—	—	—	C	P	P	See § 1419-27
Industrial Uses							
Production industry							
Artisan	C	C	C	C	P	P	
Limited	—	—	—	—	P	P	
Warehousing and storage							
Contractor storage	—	—	—	—	L5	L5	
Indoor storage	—	—	—	—	P	P	
Wholesaling and distribution	—	—	—	—	P	P	
Transportation, Communication and Utilities Uses							
Communications facilities	P	P	P	P	P	P	
Public utility distribution system	P	P	P	P	P	P	
Radio and television broadcast antenna	—	—	—	—	C	C	
Transportation facilities							
Heliports	—	—	—	—	C	C	
Railroad right-of-way	P	P	P	P	P	P	
Transportation passenger terminals	—	—	—	—	P	P	
Wireless communication antenna	L4	L4	L4	L4	L4	L4	See § 1419-33
Wireless communication tower	C	C	C	C	C	C	See § 1419-33
Agriculture and Extractive Uses							
Animal keeping	P	P	P	P	P	P	See Chapter 1422
Farms	C	C	C	P	P	P	See Chapter 1422
Gardens	P	P	P	P	P	P	See Chapter 1422
Accessory Uses							See Chapter 1421
Any accessory use not listed below	L6	L6	L6	L6	L6	L6	
Accessory dwelling unit	L12	L12	L12	L12	L12	—	See § 1421-06
Refuse storage areas	P	P	P	P	P	P	See § 1421-35
Drive box	L10	L10	L10	L10	L10	L10	
Commercial vehicle parking	P	P	P	P	P	P	
Exterior lighting	P	P	P	P	P	P	See § 1421-39
Small-scale specialized incinerator	L11	L11	L11	L11	L11	L11	
Portable storage containers	P	P	P	P	P	P	See § 1419-24

Solar Energy Systems	P	P	P	P	P	P	See § 1419-42
Nonconforming Uses							See Chapter 1447

Specific Limitations

L1 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L2 Permitted only above the ground floor in a mixed use building. Modification requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variance, Special Exceptions, and Conditional Uses.

L3 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L4 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, commercial or public utility building or structure.

L5 Permitted provided that outside storage is screened with an 8 ft. privacy fence.

L6 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted except where expressly prohibited. All others require conditional use approval.

L7 Permitted on arterial streets with a maximum site size of two acres. Vehicle loading and unloading must occur on-site.

L8 Use is limited to 2,500 square feet and the use must be located within a mixed-use building; more space requires conditional use approval.

L9 Use is limited to 15,000 square feet; more space requires conditional use approval.

L10 The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.

L11 The material incinerated is generated on-site and is located on a roof or at least 100 feet from any property used for residential purposes.

L12 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1410-05. Land Use Regulations.

Schedule 1410-05 below prescribes the land use regulations for the UM District. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1410-05 below are prohibited.

The regulations are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1410-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1410-05: Use Regulations—Urban Mix District

Use Classifications	UM	Additional Regulations
Residential Uses		
Group Residential		
Bed and breakfast home	P	See § 1419-09
Day care home - Adult	P	
Day care home - Type A	L2	
Day care home - Type B	L2	
Group residential		
Congregate housing	P	
Convents and monasteries	L7	
Fraternities, sororities, dormitories	L7	
Patient family homes	L7	
Rooming houses	L1	
Shared housing for the elderly	L7	
Permanent Residential		
Single-family dwelling	P	
Attached single-family dwelling	P	
Rowhouse, single-family dwelling	P	
Two-family dwelling	P	
Multi-family dwelling	P	
Residential Care Facilities		
Assisted living	P	
Developmental disability dwelling	P	
Nursing home	P	
Special Assistance Shelter	C	
Transitional Housing		
Programs 1—4	P	
Program 5, 6	—	
Public and Semipublic Use		
Clubs and lodges	P	
Colleges, Public or Private	P	
Community service facilities	C	
Cultural institutions	P	
Day Care Center	P	
Government Facilities and Offices		
Offices	P	
Hospitals	P	
Parks and recreation facilities	P	
Public maintenance Facilities	C	
Public safety facilities	P	
Religious assembly	P	

Schools, public or private	P	See § 1419-12
Commercial Uses		
Ambulance Services	C	
Animal Services	C	See § 1419-05
Banks and Financial Institutions	L9	See § 1419-13
ATM, Stand Alone	C	
Bed and breakfast inns	P	See § 1419-09
Building maintenance services	P	
Building material sales & services	L3	
Business services	P	
Commercial meeting facilities	C	
Eating and Drinking Establishments		
Convenience markets	L9	
Drinking establishments	P	See § 1419-21
Restaurants, Full Service	L9	See § 1419-21
Restaurants, Limited Service	L9	See § 1419-21
Food markets	L9	
Food preparation	P	
Funeral and interment services	P	
Garden supply stores & nurseries	C	
Hotels & commercial lodging	P	
Laboratories, commercial	L6	
Loft dwelling units	P	See § 1419-23
Maintenance & repair services	P	
Medical services and clinics	P	
Offices	P	
Parking facilities	C	See § 1425, § 1411-25
Personal instructional services	P	
Personal services	P	
Recreation and Entertainment		
Indoor or small scale	P	
Outdoor or large scale	C	
Retail sales	L6	
Vehicle & Equipment Services	L10	
Car wash	L10	See § 1419-11
Vehicle repair	L11	See § 1419-27
Industrial Uses		
Production industry		
Artisan	P	
General	C	
Limited	P	
Research & development	C	
Warehouse & Storage		
Contractor's storage	L3	
Indoor storage	P	
Wholesale & distribution	C	
Transportation, Communication and Utilities		
Communications facilities	C	
Public utility distribution system	L12	
Transportation Facilities		
Heliports	C	

Railroad right-of-way	P	
Transportation passenger terminals	C	
Wireless communication antenna	L4	See § 1419-33
Wireless communication tower	C	See § 1419-33
Agriculture and Extractive Uses		
Animal keeping	P	See Chapter 1422
Farms	C	See Chapter 1422
Gardens	P	See Chapter 1422
Accessory Uses		
Any accessory use not listed below	L5	
Accessory dwelling unit	L14	See § 1421-06
Commercial services	P	See § 1419-35, 37
Commercial vehicle parking	P	
Drive box	L13	
Exterior lighting	P	See § 1421-39
Fences and walls	P	See § 1421-33
Home occupations	P	See § 1419-17
Refuse storage areas	P	See § 1421-35
Rooming unit	L8	
Small scale specialized incinerator	—	
Transitional Housing	—	
Portable Storage Containers	P	See § 1419-24
Solar Energy Systems	P	See § 1419-24
Nonconforming Uses		See Chapter 1447

Specific Limitations

L1 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L2 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which much be located in the rear.

L3 Permitted provided outdoor storage is screened so as not to be visible from adjacent streets.

L4 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, a commercial or industrial building or structure.

L5 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L6 Use is limited to 15,000 square feet.

L7 A separate entrance for access to rooming units must be provided in a MIX-use building.

L8 No more than two rooming units may be rented or leased in any dwelling.

L9 Drive through facilities are not permitted.

L10 Permitted as an accessory use located within a parking garage.

L11 Permitted within a fully enclosed structure.

L12 The facility must be underground, within a building or on the roof within an enclosure.

L13 Accessory to a public or semi-public use provided that the drivebox is at least 100 feet from any property used for residential purposes.

L14 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1411-05. Land Use Regulations.

Schedule 1411-05 below prescribes the land use regulations for DD Downtown Development Use Subdistricts. Use classifications are defined in Chapter 1401: Definitions. Use classifications not listed in Schedule 1411-05 are prohibited.

(a) "P" designates permitted uses. These uses may be subject to additional regulations, as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1411-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the Conditional Use by the Zoning Hearing Examiner. These uses may be subject to additional regulations, as indicated.

Use classifications are defined in Chapter 1401, Definitions.

- **Schedule 1411-05: Use Regulations-Downtown Development Use Subdistricts**

Use Classifications	DD-A	DD-B	DD-C	DD-D	Additional Regulations
Residential Uses					
Bed and breakfast home	P	P	P	P	See § 1419-09
Day care home - Adult	P	P	P	P	
Day care home - Type A	L12	L12	L12	L12	
Day care home - Type B	L12	L12	L12	L12	
Group residential					
Convents and monasteries	L1	L1	L1	L1	
Fraternities and sororities	L1	L1	L1	L1	
Patient family homes	L1	L1	L1	L1	
Rooming houses	L2	L2	L2	L2	
Shared housing for elderly	L1	L1	L1	L1	
Permanent residential					
Single-family dwelling	P	P	P	P	
Attached single-family dwelling	P	P	P	P	
Single-family rowhouse	P	P	P	P	
Multi-family dwelling	P	P	P	P	
Two-family dwelling	P	P	P	P	
Residential care facilities					
Assisted living	—	P	P	—	

Developmental disability dwelling	P	P	P	P	
Nursing home	—	P	P	—	
Special assistance shelter	C	C	C	C	
Transitional housing					
Programs 1—5	P	P	P	P	
Program 6	L11	L11	L11	L11	
Public and Semipublic Uses					
Clubs and lodges	P	P	P	P	
Colleges, public or private	P	P	P	P	
Community service facilities	P	P	P	P	
Cultural institutions	P	P	P	P	
Day care center	P	P	P	P	
Government facilities and offices					
Correctional institutions	—	—	C	—	
Offices	P	P	P	P	
Hospitals	P	P	P	P	
Park and recreation facilities	P	P	P	P	
Public maintenance facility	—	P	P	P	
Public safety facilities	P	P	P	P	
Religious assembly	P	P	P	P	
Schools, public or private	P	P	P	P	See § 1419-12
Commercial Uses					
Animal service facilities	—	C	C	—	See § 1419-05
Banks and financial institutions	L3	L3	L3	L3	
ATM, stand-alone	—	—	C	C	See § 1419-07
Bed and breakfast inns	P	P	P	P	See § 1419-09
Building maintenance services	—	—	P	—	
Business services	P	P	P	P	
Commercial meeting facilities	L4	L4	L4	L4	
Eating and drinking establishments					
Convenience markets	L3	L3	L3	L3	
Drinking establishments	P	P	P	P	
Restaurants, full service	L3	L3	L3	L3	See § 1419-21
Restaurants, limited	L3	L3	L3	L3	See § 1419-21
Food markets	L3	L3	L3	L3	
Food preparation	P	P	P	P	
Funeral and interment services	—	—	P	—	
Hotels and commercial lodging	P	P	P	P	
Laboratories, commercial	L4	—	L4	L4	

Loft dwelling units	P	P	P	P	See § 1419-23
Maintenance and repair services	P	P	P	P	
Medical services and clinics	L4	P	L4	L4	
Offices	L4	P	L4	L4	
Parking facilities	L13	L13	L13	L13	See § 1411-25
Personal instructional services	L5	L5	P	L5	
Personal services	P	L6	P	P	
Recreation and entertainment					
Indoor or small-scale	L5	L5	P	L5	
Outdoor or large-scale	C	—	C	C	
Retail sales	P	L6	P	P	
Vehicle and equipment services					
Vehicle and equipment sales and rental	L7	—	L7	—	
Car wash	L7	L7	L7	L7	See § 1419-11
Vehicle repair	—	—	L8	—	See § 1419-27
Industrial Uses					
Production industry					
Artisan	—	—	P	P	
Limited	—	—	P	—	
Research and development	—	—	C	—	
Warehousing and storage					
Indoor storage	—	—	P	—	
Wholesaling and distribution	—	—	P	—	
Transportation, Communication and Utilities					
Communications facilities	P	—	P	P	
Public utility distribution system	L9	L9	L9	L9	
Public utility maintenance yard	—	—	C	—	
Public utility plant	C	—	C	—	
Transportation facilities					
Heliports	C	—	C	C	
Transportation passenger terminals	C	C	C	C	
Watercraft and riverfront facilities					
Commercial piers and ports	—	—	—	P	
Marinas	—	—	—	P	
Wireless communication antenna	L10	L10	L10	L10	See § 1419-33
Wireless communication tower	C	C	C	—	See § 1419-33
Agriculture and Extractive Uses					
Animal keeping	P	P	P	P	See Chapter 1422

Farms	P	P	P	P	See Chapter 1422
Gardens	P	P	P	P	See Chapter 1422
Accessory Uses					See Chapter 1421
Accessory dwelling unit	L14	L14	L14	L14	See § 1421-06
Solar Energy Systems	P	P	P	P	See § 1419-42
Nonconforming Uses					See Chapter 1447

Specific Limitations

L1 A separate entrance for access to rooming units must be provided in a mixed-use building.

L2 Only rooming houses licensed pursuant to Chapter 855, Rooming Houses of the Municipal Code are allowed. A separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-23.

L3 Drive-through facilities are not permitted.

L4 Not permitted as a principal ground floor use in locations indicated on Map 1411-17: Commercial Continuity Overlay.

L5 Permitted only above the ground floor in a mixed-use building. Modification requires conditional use approval pursuant to Chapter 1445-Variances, Special Exceptions and Conditional Uses.

L6 Permitted on the ground floor only.

L7 Permitted as a secondary use located within a parking garage.

L8 Permitted only if the entire use and storage is within an enclosed structure.

L9 The facility must be underground, within a building or on the roof within an enclosure.

L10 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, commercial or industrial building or structure.

L11 Programs may not exceed 50 resident occupants.

L12 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L13 See 1411-25.

L14 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1413-05. Land Use Regulations.

Schedule 1413-05 below prescribes the land use regulations for M Manufacturing Districts. Use classifications are defined in Chapter 1401: Definitions. Use classifications not listed in Schedule 1413-05 are prohibited.

The regulations for each subdistrict are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1413-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1413-05: Use Regulations - Manufacturing Districts

Use Classifications	MA	ML	MG	ME	Additional Regulations
Residential Uses					
Day care home—Adult	P	—	—		
Day care home—Type A	L9	—	—		
Day care home—Type B	L1	—	—		
Group residential					
Convents and monasteries	—	L1	—	—	
Fraternities and sororities	—	L1	—	—	
Patient family homes	—	L1	—	—	
Rooming houses	—	L1	—	—	
Shared housing for the elderly	P	L1	—	—	
Permanent residential					
Single-family dwelling	P	L1	—	—	
Attached single-family dwelling	P	L1	—	—	
Two-family dwelling	—	L1	—	—	
Multi-family dwelling	—	L1	—	—	
Residential care facilities					
Developmental disability dwelling	P	P	—	—	
Special assistance shelter	—	C	—	—	
Transitional housing					
Programs 1—4	—	P	P	—	
Programs 5, 6	—	—	P	—	
Public and Semipublic Uses					
Community service facilities	P	P	—	—	
Day care center	P	P	L3	—	
Government facilities and offices					
Correctional institutions	—	—	C	—	
Facilities and installations	—	—	C	—	
Juvenile detention facilities	—	—	C	—	
Offices	P	P	P	—	

Park and recreation facilities	P	P	—	—	
Public maintenance facilities	—	P	P	—	
Public safety facilities	C	P	P	P	
Religious assembly	P	P	—	—	
Schools, public or private	P	P	—	—	See § 1419-12
Commercial Uses					
Ambulance services	—	P	P	—	
Animal service facilities	—	P	P	—	See § 1419-05
Banks and financial institutions	—	P	P	—	
Building maintenance services	—	P	P	—	
Building materials sales and services	—	P	P	P	
Business services	—	P	P	—	
Eating and drinking establishments					
Convenience markets	—	L5	L5	—	
Drinking establishments	—	P	P	—	
Restaurants, full service	—	P	P	—	See § 1419-21
Restaurants, limited	—	P	P	—	See § 1419-21
Food markets	—	L5	L5	—	
Food preparation	P	P	P	—	
Garden supply stores and nurseries	P	P	—	—	See § 1419-16
Laboratories, commercial	—	P	P	—	
Loft dwelling units	P	P	P	—	See § 1419-23
Maintenance and repair services	P	P	P	—	
Medical services and clinics	—	P	P	—	
Offices	P	P	P	P	
Parking facilities	—	P	P	C	See Chapter 1425
Personal instructional services	P	P	P	—	
Personal services	—	L5	L5	—	
Private vehicular storage lot	—	—	P	—	
Recreation and entertainment					
Indoor or small-scale	—	P	P	—	
Outdoor or large-scale	—	C	—	—	
Retail sales	—	L5	L5	—	
Sexually oriented business	—	—	P	—	See § 1419-25
Vehicle and equipment services					
Vehicle and equipment sales and rental	—	L2	L2	—	
Car wash	—	L3	P	—	See § 1419-11
Fuel sales	—	L3	P	—	See § 1419-15
Vehicle repair	—	—	P	—	See § 1419-27
Automobile holding facility	—	—	L4	—	
Industrial Uses					
Production industry					
Artisan	P	P	P	P	
General	—	—	P	P	
Intensive high-impact	—	—	C	C	See § 1419-19
Limited	P	P	P	P	
Research and development	P	P	P	—	
Warehousing and storage					
Contractor's storage	—	C	P	—	

Indoor storage	—	P	P	—	
Oil and gas storage	—	—	C	C	
Outdoor storage	—	—	C	C	
Metal waste salvage yard/junk yards	—	—	C	C	
Waste management					
Waste collection	—	P	P	P	See § 1419-31
Waste disposal	—	—	C	C	
Waste transfer	—	—	C	C	See § 1419-31
Wholesaling and distribution	P	P	P	P	
Transportation, communication and utilities					
Communications facilities	P	P	P	—	
Public utility distribution system	—	P	P	P	
Public utility maintenance yard	—	P	P	P	
Public utility plant	—	C	P	P	
Radio and television broadcast antenna	—	P	P	—	
Transportation facilities					
Airports	—	L6	—	—	
Heliports	—	L6	L6	L6	
Railroad train yards	—	L7	L7	L7	
Railroad right-of-way	—	P	P	P	
Transportation passenger terminals	—	P	P	P	
Truck terminal and warehouse	—	—	L7	L7	
Wireless communication antenna	L13	L8	L8	L8	
Wireless communication tower	—	C	C	C	
Agriculture and Extractive Uses					
Animal keeping	P	P	P	P	See Chapter 1422
Farms	P	P	P	P	See Chapter 1422
Gardens	P	P	P	P	See Chapter 1422
Mining and quarrying	—	—	C	C	
Accessory Uses					See Chapter 1421
Any accessory use not listed below	L10	L10	L10	L10	
Accessory dwelling unit	L17	L1, L17	—	—	See § 1421-06
Refuse storage area	L12	L12	L12	L12	See § 1421-35
Drive box	L11	L11	L11	L11	
Commercial vehicle parking	L14	P	P	P	
Exterior lighting	P	P	P	P	See § 1421-39
Composting facilities	P	—	—	—	See § 1421-37
Home occupation	P	—	—	—	See § 1419-17
Rooming unit	L15	—	—	—	
Retail Sales	L16	—	—	—	
Portable Storage Containers	P	P	P	P	See § 1419-24
Solar Energy Systems	P	P	P	P	See § 1419-42
Nonconforming Uses					See Chapter 1447

Specific Limitations

L1 New residential is permitted only when abutting an existing residential use or structure.

L2 Permitted on arterial street only. Vehicle loading and unloading must occur on-site.

L3 Permitted only as an accessory use to a use allowed in the district.

L4 The facility must be completely enclosed on all sides with a six foot screen fence which is protected from damage by a guardrail or other barriers approved by the Zoning Administrator. Must be located at least 100 feet from a residential district.

L5 Permitted only if occupying less than 5,000 sq. ft. in ML and 10,000 sq. ft. in MG.

L6 Landing strip, pad, or apron may not be located within 500 ft. of a residential district boundary.

L7 Not allowed within 250 ft. of a residential use in a Residential District.

L8 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public or semi-public, public utility, a commercial or industrial building or structure.

L9 Fencing a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L10 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L11 The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.

L12 Provisions of § 1421-35 apply when refuse storage.

L13 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to an agricultural, public or semi-public or public utility building or structure.

L14 One commercial vehicle may be parked or stored on residential property with the following provisions:

a. Commercial vehicles with current license owned by a resident of the residential property on which it is stored or parked may not exceed two tons in capacity.

b. Recreational vehicles, watercraft and personal trailers may be parked on the lot beyond the front yard.

L15 No more than two rooming units may be rented or leased in a single-family dwelling.

L16 Retail sales of products manufactured or wholesaled on the premises, when incidental and subordinate to a principal permitted use, provided that the floor area devoted to such retailing shall not exceed 35 percent of the floor area devoted to such principal use, but in no case shall the retail floor area exceed 5,000 square feet.

L17 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1415-05. Land Use Regulations.

Schedule 1415-05 below prescribes the land use regulations for RF Riverfront Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1415-05 are prohibited.

The regulations for each district are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1415-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1415-05: Use Regulations - Riverfront Districts

Use Classifications	RF-R	RF-C	RF-M	Additional Regulations
Residential Uses				
Bed and breakfast home	P	—	—	See § 1419-09
Day care home - Adult	C	—	—	
Day care home - Type A	C	—	—	
Day care home - Type B	L8	—	—	
Permanent residential				
Single-family dwelling	P	—	—	
Attached single-family dwelling	P	—	—	
Rowhouse single-family dwelling	P	—	—	
Two-family dwelling	P	—	—	
Multi-family dwelling	P	—	—	
Public and Semipublic Uses				
Community service facilities	P	—	—	
Cultural institutions	P	P	—	
Day care centers	P	P	—	
Government facilities and offices				
Facilities and installations	—	C	C	
Offices	P	P	—	
Parks and recreation facilities	P	—	—	
Public maintenance facilities	C	P	—	
Public safety facilities	P	P	P	
Religious assembly	P	P	P	
Schools, public and private	P	—	—	See § 1419-12
Commercial Uses				
Bed and breakfast inns	P	—	—	See § 1419-09
Eating and drinking establishments				
Drinking establishments	L1,2,3	L2,3	—	
Restaurants, full service	L1,2,3	L2,3	—	See § 1419-21
Restaurants, limited	L1,2,3	L2,3	—	See § 1419-21

Garden supply stores and plant nurseries	P	—	—	
Hotels and commercial lodging	L3	L3	—	
Recreation and entertainment				
Outdoor or large-scale	P	—	—	
Industrial Uses				
Production industry				
General	—	L4,6	L4,7	
Intensive high-impact	—	—	L4,7	See § 1419-19
Limited	—	L4,6	L4,7	
Metal waste salvage yard/junk yards	—	—	C	
Wholesaling and distribution	—	L4	L4	
Transportation, Communications and Utilities Uses				
Public utility distribution system	P	P	P	
Public utility plant	—	P	P	
Transportation facilities				
Railroad right-of-way	P	P	P	
Railroad train yards	—	L9	L9	
Transportation passenger terminals	P	P	P	
Watercraft and riverfront facilities				
Barge terminals	—	L6	L7	
Boat and ship yards	L6	L6	P	
Commercial piers and ports	—	P	—	
Marinas	P	P	—	
Marine sales and services	—	P	—	
Wireless communication antenna	L5	L5	L5	See § 1419-33
Wireless communication tower	C	C	C	See § 1419-33
Agriculture and Extractive Uses				
Animal keeping	P	P	P	See Chapter 1422
Farms	C	P	P	See Chapter 1422
Gardens	P	P	P	See Chapter 1422
Accessory Uses				See Chapter 1421
Any accessory use not listed below	L10	L10	L10	
Accessory dwelling unit	L16	—	—	See § 1421-06
Home occupation	P	—	—	See § 1419-17
Laundries and commissaries	L11	L11	—	
Refuse storage areas	L15	L15	L15	See § 1421-35
Drive box	L12	—	—	
Exterior lighting	P	P	P	See § 1421-39
Outside equipment storage areas	C	—	—	
Office uses	—	L13	L13	
Retail and repair	—	L14	—	
Portable Storage Containers	P	P	P	See § 1419-24
Solar Energy Systems	P	P	P	See § 1419-42
Nonconforming Uses				See Chapter 1447

Specific Limitations

L1 Outdoor eating and drinking areas require a conditional use approval. Presentation of entertainment is not permitted in such areas.

L2 Drive-through facilities are prohibited.

L3 Permitted in marinas and boatyards otherwise a conditional use approval is required.

L4 Use requires direct access to barge facilities

L5 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to an agricultural, multi-family, public or semi-public, public utility, commercial or industrial building or structure.

L6 All storage to be in completely enclosed facilities.

L7 Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval.

L8 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L9 Not allowed within 250 feet of a residential use in a Residential District.

L10 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L11 Accessory to a marina.

L12 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes and is outside the 100-year floodplain.

L13 Accessory to a permitted or conditional use but may not exceed 20,000 square feet of gross floor area.

L14 Retail sales or repair of products incidental to the industrial uses of the district but may not exceed 5,000 square feet of gross floor area.

L15 Provisions of § 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.

L16 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1416-05. Land use regulations.

Schedule 1416-05 below prescribes the land use regulations for the PR District. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1416-05 below are prohibited.

The regulations are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1416-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1416-05: Use Regulations—Park and Recreation District

Use Classifications	PR	Additional Regulations
Public and Semipublic Uses		
Cemeteries	L1	
Cultural institutions	P	
Government Facilities and Offices—Offices	L2	
Parks and Recreation Facilities	P	
Public Maintenance Facilities	L3	
Schools, Public or Private	C	See § 1419-12
Commercial Uses		
Restaurants, Full Service	C	
Funeral and interment services	L4	
Wireless communication antenna	L5	See § 1419-33
Wireless communication tower	C	See § 1419-33
Agriculture and Extractive Uses		
Animal keeping	P	See Chapter 1422
Farms	P	See Chapter 1422
Gardens	P	See Chapter 1422
Accessory Uses		
Any accessory use not listed below	L6	
Drive box	L7	
Exterior lighting	P	See § 1421-39
Fences and walls	P	See § 1421-33
Refuse storage areas	P	See § 1421-35
Portable storage containers	P	See § 1419-24
Solar Energy Systems	P	See § 1419-42
Nonconforming Uses		See Chapter 1447

Specific Limitations

L1 Only existing cemeteries allowed.

L2 Office uses for the administration of Parks and Recreation Facilities, their lessees and concession operators are permitted. All other Government Offices require conditional use approval.

L3 Public Maintenance Facilities for the maintenance of Parks and Recreation Facilities are permitted. All other Public Maintenance Facilities require conditional use approval.

L4 Permitted only as an accessory use to existing Cemeteries.

L5 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, a commercial or industrial building or structure.

L6 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L7 Accessory to a public or semi public use provided that the drivebox is at least 100 feet from any property used for residential purposes.

§ 1417-03. Land Use Regulations.

Schedule 1417-03 below prescribes the land use regulations for IR Institutional-Residential Districts. Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1417-03 below are prohibited.

The regulations for each district are established by letter designations as follows:

(a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.

(b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1417-03. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.

(c) "C" designates uses permitted only after review and approval of a conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Schedule 1417-03: Use Regulations - Institutional-Residential Districts

Use Classifications	IR	Additional Regulations
Residential Uses		
Bed and breakfast home	P	See § 1419-09
Day care home - Adult	P	
Day care home - Type A	L6	
Day care home - Type B	L6	
Group residential	P	
Permanent residential		
Single-family dwelling	P	
Attached single-family dwelling	P	
Two-family dwelling	P	
Multi-family dwelling	P	
Residential care facilities		
Assisted living	P	
Developmental disability dwelling	P	
Nursing home	P	
Transitional housing		
Programs 1—4	P	
Programs 5,6	C	
Public and Semipublic Uses		

Colleges, public or private	P	See § 1417-05
Community service facilities	P	
Cultural institutions	P	
Day care center	P	
Government facilities and offices		
Offices	P	
Hospitals	P	See § 1417-05
Park and recreation facilities	P	
Public safety facilities	P	
Religious assembly	P	
Schools, public or private	P	See § 1417-05 and § 1419-12
Commercial Uses		
Laboratories, commercial	P	See § 1417-05
Medical services and clinics	P	
Offices	P	
Transportation, Communication and Utilities		
Communications facilities	P	
Public utility distribution system	C	
Transportation facilities		
Heliports	C	
Transportation passenger terminals	P	
Wireless communication antenna	L1	See § 1419-33
Wireless communication tower	C	See § 1419-33
Agriculture and Extractive Uses		
Animal keeping	P	See Chapter 1422
Farms	C	See Chapter 1422
Gardens	P	See Chapter 1422
Accessory Uses		See Chapter 1421 and § 1417-05
Any accessory use not listed below	L2	
Accessory dwelling unit	L7	See § 1421-06
Drive box	L5	
Home occupations	P	See § 1419-17
Refuse storage area	L4	See § 1421-35
Rooming unit	L3	
Exterior lighting	P	See § 1421-39
Portable storage containers	P	See § 1419-24
Solar Energy Systems	P	See § 1419-42
Nonconforming Uses		See Chapter 1447

Specific Limitations

L1 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to multi-family, public or semi-public, public utility or commercial building or structure.

L2 Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district other than those specified in § 1417-05 are permitted. All others require conditional use approval.

L3 The maximum number of rooming units is two.

L4 Provisions of § 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.

L5 The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.

L6 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L7 Permitted only when subordinate and incidental to a single-family dwelling that is the principal use of the lot.

§ 1445-07. Authority to Grant Variances, Special Exceptions and Conditional Uses.

The Zoning Hearing Examiner may grant variances, special exceptions and conditional uses, in accordance with the procedures and standards enumerated in this Chapter.

(a) *Variances.* The examiner may not grant a variance that is greater than the minimum necessary relief demonstrated by the applicant or authorizes a change in use that would permit a use contrary to the use regulations of the applicable zoning district.

(b) *Special Exceptions.* The examiner may consider applications only for those special exceptions specifically listed in Schedule 1445-07, List of Allowable Special Exceptions.

(c) *Conditional Uses.* The examiner may, in accord with regulations applicable to the district in which the subject property is located, approve uses listed as conditional uses in the schedule of use regulations for a district or for a category of zoning districts. Conditional uses are also subject to the special provisions of the district use regulations in those districts where such conditional uses are authorized.

Schedule 1445-07: List of Allowable Special Exceptions

Standard	Chapter or § Reference
Building Placement Requirements	§ 1409-19, 1409-21
Commercial Continuity	§ 1411-17
Ground Floor Transparency	§ 1409-23, 1411-21
Location of Parking	§ 1409-25, 1425-15
Additional Development Regulations	Chapter 1419
Landscaping and Buffer Yards	Chapter 1423
Portable Storage Containers	§ 1419-24
Parking Lot Landscaping	§ 1425-29
Parking Lot Screening	§ 1425-27
UM District Off-Street Parking	§ 1410-09

Front Yard Modifications	§ 1421-21
Roof-Mounted Solar Energy Systems	§ 1419-42(a)

1703-9.20. – Glossary of Land Use Terms.

A. Definitions

Accessory 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 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); ground-mounted solar energy systems (residential and non-residential); enclosed cabanas and pool houses; and storage sheds. Accessory structures normally associated with a non-residential use 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; ground-mounted solar energy systems (residential and non-residential); and studios**.**

1703-9.20. – Glossary of Land Use Terms.

U. Definitions

Utility. Installations or facilities or means for furnishing to the public, electricity (including from solar energy), 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.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2026

_____

Aftab Pureval, Mayor

Attest: _____
Clerk

New language underscored. Deleted language indicated by strike through.

SUBJECT: A report and recommendation on the proposed Roselawn Neighborhood Plan as the Roselawn neighborhood's guiding comprehensive document.

EXHIBITS:
Provided in addition to this report are the following exhibits:

- Exhibit A *Roselawn Neighborhood Plan*

BACKGROUND:
KZF Design, a planning consultant firm, was hired by the Department of City Planning and Engagement to create a new comprehensive neighborhood plan for Cincinnati's Roselawn neighborhood. The neighborhood has a rich history of planning with a number of neighborhood plans and studies, including a joint neighborhood plan for Roselawn and Bond Hill in 2016, a corridor plan in 2002, a business district plan in 2000, a community plan in 1983, and an urban design plan in 1981. The Roselawn Community Council, *Roselawn Neighborhood Plan* Steering Committee, KZF Design, and community members, are pleased to share the result of the year-long planning effort.

The purpose of this neighborhood plan is an implementation-focused roadmap that translates the community's vision into coordinated actions of the next decade. Building upon more than a year of community engagement, including numerous public meetings, stakeholder discussions, and resident input, this Plan reaffirms Roselawn's established goals and priorities while identifying strategic opportunities for key site redevelopment and neighborhood investment. This plan has four theme areas: Strengthen and Grow the Business District; Improve Housing and Strengthen Neighborhood Stability; Improve Safety, Health, and Everyday Quality of Life; and Focus on Action, Partnerships, and Follow-Through.

The Roselawn Neighborhood Plan is intended to support local decision-making and align Roselawn with citywide planning goals while preserving the neighborhood's unique identity and values. It serves as an official guiding document for land use, development, housing stability, mobility, investment, safety, and quality-of-life decisions. The plan should provide a shared vision for Roselawn's future, support coordinated investment among public agencies, private developers, business owners, and community organizations, address long-standing challenges related to housing, commercial vitality, safety, and infrastructure, strengthen partnerships and ensure follow-through on community priorities, and guide Roselawn's evolution into a more connected, welcoming, and vibrant neighborhood.

NEIGHBORHOOD PLANNING PROCESS & COMMUNITY ENGAGEMENT:
The planning process for the 2026 *Roselawn Neighborhood Plan* began in August of 2025 and was conducted over three phases. Phase one took place over seven months, from August 2025 to February 2026, and focused on existing conditions and input gathering. It included a neighborhood audit, launch of a project engagement website, a working group kick-off meeting and visioning session, a business owner forum, and a public open house.

Phase two took place over seven months, from March 2026 through September 2026, and focused on exploration and analysis of plan strategies and an implementation framework. It included five working group meetings, development of detailed strategies and land use ideas, presentation of the draft plan recommendations at a virtual

and in-person public open house, and City department review. On October 8, 2026, City staff presented the final plan recommendations to the Roselawn Community Council and the draft plan was made available for public review and feedback.

PLAN OVERVIEW:

The 92-page neighborhood plan document outlines the neighborhood history, existing conditions, goals and projects, an implementation framework, and development concepts for several key sites in the neighborhood business district.

Executive Summary

This section gives an overview of the purpose of the plan, a high-level overview of the planning process, and one-two page summaries of each section of the plan. These sections include existing conditions, community engagement, themes, goals, projects, implementation framework, and development concepts. This section can be used as a shortened, 12-page summary of the entire Roselawn Plan.

Roselawn Yesterday

This section gives a brief history of the neighborhood from Shawnee peoples' occupation to the neighborhood's early development as a way-point along the Springfield Toll Road and later annexation into Cincinnati in 1911. This was followed by a period of robust residential development starting in the 1920s and reaching its peak between 1940 and 1960. Several key developments shaped Roselawn, including Swifton Shopping Center, Interstate 75, and the Norwood Lateral. There is also a summary of previous planning efforts used to build the foundation of the plan.

Roselawn Today

This section provides a snapshot of the neighborhood's key demographic and built environment information, such as population growth, race, income, housing type and affordability, existing land uses, connectivity, assets, opportunities, and community engagement takeaways. The community is a slow-growing, aging, and predominantly African American neighborhood and residents are experiencing long-standing gaps in access to wealth, opportunity, and investment. These financial pressures intersect with demographic trends, influencing housing stability, the strength of local businesses, and access to neighborhood services and resources. However, there are a number of commercial, residential and institutional assets the neighborhood and partner organizations could focus improvements and investment on to increase the stability, safety, and quality of life in the neighborhood.

Roselawn Tomorrow

This section outlines the Themes, Goals, and Projects identified throughout the plan process which were organized into four Themes. Goals represent broad outcomes the community seeks to achieve in the years to come. A series of Projects are developed for each Theme to achieve the associated Goals. The Projects do not sequentially address individual Goals, but more holistically address one or multiple goals when taken together. They include both mapped physical improvements at specific locations or unmapped strategies, like programs, campaigns, guidelines, action plans, and strategies.

Theme Areas

Strengthen and Grow the Business District

The Strengthen and Grow the Business District Theme Goals focus on the improvement of existing businesses and community assets and the effective use of new development to reactivate the neighborhood's business district and enhance the experience for residents and visitors. Recommendations include facade improvement programs, encouraging arts, cultural, and community-serving uses in existing and new spaces, evaluating NBD boundaries for a more cohesive and manageable area for investment, developing a new town center, and supporting infill on the vacant Port of Cincinnati-owned lots along Reading Road.

Improve Housing and Strengthen Neighborhood Stability

The Housing and Neighborhood Safety Theme Goals focuses on strengthening residential stability by addressing problem properties, expanding access to home repair resources, and supporting responsible ownership. Recommendations emphasize improving conditions within targeted reinvestment areas, reducing vacancies, and promoting effective tools for property maintenance, code compliance, and vacant property stabilization through existing City programs and resources.

Improve Safety, Health, and Everyday Quality of Life

The Safety, Health, and Quality of Life Theme Goals focus on increasing pedestrian safety, expanding access to parks and community assets, and enhancing the streetscape of the neighborhood's key corridors. These goals recommend using targeted improvement initiatives such as safer crossings, improved intersection designs, and strategic investments into community facilities to create a more walkable, connected, and welcoming neighborhood with accessible amenities and attractive public spaces for all.

Focus on Action, Partnerships, and Follow-Through

The Action, Partnerships, and Follow-Through Theme's Goals focus on moving this plan from vision to implementation by creating a clear path for action. The theme emphasizes supporting community-led efforts, clarifying leadership roles, strengthening partnerships, and aligning projects with available funding opportunities.

Future Vision Concept Renderings and Land Use

To help the neighborhood build momentum following the completion of this plan, several concepts were developed for the business district to illustrate potential improvements and investment opportunities. These concepts demonstrate how community priorities can be translated into tangible projects that support local businesses, enhance the district's identity, and improve the overall experience for residents and visitors. While not intended as final designs, these conceptual renderings and the Future Land Use Map are a starting point for future planning, partnership building, and funding pursuits that can help advance implementation in the near term.

Implementation Plan

The Implementation Plan organizes Theme Projects into more detailed immediate, short-term, mid-term, and long-term projects. Time frames are meant to reflect current conditions in Roselawn — volunteer-led neighborhood organizations, moderate City engagement, and no dedicated implementation staff. Implementation Projects are organized by Theme and given one of the following time frames for execution:

- Immediate Projects are those that can begin within the first year using existing relationships and resources.
- Short-term Projects are realistic within one to three years once working relationships and City coordination are in place.
- Mid-term and long-term Projects require capital funding, site control, feasibility work, or depend on earlier projects being completed first.

Appendix

The Appendix includes more detailed documentation used to develop the plan Themes, Goals, and Projects. It includes additional strategic planning documents, detailed community engagement summaries, a point of interest inventory, and a neighborhood analysis map.

CONSISTENCY WITH PLAN CINCINNATI (2012):

The *Roselawn Neighborhood Plan* is consistent with the comprehensive plan for the City of Cincinnati, *Plan Cincinnati*, that was adopted by City Council in 2012. The plan is consistent with all five Initiative Areas of *Plan Cincinnati*—Compete, Connect, Live, Sustain, and Collaborate. These Initiative Areas align with the Guiding Policy Principles by increasing our population, building on our assets, becoming recognized, being aggressive and strategic in future growth and development, and developing a culture of health embodied by thriving residents (p. 74).

Compete Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Compete Goal to "Foster a climate conducive to growth, investment, stability, and opportunity" (p. 103) and the strategy to "'Grow our own' by focusing on retention, expansion, and relocation of existing businesses" (p. 104), specifically the Action Step to "Foster Innovation and entrepreneurship" (p.104). The Strengthen and Grow the Business District theme's goals focus on the improvement of existing businesses and community assets and the effective use of new development to reactivate the neighborhood's business district.

Connect Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Connect goal to "Develop an efficient multi-modal transportation system that supports neighborhood livability" (p. 129) and the strategies to "Expand options for non-automotive travel" (p. 130) and to "Plan, design and implement a safe and sustainable transportation system" (p. 135). The Safety, Health, and Quality of Life Theme Goals focus on increasing pedestrian safety and enhancing the streetscape of key corridors in the neighborhood.

Live Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Live Goals to "Build a robust public life" (p. 149), to "Create a more livable community" (p. 156), and to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) as well as the strategies to "Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people" (p. 150), to "Become more walkable" (p. 157), and to "Offer housing options of varied sizes and types for

residents at all stages of life" (p. 169). Goals in the Safety, Health, and Quality of Life Theme include expanding access to parks and community assets, goals in the Housing and Neighborhood Safety Theme focus on strengthening residential stability, home repair, and responsible ownership, and goals in the Strengthen and Grow the Business District Theme Goals focus on the effective use of new development to reactivate the neighborhood's business district and enhance the experience for residents and visitors.

Sustain Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Sustain goal to "Preserve our natural and built environment" (p. 193) and the strategy to "Protect out natural resources" (p. 194). The Safety, Health, and Quality of Life Theme Goals focus on improving parks and preserving natural areas.

Collaborate Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Collaborate goal to "Work in synergy with the Cincinnati community" (p. 209) and the strategy to "Unite our communities" (p. 210). The Action, Partnerships, and Follow-Through Theme's Goals focus on moving this plan from vision to implementation by strengthening partnerships and aligning projects with available funding opportunities.

APPROVAL PROCESS

Multiple departments were involved throughout the planning process, including the Department of Transportation and Engineering, the Department of Building and Inspections, the Cincinnati Parks Department, and the Office of Strategic Growth. The proposed plan was also reviewed by City departments. Departments were asked to pay special attention to the action steps of the plan where they were listed as the Key Partner. No objections were raised.

In addition to City departments, the plan was reviewed by the Roselawn Plan Working Group members, and a presentation was made to the Roselawn Community Council on October 8, 2026. There was no feedback on the proposed Plan, except for questions about implementation funding.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed Roselawn Neighborhood Plan as the Roselawn neighborhood's guiding comprehensive document.

Respectfully submitted:

Maria Dienger, Senior City Planner
Department of City Planning and Engagement

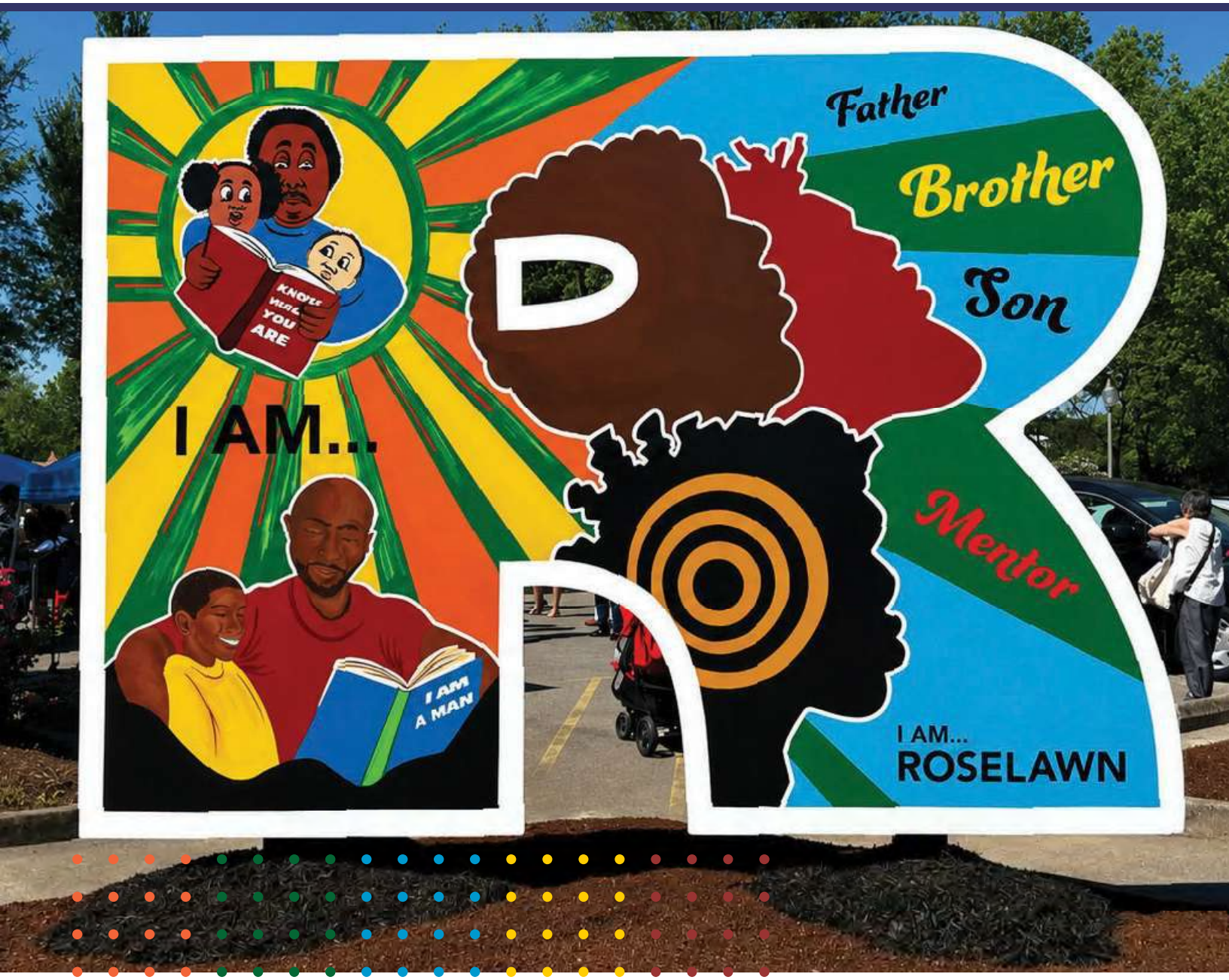
Approved:

Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Exhibit A

Roselawn

Neighborhood Plan



city of CINCINNATI
CITY PLANNING & ENGAGEMENT

NOVEMBER 3, 2026

FINAL DRAFT 11/09/2026

Prepared for:

city of CINCINNATI

Prepared by:

KZF DESIGN
Designing Better Futures

RCC Introductory Letter



Roselawn Community Council (RCC) with a membership roster close to 200 members endorse the 2026 Roselawn Neighborhood Plan. RCC played a key role in the planning process by attending public meetings, participating in small-group discussions to share ideas and develop solutions, encouraging neighborhood-wide participation through surveys and other outreach, and updating members on the plan's progress at general meetings.

While Roselawn has changed over the years in many ways, three elements of this community remain: **Roses, Buds, and Thorns**. The first element are the Roses of the community. Our Roses are our good and responsible home and business owners; our good renters, and valuable institutions that contribute in a positive way to keep our neighborhood safe, clean, and a pleasant place to live, work, shop, worship and gather among other things. The themes of the 2026 Roselawn Neighborhood Plan will strengthen these Roses by supporting business success and improving residents' quality of life through positive, needed neighborhood changes.

Our Buds, the second element, represent Roselawn's opportunities for development, upgrades or revamps. Vacant properties such as the former Chili Time site at Section Road and the former Ponderosa site on Summit Avenue are examples of Buds ready to grow. Suggested land use in the 2026 Roselawn Neighborhood Plan will allow our Buds to bloom into fruition with the adoption of zoning changes if needed.

Unfortunately, Roselawn has its Thorns, the third element and the smallest of the three. Thorns are human resistance to doing what is right, legal, and proper for Roselawn. It can be a behavior as simple as littering, throwing paper on the ground, or as big as abandoning property. Theme 3 of the 2026 Roselawn Neighborhood plan, "Improve Safety, Health and Everyday Quality of Life" provides strategies that may assist in improving Roselawn and minimize or eliminate the Thorns.

With the necessary support and resources, RCC stands ready to assist in implementing the 2026 Roselawn Neighborhood Plan.

R. Thompson

Rochelle Thompson
President,
Roselawn Community Council

Acknowledgments

Roselawn Community Council (RCC)
Rochelle Thompson, President
Kimberly O'Bryant, Vice President/Quality of Life
Kimberly Gill, Treasurer/NSP Manager
Stephanie Backer, Secretary
Anita Boseman, Chair, Newsletter/Beautification Committee
Verline Dotson, Sergeant-at-Arms
Carrie Douglas, Chair, Membership Committee
Tameka Wilson, Quality of Life Committee Co-Chair

Special thanks to former RCC President, Annie Ruth Napier for your continued support.

Roselawn Business Alliance (RBA)
Ronald Mosley, President
Carrie Douglas, Vice President

Roselawn Community Redevelopment Corporation (ROCURC)
Nancy Sunnenberg, Board

Neighborhood Plan Working Group
Annie Ruth Napier, RCC, Resident
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Anita Boseman, RCC, Resident
Ronald Mosley, RBA, Resident
Rabbi Yaakov Marchuck, CZE Cincinnati
Rabbi Moshe Fuchs, Mesivta of Cincinnati
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Nancy Sunnenberg, ROCURC, Resident

Department of City Planning & Engagement
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City of Cincinnati Elected Officials
Aftab Pureval, Mayor
Jan-Michele Lemon Kearney, Vice Mayor
Scotty Johnson, President Pro Tem
Anna Albi, Council Member
Jeff Cramerding, Council Member
Ryan James, Council Member
Mark Jeffreys, Council Member
Evan Nolan, Council Member
Meeka Owens, Council Member
Seth Walsh, Council Member

City Manager
Sheryl M. M. Long, City Manager

City Planning Commission
Jacob Samad, Chair
Daniella Beltran, Vice Chair
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Buildings & Inspections
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Other Participants
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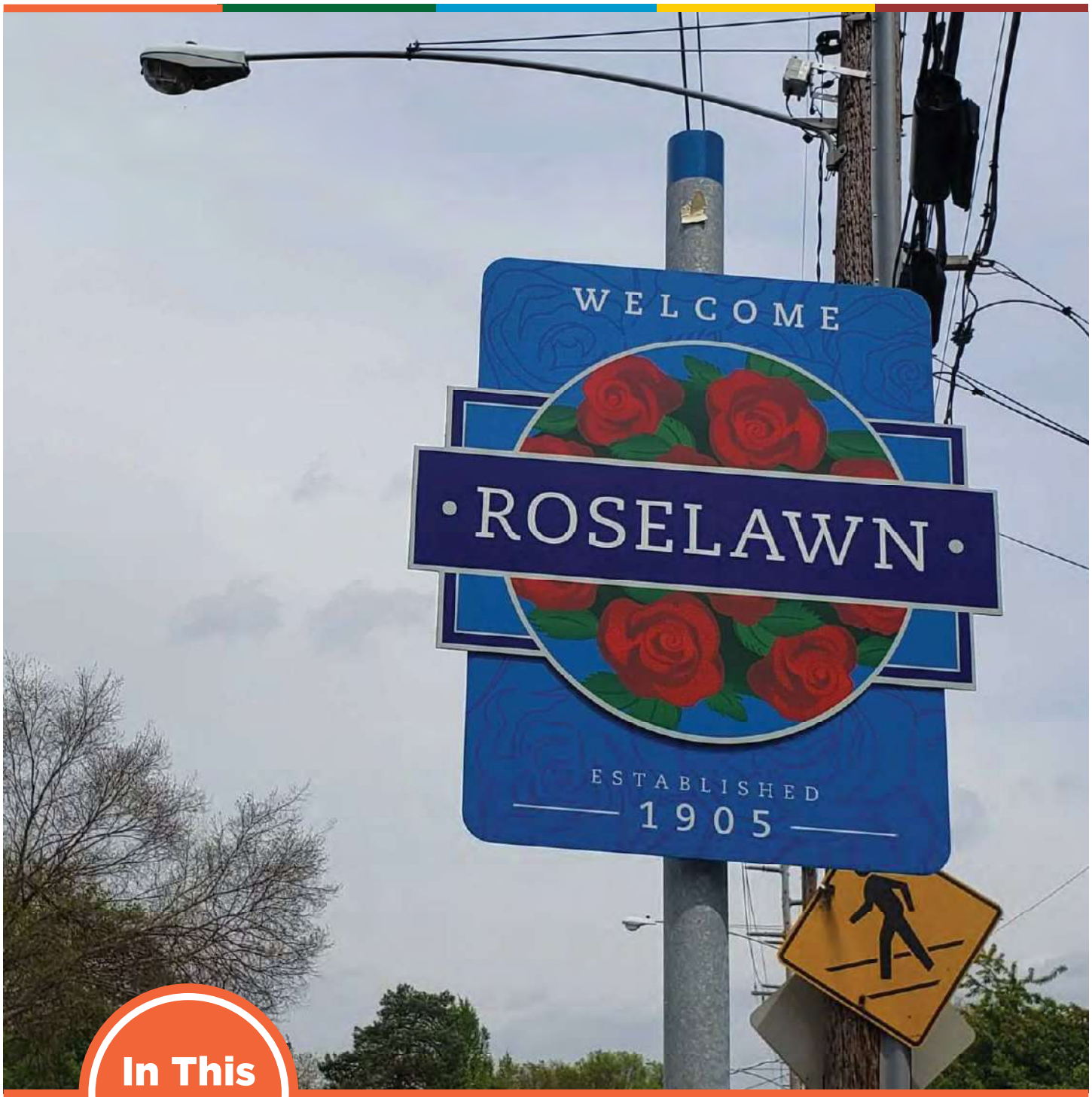
Section 1 | Executive Summary



In This Section

- Purpose of Plan
- Vision Statement
- Plan Process
- Goals Overview
- Plan Structure

Roselawn Neighborhood Plan

The Roselawn Neighborhood Plan is an implementation-focused roadmap that translates the community's vision into coordinated actions over the next decade. Building upon more than a year of community engagement, including numerous public meetings, stakeholder discussions, and resident input, this Plan reaffirms Roselawn's established goals and priorities while identifying strategic opportunities for key site redevelopment and neighborhood investment.

This Plan provides a clear framework for implementing community-driven recommendations, strengthening partnerships, stabilizing housing, enhancing public spaces, improving safety, and supporting a thriving business district along Reading and Section Roads.

Prepared by KZF Design for the City of Cincinnati, the plan recognizes Roselawn's rich history, its evolving identity, and the opportunities shaped by recent and upcoming public investments, including the future METRO BRT end-of-line station. It builds upon knowledge captured through historic documents, prior plans, and assessments of neighborhood assets, land use, zoning, transportation connections, economic conditions, housing stock, community facilities, and local institutions.

Purpose of the Plan

The Roselawn Neighborhood Plan serves as an official guiding document for land use, development, housing stability, mobility, investment, safety, and quality-of-life decisions. It is designed to:

- Provide a shared vision for Roselawn's future
- Support coordinated investment among public agencies, private developers, business owners, and community organizations
- Address long-standing challenges related to housing, commercial vitality, safety, and infrastructure
- Strengthen partnerships and ensure follow-through on community priorities
- Guide Roselawn's evolution into a more connected, welcoming, and vibrant neighborhood

The Roselawn Neighborhood Plan is intended to support local decision-making and align Roselawn with citywide planning goals while preserving the neighborhood's unique identity and values.



Planning Process

The Plan was developed through a multi-phased process that included existing conditions research, comprehensive community engagement, collaborative visioning, targeted thematic meetings, and iterative refinement of goals and strategies.

Phase I - Existing Conditions & Input Gathering



- GIS mapping, demographic analysis, housing study, land use review, and zoning review
- Neighborhood audit and photo-documentation of conditions
- Launch of Project Website and virtual engagement tools
- Business Owner Forum
- Plan Kick-Off Meeting with Working Group
- Working Group Visioning Session
- Public Open House #1 ("Listen & Learn")

Phase II - Exploration & Analysis



- Plan Topic Working Sessions (Business District, Housing, Safety, Quality of Life, and Implementation)
- Creation of draft themes, goals, and objectives
- Development of preliminary land use ideas
- Public Open House #2 ("Concepts & Recommendations")
- Draft Plan preparation and City department review

Phase III - Final Plan Development & Approval



- Completion of final plan narrative, maps, graphics, and recommendations
- Preparation of implementation matrix, partner roles, and next steps
- Presentations to Roselawn Community Council, City Planning Commission, and City Council

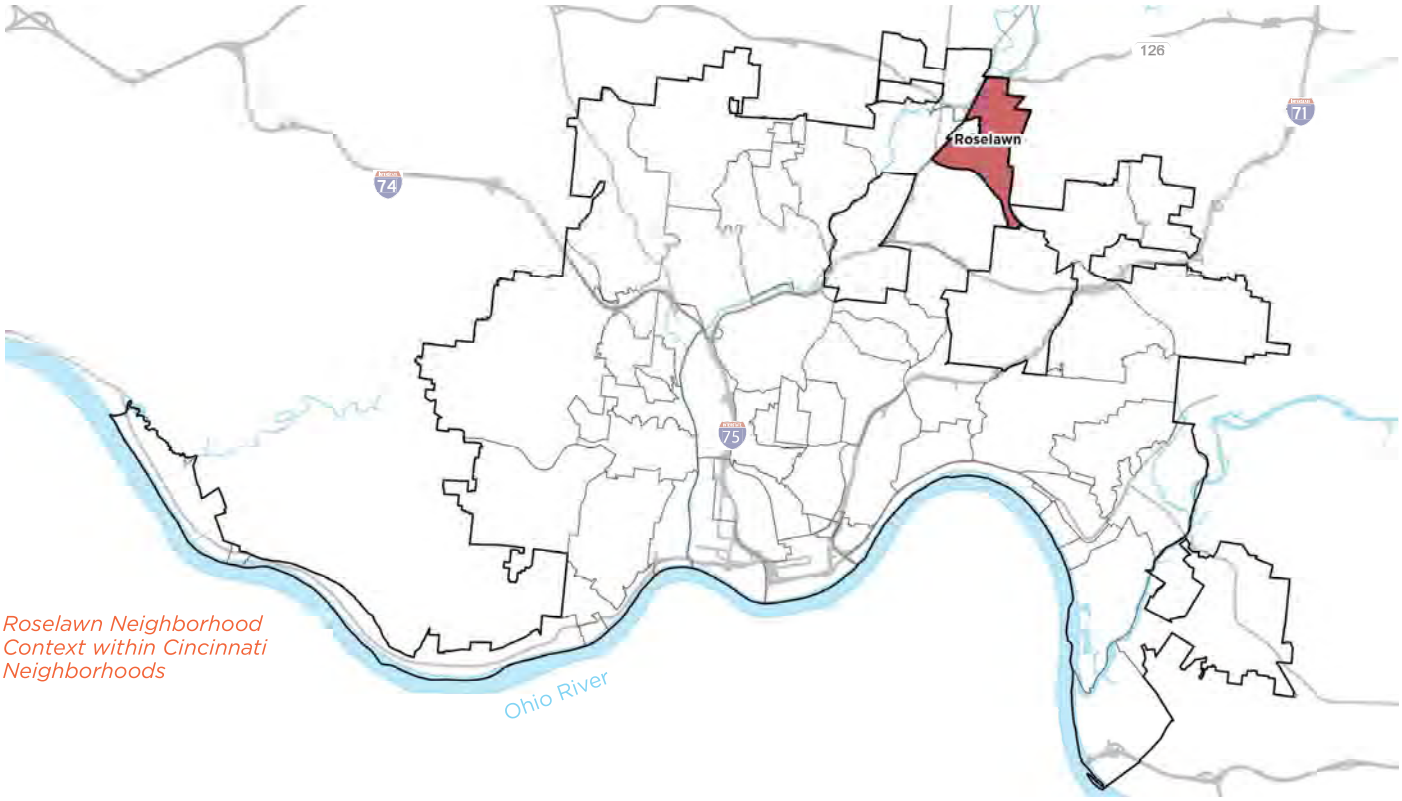
This structure ensures the Plan aligns with community input at each milestone and meets all requirements for formal approval.

Regional Context

Roselawn is a neighborhood located in the northern border of Cincinnati, Ohio. It's located roughly 7-8 miles north of downtown Cincinnati, positioned between I-75 to the west and Reinhold Drive to the east. Reading road passes through the center of the neighborhood serving as the major north-south corridor.

The neighborhood sits in a transitional area between the urban core and inner-ring suburbs. It's bordered by several other Cincinnati neighborhoods including Carthage and Bond Hill. Roselawn has historically been a diverse, primarily residential community with a mix of single-family homes and apartment buildings.

The area developed largely in the early-to-mid 20th century and has good access to major transportation corridors, making it fairly convenient for getting around the greater Cincinnati area. Like many of Cincinnati's northern neighborhoods, it's gone through various demographic and economic changes over the decades.



Roselawn Neighborhood Context within Cincinnati Neighborhoods

Abbreviations and Acronyms

BRT	Bus Rapid Transit
B&I	Department of Buildings & Inspections
CERT	Community Emergency Response Team
CMO	City Manager's Office
CPD	Cincinnati Police Department
CRC	Cincinnati Recreation Commission
DCPE	Department of City Planning & Engagement
DORS	Department of Opportunity and Resident Services
DOTE	Department of Transportation and Engineering
EPA	U.S. Environmental Protection Agency
HUD	U.S. Department of Housing and Urban Development
LISC	Local Initiatives Support Corporation
NBD	Neighborhood Business District
ODOT	Ohio Department of Transportation
OES	Office of Environment and Sustainability
OSG	The Office of Strategic Growth
POI	Points of Interest
Port	Port Authority of Cincinnati
RBA	Roselawn Business Alliance
RCC	Roselawn Community Council
ROCURC	Roselawn Community Redevelopment Corporation
SORTA	The Southwest Ohio Regional Transit Authority
TST	Tri-State Trails
WIN	Working In Neighborhoods

Existing Conditions

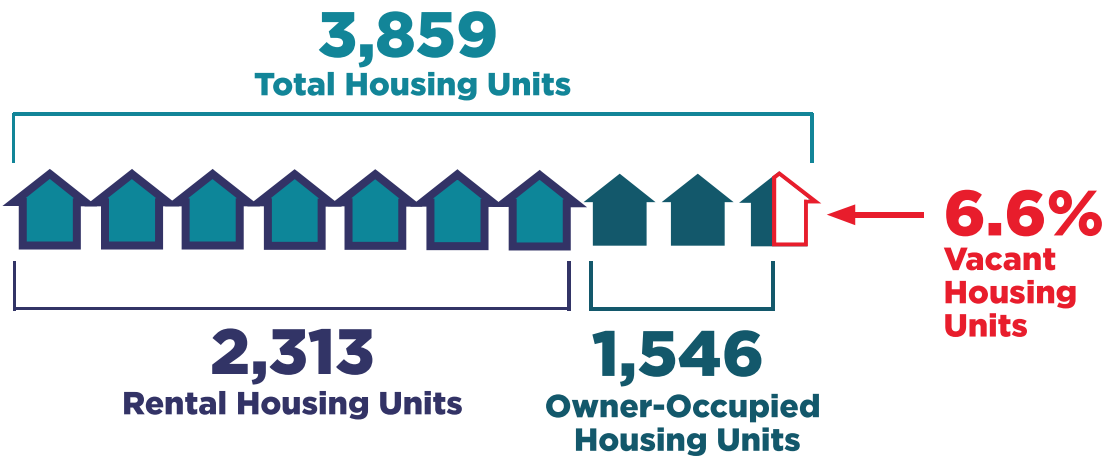
An assessment of existing conditions provided a comprehensive understanding of Roselawn's demographic trends, housing, economy, land use, and transportation network. The analysis identified both longstanding challenges and emerging opportunities, including an aging housing stock, commercial disinvestment, and barriers to connectivity, while also highlighting key community assets such as neighborhood institutions, parks, and planned transit investments. Together, these findings informed the plan's recommendations and implementation priorities.

During the existing conditions phase, demographic, housing, economic, land use, and transportation data were analyzed to better understand Roselawn's strengths, challenges, and opportunities. The analysis highlighted a stable population, aging housing stock, commercial reinvestment opportunities along Reading Road, important community institutions, and the need for improved connectivity, walkability, and neighborhood infrastructure.

7,375
Total Population

80.7%
of the population is African American

42
Median Age



$37,046
Median Household Income

$52,909
City of Cincinnati Median Household Income

Source: *U.S. Census Bureau - 2024 American Community Survey (Census Tracts 110, 271)*

Community Engagement

Community engagement served as the foundation for the Roselawn Neighborhood Plan, ensuring the plan reflects the priorities, experiences, and aspirations of residents, stakeholders, and community partners. Feedback gathered throughout the planning process informed the strategies and implementation actions that will guide future investment and neighborhood improvements.

Engagement revealed clear priorities, including:

- Reinvestment in Reading Road
- Improved safety and neighborhood beautification
- More parks, greenspaces, and community amenities
- Better pedestrian conditions and connectivity
- More youth activities and senior programs
- Stronger community identity through art and creative placemaking
- Activation of problem properties

966
Unique Project Website Visits

121
Surveys, Feedback Forms, and Website Contributions

4,753
Postcards Mailed

49
In-Person Open House Attendees

Residents provided input through surveys, mapping tools, open houses, forums, and working group sessions, consistently highlighting the importance of collaboration and visible, sustained progress.



The Roselawn Planning Team remembers Ronald Mosely, a prominent and respected longtime resident of Roselawn, serving as president of the RBA. He generously shared his time, knowledge, and passion for his community throughout the planning process as a member of the Working Group. His commitment to strengthening Roselawn and supporting its future will leave a lasting impression.

Vision Statement

Roselawn will be a safe, vibrant, and welcoming neighborhood that celebrates community pride, supports thriving local businesses, strengthens housing quality, and connects residents to parks, amenities, and opportunities. Through collaboration, equitable investment, and intentional design, Roselawn's future will be one where families flourish, streets feel inviting, and shared spaces bring people together

Themes, Goals & Strategic Direction

The Plan is organized around four major themes, each supported by detailed goals and actionable strategies.



Theme 1: Strengthen and Grow the Business District

Make Reading Road a lively, welcoming place where local businesses can succeed and residents want to spend time.

Goal 1.1: Make the Business District a Walkable, Active Place

Goal 1.2: Create a Strong Identity and Positive Image for Roselawn

Goal 1.3: Support Local Businesses and Job Opportunities

Goal 1.4: Improve Gateways and Key Properties

Goal 1.5: Use Bus Rapid Transit to Support Equitable Growth



Theme 2: Improve Housing and Strengthen Neighborhood Stability

Improve housing conditions, address problem properties, and protect long-time residents.

Goal 2.1: Improve Housing Conditions

Goal 2.2: Address Problem Properties and Absentee Landlords

Goal 2.3: Focus on Areas Facing the Greatest Challenges

Goal 2.4: Protect Strong Blocks and Prevent Displacement



Theme 3: Improve Safety, Health, and Everyday Quality of Life

Create a neighborhood where people feel safe, healthy, and connected.

Goal 3.1: Make Streets Safer and Easier to Get Around

Goal 3.2: Expand Access to Parks and Community Spaces

Goal 3.3: Strengthen Community Safety

Goal 3.4: Support Youth and Workforce Opportunities



Theme 4: Focus on Action, Partnerships, and Follow-Through

Make sure this plan leads to real change, not just another document.

Goal 4.1: Support Community-Led Action

Goal 4.2: Clarify Leadership and Roles

Goal 4.3: Align Partnerships and Funding

Goal 4.4: Turn Ideas into Funded Projects

The images below are project examples and strategies that help illustrate ways to achieve the different goals outlined in this neighborhood plan

Theme 1 (Neighborhood Business District)



Develop a New Future Town Center



Launch a Façade Improvement Program



Roselawn Business District Marketing and Events Program



Gateway Improvement Projects

Theme 2 (Stability)



Prioritize Parking Enforcement



Vacant Home Reuse and Responsible Ownership



Community Engagement & Volunteer Work



Homeownership & Responsible Ownership Pathways Initiative

Theme 3 (Quality of Life)



New Park Project



Neighborhood Pedestrian Safety Improvements



Community Facility Feasibility Study



Greenspace and Connectivity Program

Implementation & Next Steps

The Plan will move forward through coordinated partnerships among residents, the Roselawn Community Council (RCC), Roselawn Community Redevelopment Corporation (ROCURC), Roselawn Business Alliance (RBA), the City of Cincinnati, SORTA, Great Parks, institutions, nonprofits, developers, and business owners.

The Implementation section and matrix are meant to be a tool for Roselawn to utilize. The recommended implementation strategies include, but are not limited to:

- Annual priority-setting
- Clear project identification
- Grant and funding alignment
- Partner coordination meetings
- Project tracking dashboards
- Ongoing engagement and communications

The Roselawn Neighborhood Plan will guide neighborhood decision-making and serve as the foundation for public and private investment across Roselawn.

Plan Framework

Theme 1 (NBD)

- 1.1 **New Mixed-Use Opportunity**
- 1.2 **New Residential Infill Opportunity**
- 1.3 **Improve Buildings and Incentivize New Business**
- 1.4 **Develop a New Future Town Center**
- 1.5 **Proposed BRT Station**
- 1.6 **Streetscape Improvements**
- 1.7 **New Mixed-Use Development**
- **Gateway Intersection Improvements**
- **Corridor Improvements**

Projects Not Mapped

- Develop Guidelines for New Development
- Launch a Façade Improvement Program
- Pilot Block

Map Key

- # **New Build/Construction**
- # **Improvements to Existing**

Theme 2 (Stability)

- 2.1 **Residential Target Improvement Area**
- 2.2 **Commercial Target Improvement Area**

Projects Not Mapped

- Rental Rehab Program
- Support Seniors in Roselawn
- Create a Problem Property Action Plan
- Expand Access to Home Repair Programs
- Address Vacant and Abandoned Properties
- Coordinate Neighborhood Cleanup
- Build a Partnership & Volunteer Program
- Launch a Housing Education & Outreach Campaign

Theme 3 (Quality of Life)

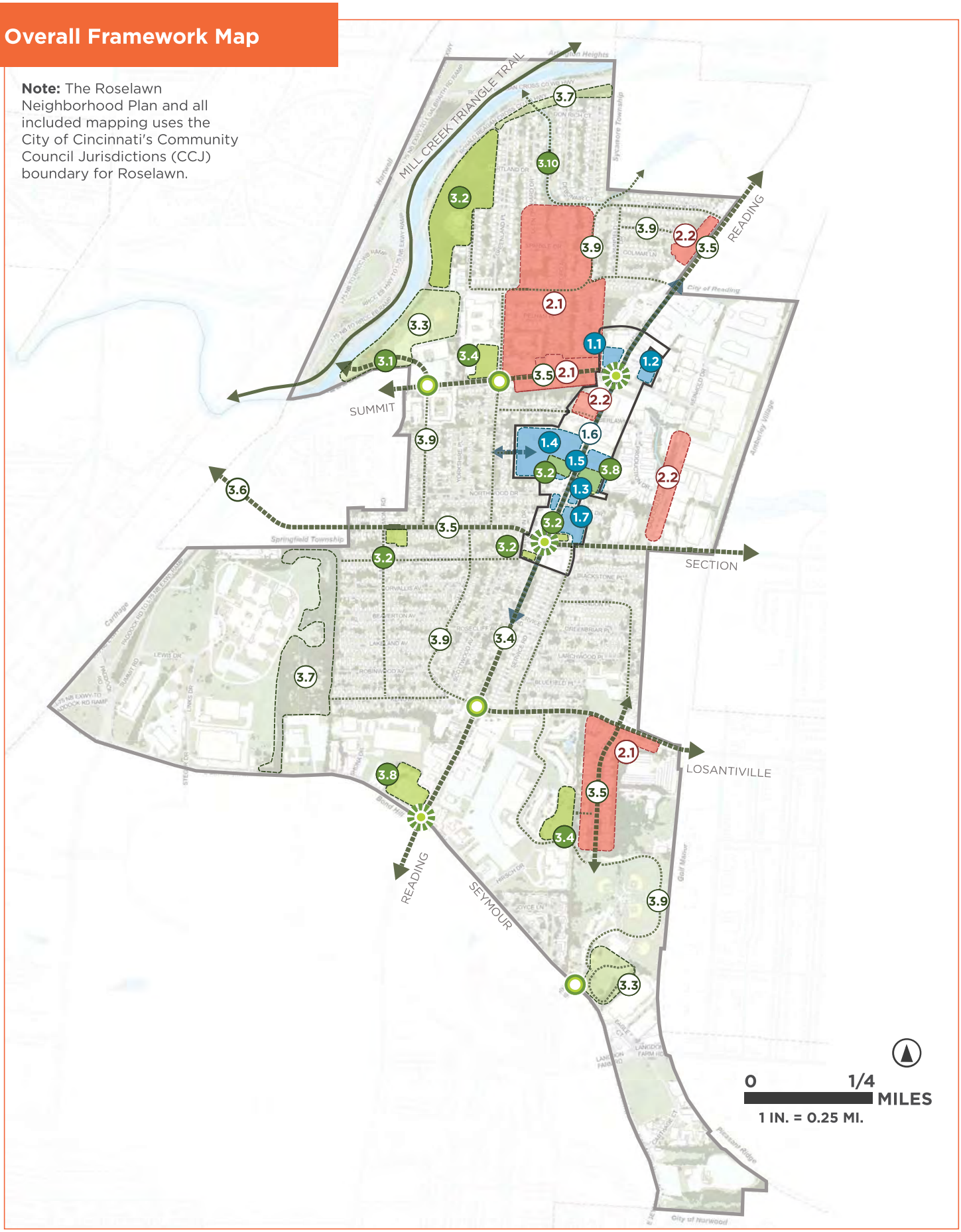
- 3.1 **Connect to the Mill Creek Triangle Trail**
- 3.2 **Expand Community Green Space**
- 3.3 **Improve Existing Park Space**
- 3.4 **Enhance School Recreation Space**
- 3.5 **Main Corridor Streetscape Improvements**
- 3.6 **Restored Pedestrian Connection Over I-75 by ODOT**
- 3.7 **Preserve Existing Mature Treeline**
- 3.8 **New Community or Recreation Center Opportunity**
- 3.9 **Neighborhood Pedestrian Safety Improvements**
- **Gateway Intersection Improvements**
- **Neighborhood Intersection Improvements**
- **Mill Creek Triangle Trail**
- **Corridor Improvements**
- **Pedestrian Safety Improvements**

Projects Not Mapped

- Activate Key Opportunity Sites
- Develop a Greenspace & Connectivity Plan
- Expand Urban Forestry Efforts
- Conduct a Community Facility Feasibility Study
- Leverage Funding Districts & Partnerships

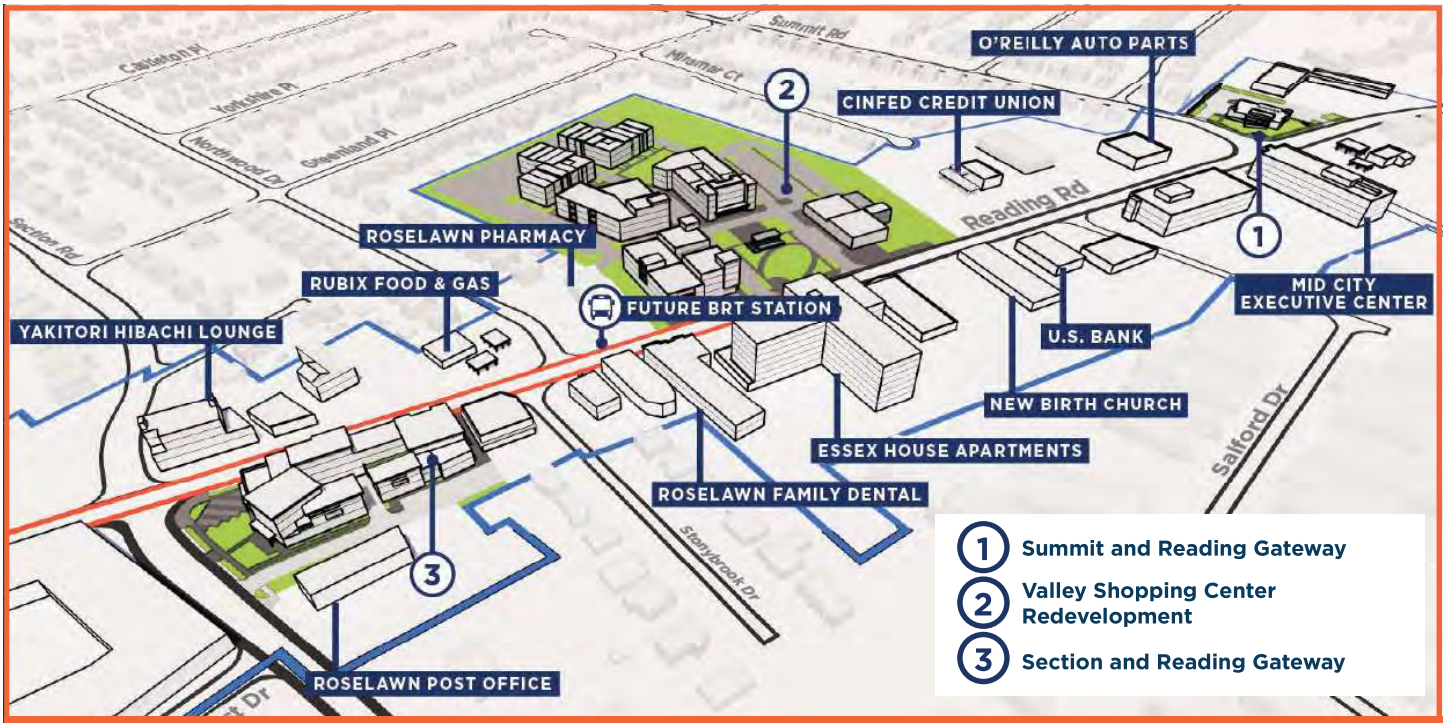
Overall Framework Map

Note: The Roselawn Neighborhood Plan and all included mapping uses the City of Cincinnati's Community Council Jurisdictions (CCJ) boundary for Roselawn.



Implementation, Concepts, & Next Steps

To support implementation of the plan, a series of conceptual improvement opportunities were identified to illustrate how the community's vision can be translated into action. These concepts highlight potential investments that strengthen the business district, enhance neighborhood character, and improve the experience for residents, businesses, and visitors. Together, they provide a framework for future planning, partnerships, and funding efforts that can help guide implementation over time.



NEIGHBORHOOD BUSINESS DISTRICT CONCEPT



READING ROAD & SUMMIT ROAD 1

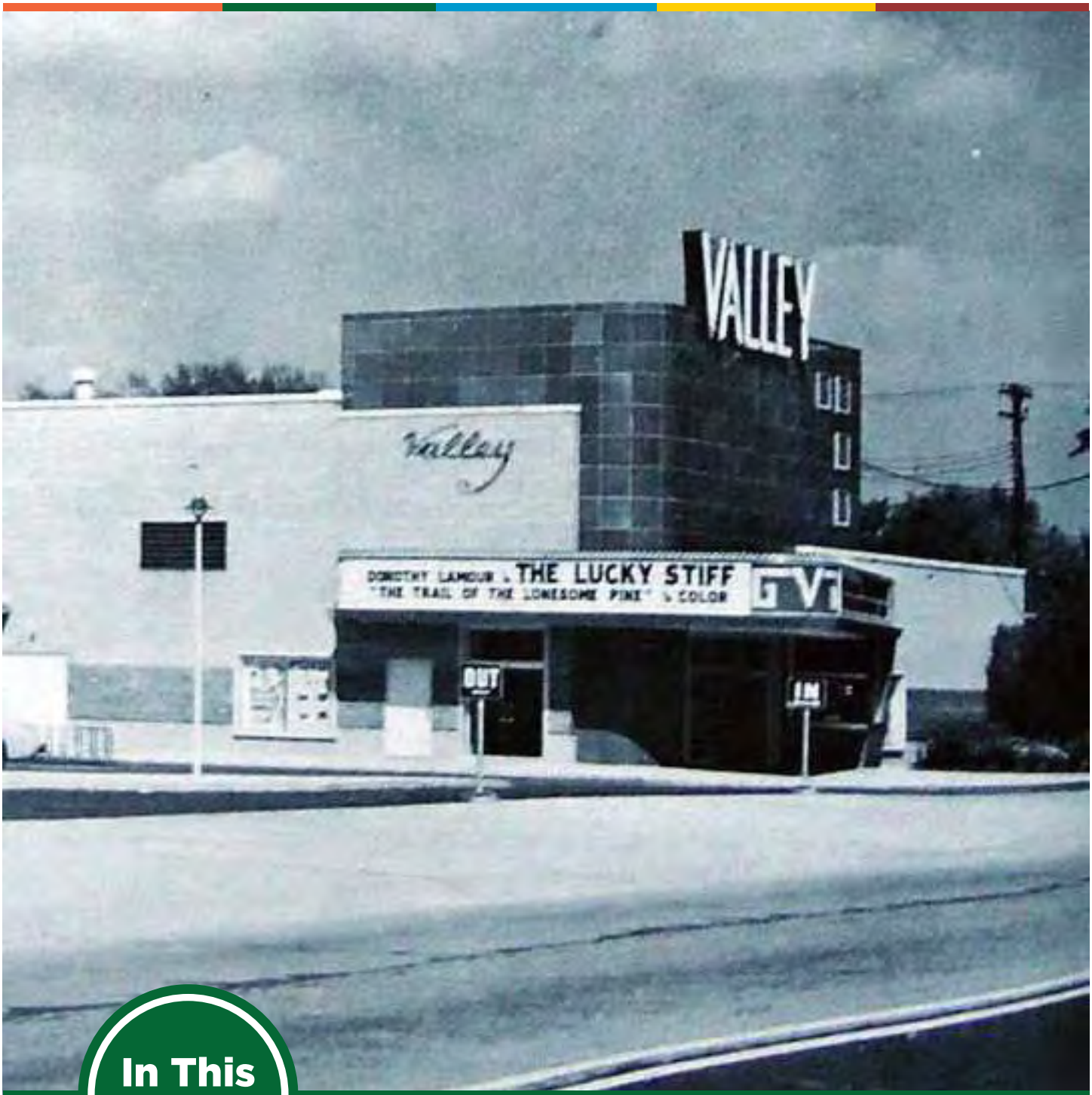


VALLEY SHOPPING CENTER (TOWN CENTER) 2



READING ROAD & SECTION ROAD 3

Section 2 | Roselawn Yesterday



In This Section

- Neighborhood History & identity
- Past Planning Efforts
- Regional Context

Neighborhood History & Identity

Prior to European settlement, the Roselawn area was home to the Shawnee peoples. Following their relocation in the 1800s, settlers developed the land for agriculture. The Miami-Erie Canal, constructed in the early 1800s as a goods and transportation corridor connecting Cincinnati to Lake Erie, provided water for artificial lakes used for swimming and ice skating.

During Cincinnati's early expansion, Roselawn served as a way-point along the Springfield Toll Road, with scattered dairy farms across its rolling terrain, Roselawn was among Cincinnati's first railroad suburbs, connected by rail to downtown. Following Roselawn's annexation to the City of Cincinnati in 1911, the area remained largely undeveloped until the 1920s.

Residential development accelerated in 1937 when Robert Wachedorf recognized the area's growth potential and initiated the Hillcrest Subdivision east of Reading Road, catalyzing additional subdivision development. The post-World War II era brought transformative growth as Roselawn provided suburban-style housing to newly forming households. The majority of single-family and multi-family housing was constructed between 1940 and 1960, attracting middle-income families relocating from denser inner-city neighborhoods such as Corryville and Mt. Auburn. The area's pleasant residential environment drew a diverse population, including a thriving Jewish community and an emerging African American middle class.

Concurrent with residential expansion, Roselawn evolved into a regional commercial hub. The Roselawn Center Building at Reading and Section Roads represented Cincinnati's first major business and office decentralization. The 1956 opening of Swifton Shopping Center, followed by auto-oriented commercial strips along Reading Road and numerous professional offices, further solidified the neighborhood's economic identity. These developments reflected the automobile-centric planning characteristic of mid-twentieth century suburban communities.



Automobile-Centric Development | Roselawn 1950s

However, infrastructure development permanently altered the area's character. Between the 1940s and 1960s, the Mill Creek Expressway (Interstate 75) was constructed along the western borders atop the drained Miami-Erie Canal, with the Norwood Lateral built south of Roselawn along Bond Hill's southern border. These major thoroughfares, combined with increased industrial development and parking lots, transformed the once rural landscape and eliminated access to outdoor recreation spaces.

The 1950s introduced demographic shifts that reshaped both communities. Large-scale apartment complexes changed the residential fabric, while commercial expansion continued along major corridors. Over subsequent decades, the Jewish community gradually relocated to suburbs like Golf Manor and Amberley Village, while the neighborhood experienced ongoing demographic transitions.



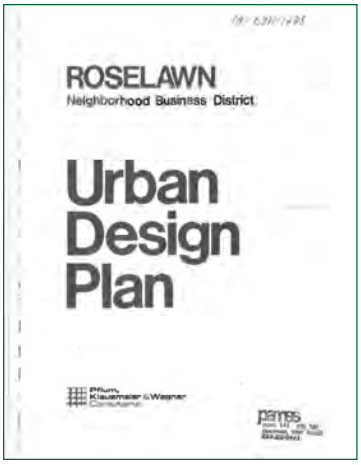
A Day of Fun hosted at former Jewish Community Center on Summit Road, 1969 | Source: JCC Picture Collection

In response to these changes, concerned residents formed the Bond Hill-Roselawn Community Council in 1965 to preserve neighborhood assets and quality of life. Following the dissolution of the joint council in 1969, the independent Roselawn Community Council was established in 1971. Today, the organization represents over 200 family memberships encompassing approximately 500 residents committed to revitalization efforts including neighborhood clean-ups and landscaping projects. Many homes from the 1960s and 1970s are being renovated through the city's residential tax abatement program, which incentivizes investment by reducing taxable property values for qualifying improvements.

Sources: *91.7 WVXU Revisiting Roselawn's Time As A Booming Jewish Community, Jolene Almendarez (2021)*
Roselawn & Bond Hill StoryMap - Neighborhood Profile: Roselawn & Bond Hill, Groundwork Ohio River Valley (2026)

Past Planning Efforts

This plan builds upon a foundation of previous planning efforts that have helped shape the vision and priorities for the neighborhood over time. While not every plan or study was formally adopted, each contributed valuable ideas, community input, and technical analysis that informed this planning process. Together, these efforts established a framework that guided the development of this plan and continue to serve as important resources for future decision-making and implementation.



1981 Roselawn NBD Urban Design Plan

The Roselawn Urban Design Plan was created in 1981 and serves as the first neighborhood plan created for Roselawn.

The main priority for this plan was centered around developing a clear physical image for the retail building form. This was thought to allow for a functional cohesiveness in the new retail environment and to develop a new identity and pedestrian orientation.

A goal the plan sought to achieve was properly integrating the business district with the surrounding neighborhood and the Roselawn community. The plan sought to do this while also maintaining and emphasizing the Roselawn Center Building as the symbolic focal point of the Business District image.



1983 Roselawn Community Plan

The 1983 Roselawn Community Plan outlined a strategy to preserve Roselawn's residential character while guiding zoning, housing, transportation, recreation, and community services.

It sought to protect single-family areas, limit incompatible commercial growth, and direct redevelopment at the Longview State Hospital site toward housing and compatible support uses.

The plan also addressed population decline, an aging population, and housing maintenance concerns. It recommended stronger code enforcement, improved street and transit conditions, expanded recreation, and continued support for elderly residents to help stabilize the neighborhood.



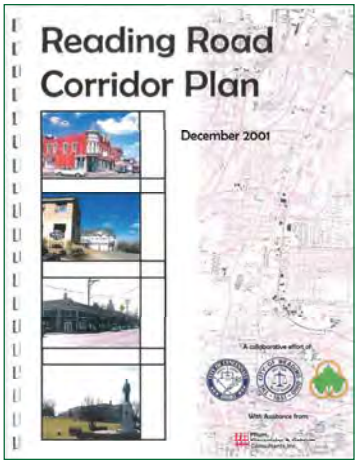
2000 Seymour Ave NBD Redevelopment Strategy

The Seymour Avenue Redevelopment Strategy Plan was a collaborative effort to strengthen Seymour Avenue as a regional business hub.

It focused on improving access, appearance, marketing, and redevelopment opportunities, including the Swifton Commons site and a new post office.

Key takeaways were that the plan aimed to coordinate public and private investment, improve the customer experience, and reinforce the district's identity through streetscape upgrades and better circulation. It also emphasized using redevelopment to support surrounding neighborhoods and expand commercial and institutional uses in a more organized way.

Past Planning Efforts (CONTINUED)



2002 Reading Road Corridor Plan

The purpose of this plan was to create a vision for the Reading Road Corridor that is the result of a regional collaborative planning effort.

In 1998, the Hamilton County Office of Economic Development brought together three communities along the Reading Road corridor who had shown interest in preparing various types of plans to address the conditions and land use of properties along Reading Road.

The City of Reading was interested in preparing an urban renewal plan that would allow the city to acquire land for economic development. The City of Cincinnati (Roselawn and Bond Hill) and Sycamore Township were interested in developing a plan for the corridor addressing future land uses and strategies for redevelopment.

By combining the efforts of all three communities, each community would be aware of how future development would influence surrounding areas regardless of jurisdiction. This plan was a result of that regional effort.



2019 Bond Hill + Roselawn Plan

The purpose of this plan was to guide coordinated reinvestment and community-led action in Bond Hill and Roselawn.

The plan called for strengthening business districts, expanding diverse and attainable housing options, improving safety and neighborhood conditions, and supporting youth, families, and workforce development.

Centered on revitalizing the Reading Road corridor, the plan emphasized collaboration between residents, businesses, schools, and public agencies to create a safer, healthier, and more connected community.

Through intentional placemaking, economic opportunity, and inclusive community-building, this plan sought to foster long-term stability, positive neighborhood identity, and a shared future for Bond Hill and Roselawn.

Additional planning documents that have been completed for Roselawn, but not officially approved by the City of Cincinnati, can be found in the Appendix.



Sourced from online, public resources during the Summer of 2026 - Homes.com (Roselawn Neighborhood Profile)

Section 3 | Roselawn Today



In This Section

- Demographics and Statistics
- Constraints and Opportunities Analysis
- Community Engagement

Demographics and Statistics

Introduction

Understanding who lives in Roselawn helps us plan for the future together. Demographic information like **race, age, income, and household size**, shows the unique makeup of our neighborhood. By looking at these trends, we can better understand community needs, plan for growth, and ensure the neighborhood plan reflects the people who call Roselawn home.

Roselawn is a neighborhood shaped by stability and gradual change. Home to just **over 7,000 residents** as of the *2024 U.S. Census Bureau's American Community Survey* ***(ACS)***, the neighborhood has experienced **slow population growth, about a 1% increase** since 2000. This gradual shift has contributed to an aging population, with **a median age of 42**, about 11 years higher than the citywide average. Many residents have deep roots in Roselawn, reinforcing a strong sense of community history.

General Population Statistics

Source: 2024 ACS

7,375
Total Population

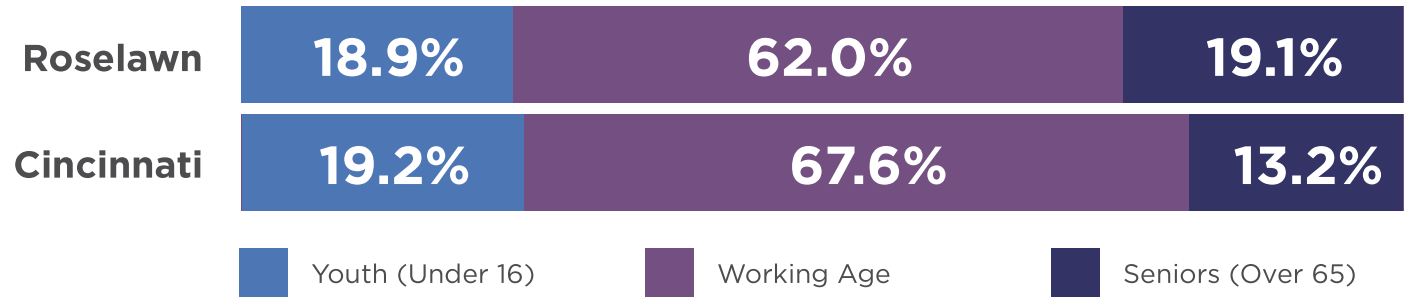
80.7%
of the population is African American

42
Median Age

Roselawn is **80.7% African American**, compared with **36.5% citywide**. This demographic pattern reflects a history of blockbusting in the 1950s and the departure of many Jewish families to neighboring communities, both of which contributed to major neighborhood change over time. Roselawn is also an aging community, with a higher percentage of **residents over 65, 19.1%**, and a lower-than-average **life expectancy of 72 years old**.

Population Breakdown by Working Age

Source: 2024 ACS



Source: *U.S. Census Bureau - 2024 American Community Survey (Census Tracts 110, 271)*

Economic Profile

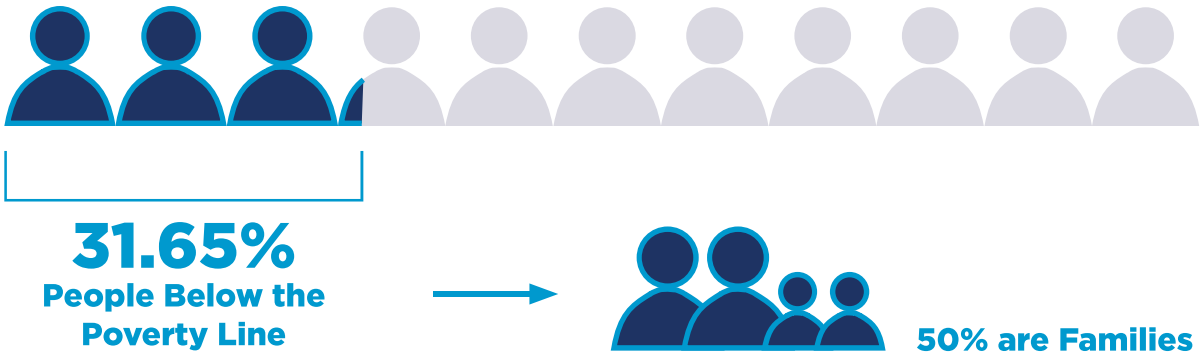
Source: 2024 ACS

Economic conditions remain a significant contributing factor shaping daily life for residents of Roselawn. **Median Household Incomes in the neighborhood are roughly $37,046**, based on 2024 ACS reportings, substantially lower than the **City of Cincinnati's Median Household Income of $52,909**. These figures reflect long-standing gaps in access to wealth, opportunity, and investment. The Federal Poverty Level (FPL) set by the U.S. government for **a family of four is $33,000**.

$37,046
Median Household Income

$52,909
City of Cincinnati Median Household Income

Approximately **31.65% of families and people's income in the past 12 months falls below the poverty line**, and of that figure, over **50% are families** with related children of the householder under the age of 18. For comparison, the **City of Cincinnati's percentage of persons below the poverty line is 25.5%**. These financial pressures intersect with demographic trends, influencing housing stability, the strength of local businesses, and access to neighborhood services and resources.



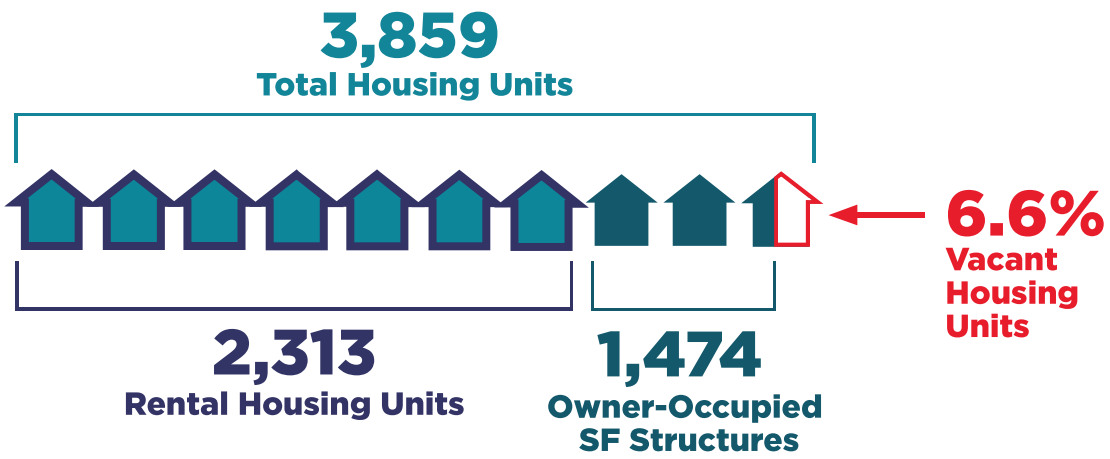
Source: *U.S. Census Bureau - 2024 American Community Survey (Census Tracts 110, 271)*

General Housing Statistics

Source: 2024 ACS

As of the 2024 ACS, Roselawn has a total of **3,859 total housing units**, with roughly **6.6% of housing units listed as vacant**. Roselawn's aging housing stock reflects the neighborhood's development during and after World War II, with much of it built between the 1940s and 1960s - **a total of 2,913.**

Of the 3,859 total housing units, **1,474 are owner-occupied single-family structures**, while **roughly 60% - 2,313, are renter-occupied** in Roselawn. Rental housing stock **primarily consists of tri- and quad-plex units (725) and 539 units are located in a 20+ unit structure** and rents average just under $1,000 a month. .



The median value of owner-occupied housing in Roselawn is **$116,150**, over **$100,000 lower** than the City of Cincinnati's average of **$230,900**. Additionally, the average monthly rent in Roselawn of renter-occupied units are $996. However, more than **54% of Roselawn residents spend more than 35% of their household income** on rent, comparable to approximately 1/3 of the population in the City of Cincinnati who are renters.

$116,150
Median Home Value (Owner-Occ.)
+/ 69,528 M.O.E.

$996/mo.
Median Rent in Roselawn per month

$1,244
2024 Monthly Housing Costs
($1,352 in 2026, per U.S. BLS adjusted for inflation)

59.93%
Renter-Occupied Units

Source: *U.S. Census Bureau - 2024 American Community Survey (Census Tracts 110, 271)*

Roselawn's Housing Typologies & Examples

Source: Google Maps, Zillow, Apartments.com | Listed Sale Price(s): zillow.com, apartments.com
Homes and Units shown were marketed/listed and sourced from online, public resources during the Summer of 2026



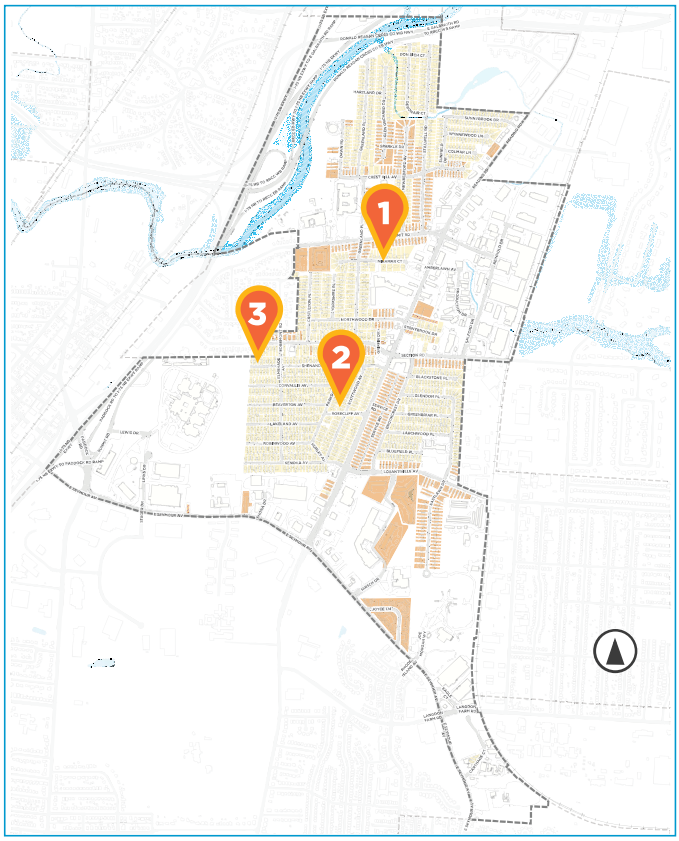
Single-Family Detached Home
Miramar Court, Listed $162,900
3 bd. / 2 ba. | 1,440 sq. ft.



Single-Family Detached Home
Parkdale Avenue, Listed $417,000
3 bd. / 3 ba. | 3,035 sq. ft.



Single-Family Detached Home
Shenandoah Avenue, Listed $305,000
4 bd. / 3 ba. | 2,692 sq. ft.





Low-Rise Apartment Rental Unit
Glen Orchard Drive, Available for $905/mo.
1 bd. / 1 ba. | 750 sq. ft.

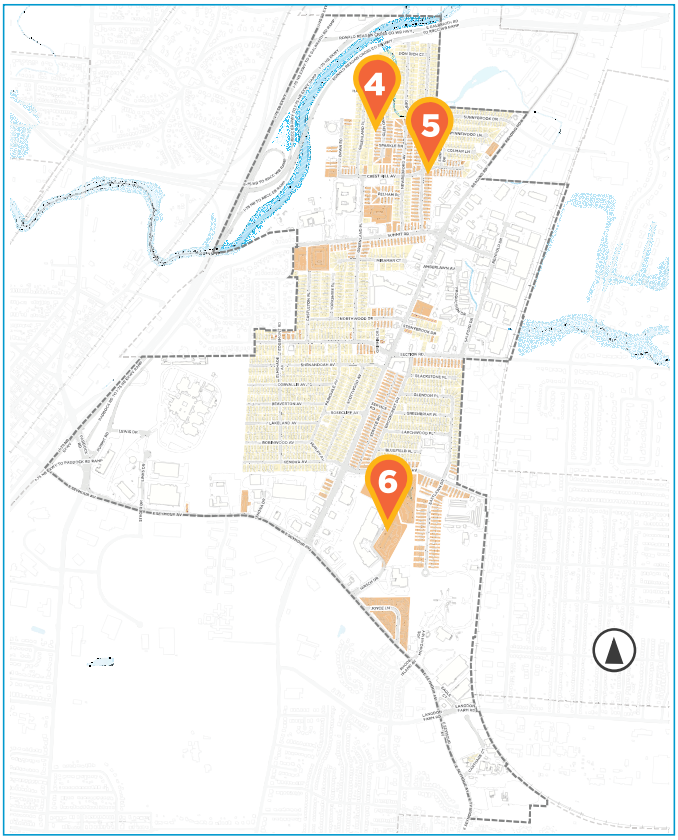


Two-Family Rental Unit
Stillwell Road, Available for $905/mo.
1 bd. / 1 ba. | 750 sq. ft.



Senior Living Complex (62+ years old)
Courtyard Apartments - Hirsch Street
Starting at $789/mo. (1 bd. / 1 ba. | 556+ sq. ft.)

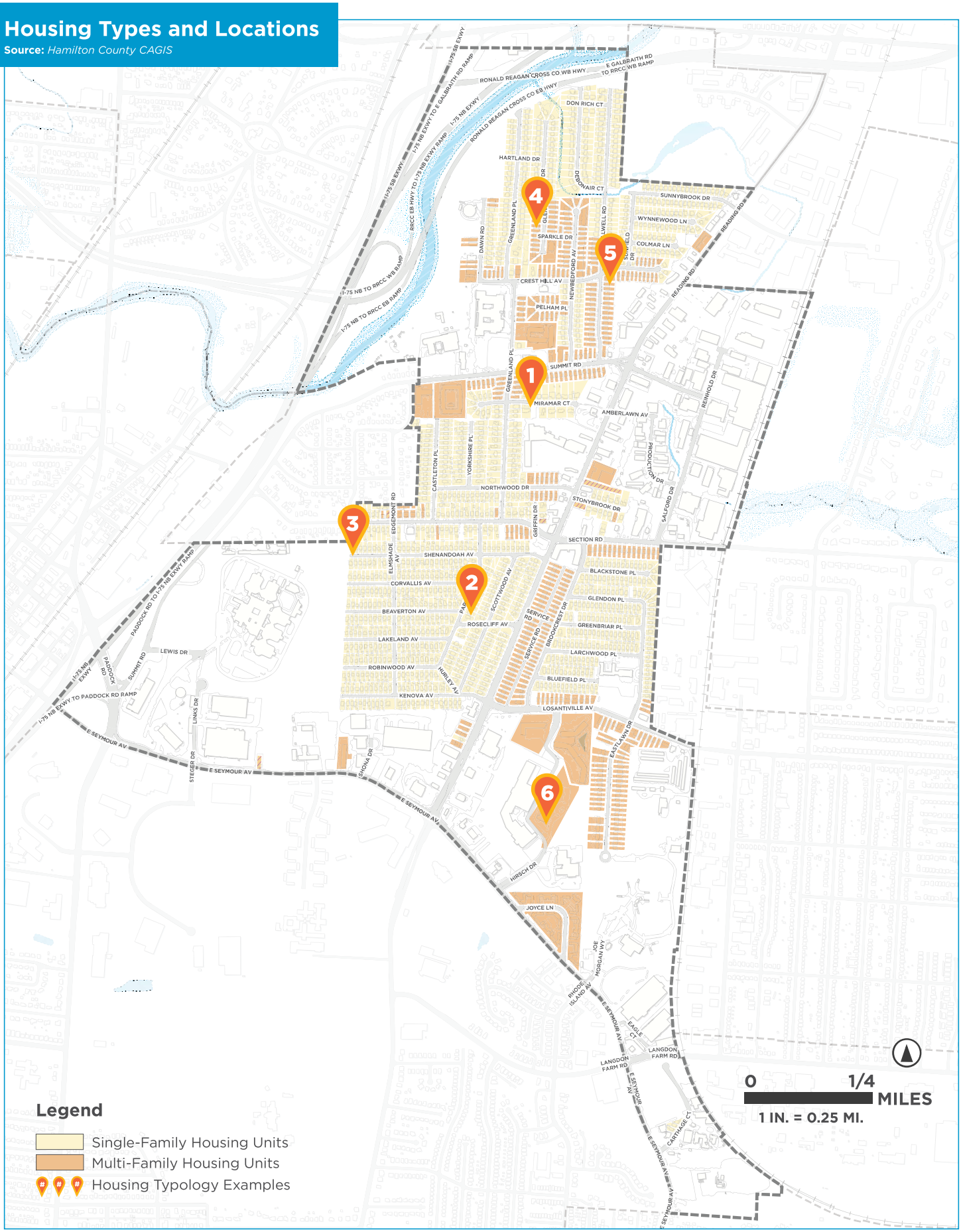
*Originally Built in 1980, underwent a $7.9M renovation in 2016.



All Typology Examples are specifically shown on the Housing Types and Locations Map on the following page.

Housing Types and Locations

Source: *Hamilton County CAGIS*







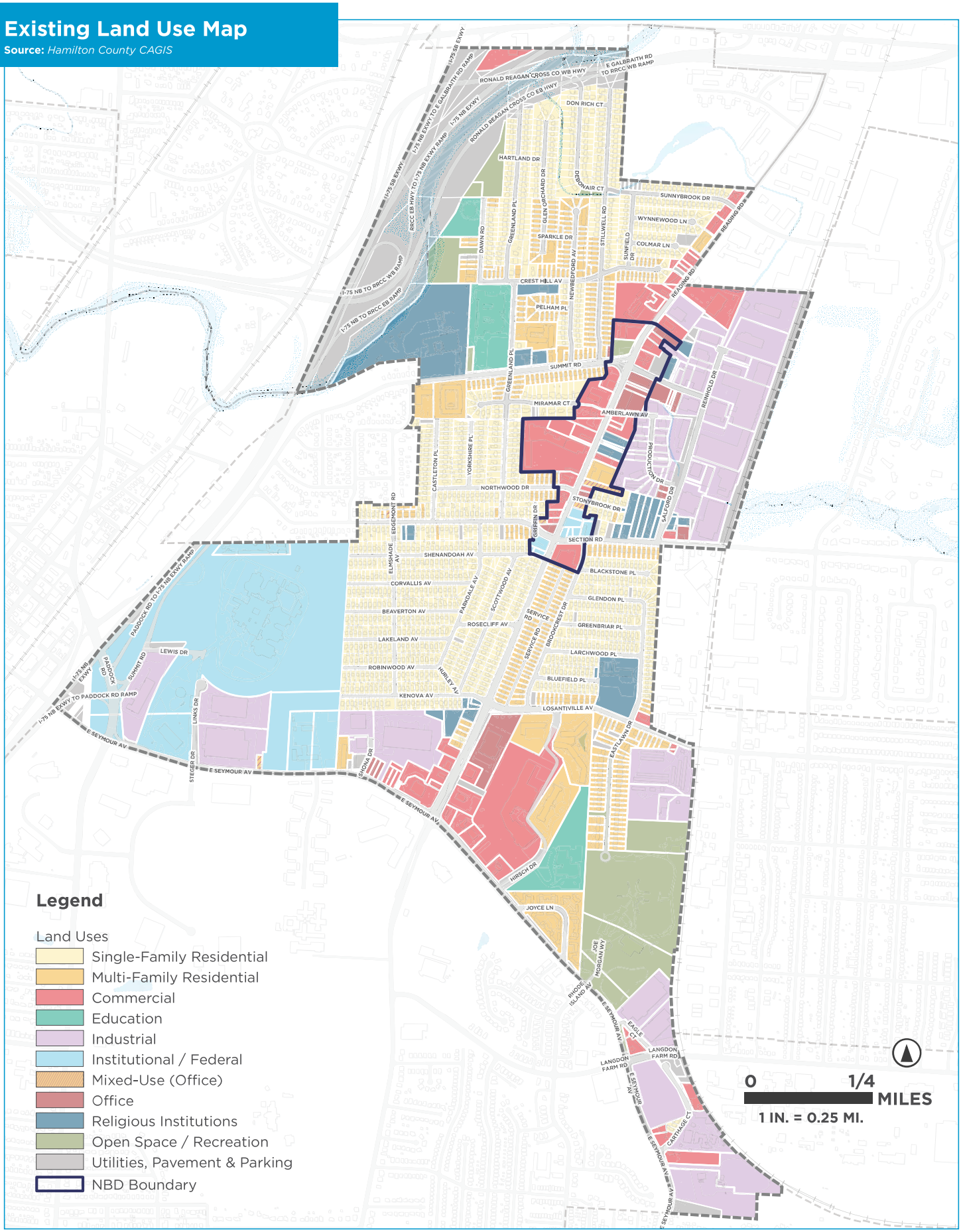




Sourced from online, public resources during the Summer of 2026 - Homes.com (Roselawn Neighborhood Profile)

Existing Land Use Map

Source: *Hamilton County CAGIS*



Existing Land Use

Roselawn is primarily designated as a residential neighborhood with a diverse mix of housing. While multi-family housing account for a larger portion of units, the pockets of single family housing remain a significant component of the neighborhood's residential fabric and character. Development patterns in Roselawn follow the introduction of the railroad in the late 1800's becoming one of the first rail suburbs in Cincinnati. Today, residential land uses dominate the southern and western sections of Roselawn with the Neighborhood Business District (NBD), Reading, and Losantiville Roads bordering additional uses.

Due to its proximity to existing rail and Interstate 75 (I-75), the eastern boundary of Roselawn along Reinhold Drive, is a major industrial corridor containing numerous uses pertaining to warehousing, manufacturing, distribution, and specialty businesses. Areas closer to the interstate along Seymour Avenue contain recently constructed industrial uses. Additionally, the southeast corner of Roselawn along Langdon Farm Road has seen new development and also features long-tenured industrial warehousing and manufacturing spaces.

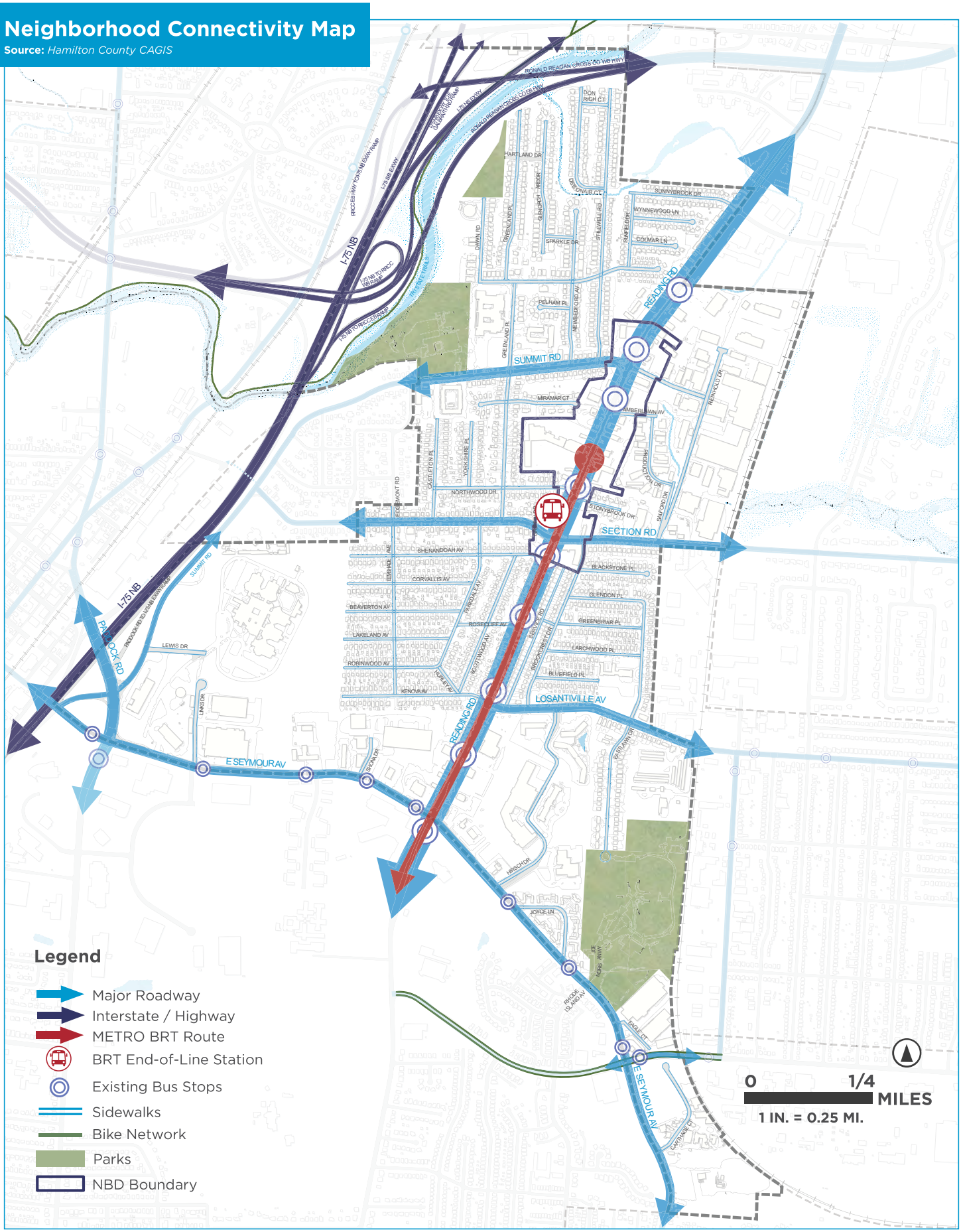
Reading Road (US 42) was once a major regional commercial corridor that has faced blight over the last two decades and currently reflects the automobile-centric planning characteristics of the past. Local businesses currently occupy a majority of commercial and office spaces within the NBD where retail fast-food chains are present closer to Seymour Avenue and connections to I-75. These major commercial zones are home to local shopping centers (Hillcrest Square and Valley Shopping Center), the former includes the only grocery within Roselawn.

Institutional and Federal land uses occupy a significant portion of Roselawn's western border and are adjacent to I-75. Summit Behavioral Health's campus sits on more than 75 acres of land, ODOT's Hamilton County Garage to the south is over 7 acres, and the United States Army Reserve (Morrow USARC) operates on 14 acres.

The Roselawn Condon School and Academy of Multilingual Immersion Studies (AMIS) are the two major educational anchors within Roselawn, both of which are adjacent to moderately dense residential areas.

Neighborhood Connectivity Map

Source: *Hamilton County CAGIS*



Neighborhood Connectivity Map

Roselawn benefits from direct METRO service that runs along Reading Road, supported by the 43 service. Additionally, the neighborhood will benefit from the BRT End-of-Line Station, bringing dedicated bus lanes along Reading Road, enhance pedestrian access to transit, and provide a safe, modern station for riders.

The proximity to the highway system, specifically I-75 and Ronald Reagan Cross County Highway, benefits residents, businesses, and visitors. Along major roadways and within residential areas, sidewalks connect Roselawn, however, conditions in some areas have deteriorated due to the age of sidewalks. Additionally, the Mill Creek Greenway connects to the northwest of Roselawn, connecting to miles of paved trails.



Mill Creek Greenway Trail, Tri-State Trails



Avondale Bus Rapid Transit Concept Station, METRO

Roselawn's Community Assets

Source: Google Maps

Roselawn also has major retail and commercial spaces along Reading Road within the Neighborhood Business District. **The Valley View Shopping Center** sits on 7 acres of land and is the anchor of the NBD along the METRO Bus route, and will benefit from the BRT End-of-Line station which will be positioned within a short walking distance of the site. **The Roselawn Condon School** and the **Academy of Multilingual Immersion Studies (AMIS)** are the two educational anchors within the community and several religious institutions can be found within the neighborhood.

Roselawn is home to a few community assets that contribute to recreation, health, and neighborhood identity. Located on opposite sides of the neighborhood, the **Great Parks Nature Center at The Summit** offers year-round nature-based programming, educational activities, and outdoor experiences for residents of all ages, while a small community park and the **P&G MLB Cincinnati Reds Youth Academy** provides a high-quality, year-round baseball and softball facility that serves the broader Cincinnati area. While these organizations represent important community assets, opportunities exist to strengthen their connections to the surrounding neighborhood and better integrate their presence into the everyday experience of Roselawn residents. Exploring ways to build stronger relationships between these institutions and the community can help maximize their positive impact and reinforce their role in supporting Roselawn's long-term vitality.

At the **intersection of Section and Reading Roads** sit some of the neighborhoods most visited places, including Yakitori, the ROCURC Garden, and the T Room in the Roselawn Business Center, as well as a vacant port-owned property that has been identified as a key development opportunity site. This intersection is the gateway into the NBD, with established neighborhood anchors and a significant potential to grow into a more active and recognizable community destination.



Great Parks Nature Center at The Summit



P&G MLB Cincinnati Reds Youth Academy



Intersection of Section & Reading Roads



Valley View Shopping Center



Roselawn Condon School



Academy of Multilingual Immersion Studies (AMIS)

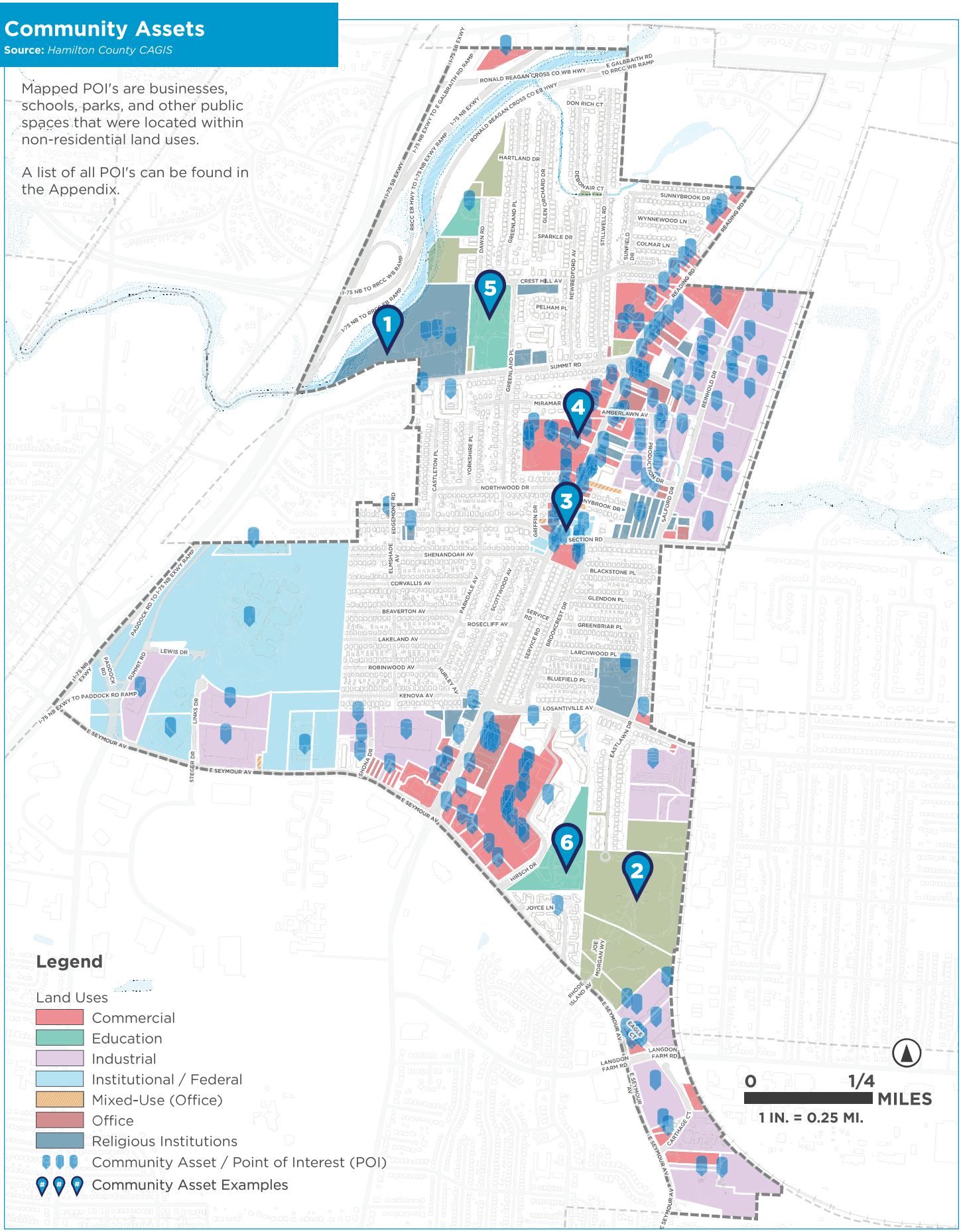
Typology Examples are specifically shown on the Community Assets Map on the following page.

Community Assets

Source: *Hamilton County CAGIS*

Mapped POI's are businesses, schools, parks, and other public spaces that were located within non-residential land uses.

A list of all POI's can be found in the Appendix.



Constraints & Opportunities Analysis

Neighborhood Assessment

During Phase I, the planning team and Working Group Members participated in a neighborhood tour. This time was used to learn additional history of development in Roselawn, areas that were identified that could be improved, and successes within the neighborhood.

A consolidated list of the findings and summary of the map on the next page are below:

Residential Areas:

- Quiet, tree-lined streets with gas lamps; presence of newer apartments and senior housing.
- Some multi-family areas under absentee ownership have deteriorated significantly.
- Problem locations: Crest Hill Avenue, Greenland Place at Summit Road, Eastlawn Drive.
- Key concerns: Drug activity, gun and domestic violence, prostitution, and trash/litter.
- A mix of well-maintained residential blocks and distressed pockets creates inconsistent neighborhood conditions.

Commercial Areas:

- Reading Road functions as the core commercial corridor and Neighborhood Business District.
- Bond Hill gateway area (near the Swifton Center) along Seymour Avenue, is a redevelopment opportunity where the current shopping center is located.
- Commercial mix includes strip malls, standalone retail/restaurant buildings, and multi-tenant office towers.
- Industrial areas to the east experience issues with truck traffic, blocked roadways, and on-street truck parking.

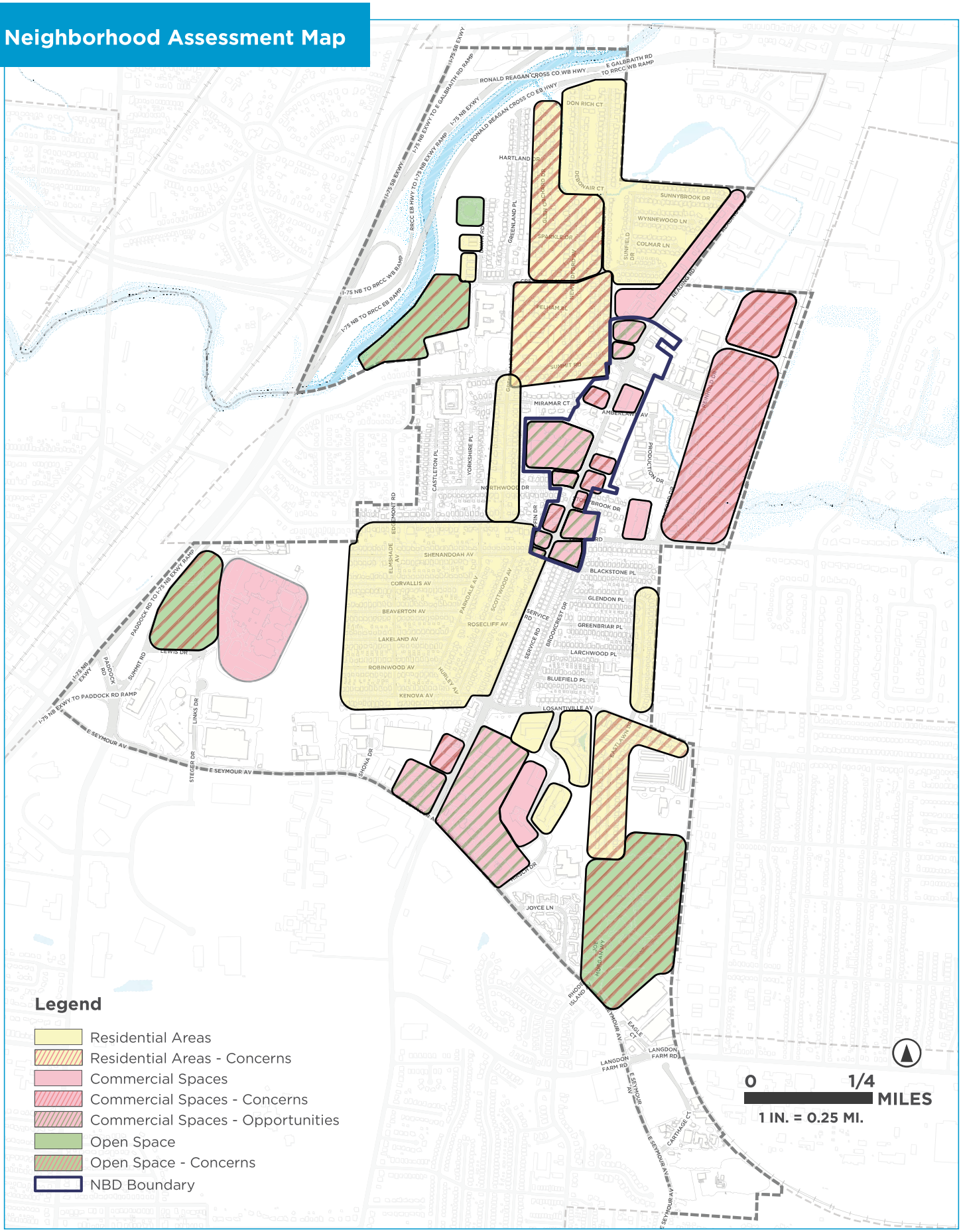
Public Space:

- Limited usable green and open space across the neighborhood.
- Several parcels and large sites, vacant and underutilized, may offer future redevelopment potential.
- The Nature Center at the Summit and Roselawn Park are valued assets, but not widely known and have low visibility.
- Recreation opportunities primarily occur within schools and the P&G MLB Cincinnati Reds Youth Academy, however, it also has low visibility.

Key Takeaways:

- Neighborhood conditions vary widely, with stable residential blocks existing alongside concentrated areas of disinvestment, absentee ownership, nuisance properties, and public safety concerns.
- Reading Road is Roselawn's primary opportunity corridor, with potential to support business growth, redevelopment, placemaking, and a stronger neighborhood identity.
- Vacant, underutilized, and redevelopment-ready sites present opportunities for adaptive reuse, new investment, community facilities, housing, and economic development.
- Residents would benefit from wayfinding and additional community gathering spaces, including more centralized greenspaces and a multipurpose facility that could support recreation, arts and culture, youth programming, workforce development, health and wellness services, and community events.

Neighborhood Assessment Map



Community Engagement

Ways We Engaged

Community engagement played a central role in shaping the Roselawn Neighborhood Plan. Public input helped set community priorities, highlight challenges, and identify opportunities for improved residential and commercial infrastructure.

A comprehensive engagement strategy offered multiple ways to participate, including in-person events and online activities such as open houses, surveys, and interactive mapping tools. This ensured that residents could share their insights in ways that worked best for them.

Meaningful community engagement was central to developing a neighborhood plan that reflects Roselawn's priorities, addresses real needs, and builds support for implementation. The planning process included multiple opportunities for input from diverse stakeholders promoted through:

- Project website and city social media channels
- Postcard distribution to all residents and business owners
- Emails to event participants and website subscription list
- Outreach through the RCC, ROCURC, RBA, and City Planning and Engagement
- Announcements at Community Council meetings
- Yard signs and flyers distributed to community centers, libraries, and local businesses

Engagement Opportunities

Throughout the engagement period, there were both in-person and online opportunities for participants to provide feedback. The following efforts were conducted, with virtual engagement available through the Project Website during the project.

966
Unique Project Website Visits

121
Surveys, Feedback Forms, and Website Contributions

4,753
Postcards Mailed

49
In-Person Open House Attendees

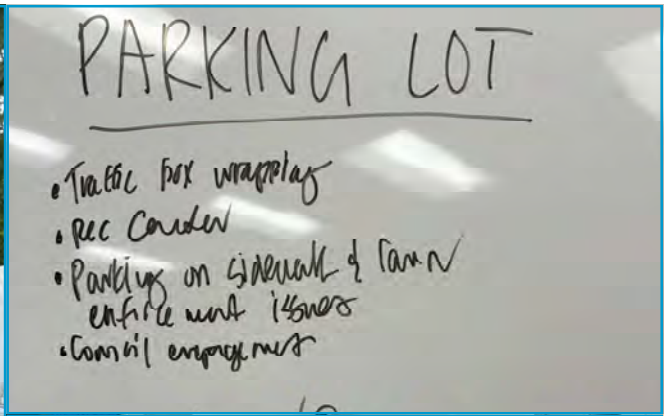
Detailed summaries of each meeting and engagement activity are provided in the Appendix.

Key Community Priorities

Across all engagement activities, participants expressed a shared vision for a safer, more vibrant, and more connected Roselawn. Residents consistently emphasized the importance of improving neighborhood appearance, supporting local businesses, addressing housing conditions, expanding community amenities, and ensuring that the plan results in measurable action through strong partnerships and accountability.

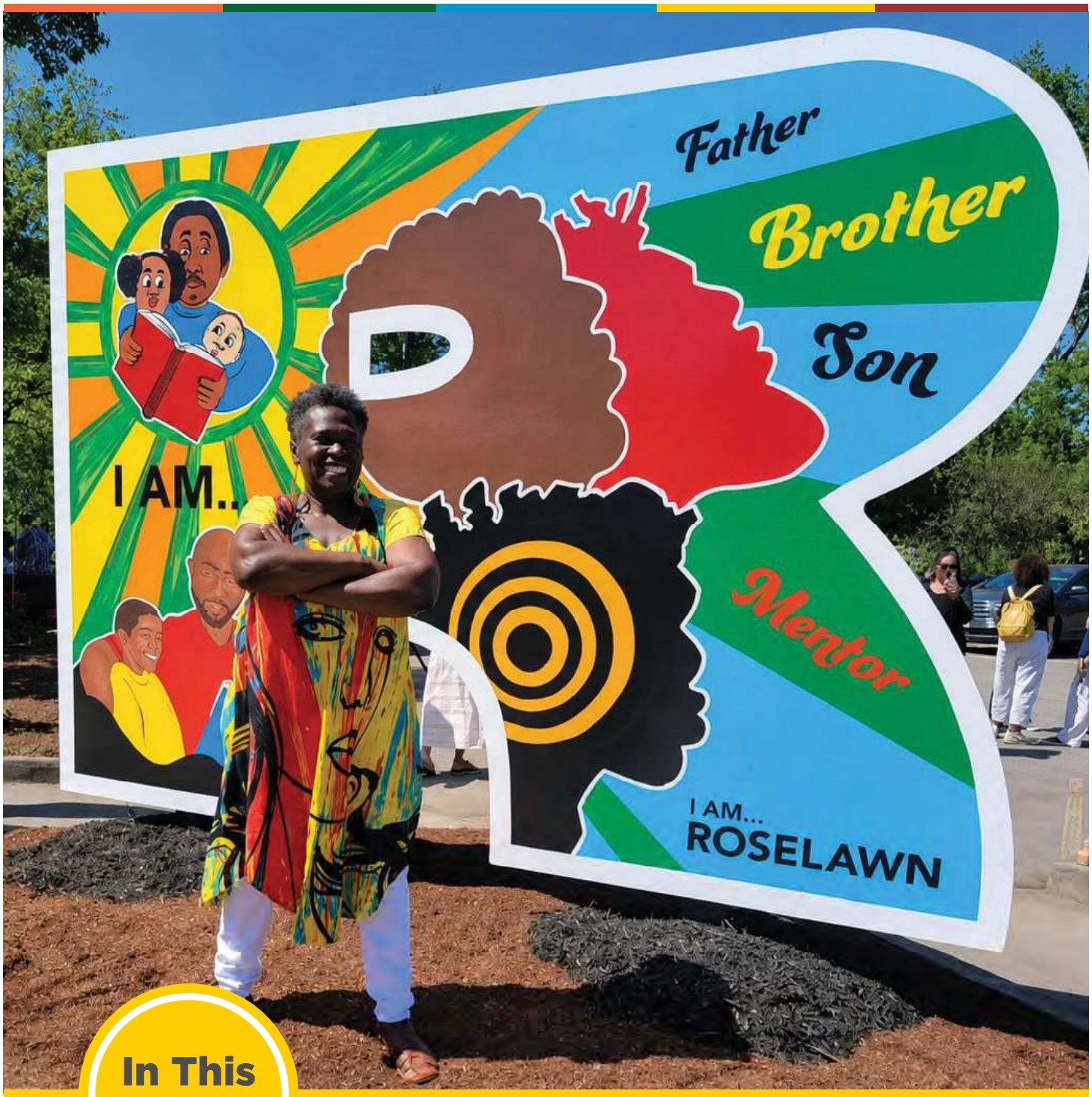
- **Create a safer, more attractive neighborhood** by improving streets, sidewalks, landscaping, lighting, neighborhood gateways, and public spaces while enhancing walkability and strengthening neighborhood identity.
- **Revitalize the Business District** through support for local businesses and entrepreneurs, redevelopment and adaptive reuse of vacant or underutilized properties, mixed-use development, facade improvements, neighborhood-serving retail and dining, and active public gathering spaces.
- **Strengthen housing and neighborhood stability** by addressing vacant and problem properties, expanding home repair resources, supporting community ownership and long-term affordability, focusing investment in priority areas, and improving neighborhood maintenance and beautification.
- **Expand community amenities and quality of life** through additional parks, gathering spaces, and community facilities that provide opportunities for recreation, arts and culture, and youth programming, supported by safe and accessible connections between neighborhoods and commercial areas.
- **Advance strategic redevelopment and investment** by coordinating improvements with major public projects, leveraging funding opportunities, and focusing investment on catalytic sites and corridors that can generate long-term community benefits.
- **Deliver implementation through strong partnerships** by establishing clear leadership and project responsibilities, maintaining transparent communication, coordinating among public and private partners, and tracking progress on priority projects to ensure the plan leads to measurable action.







Section 4 | Roselawn Tomorrow



In This Section

- Neighborhood Plan Themes
  - Theme 1: Strengthen and Grow the Business District
  - Theme 2: Improve Housing and Strengthen Neighborhood Stability
  - Theme 3: Improve Safety, Health, and Everyday Quality of Life
  - Theme 4: Focus on Action, Partnerships, and Follow-Through
- Future Vision Concept Renderings

Neighborhood Plan Themes

The Roselawn Neighborhood Plan's goals are an extension of previous planning efforts and have been updated to reflect the ongoing changes within the neighborhood to create four main themes that guide Roselawn's future. Combined with the insights gained from community engagement and with data and spatial analysis, these actions helped set the framework of the plan. These themes were the focus of the Working Group Sessions where initial findings were discussed and adapted to reflect what was heard from attendees.

Plan Themes at a Glance



Theme 1: Strengthen and Grow the Business District

Make Reading Road a lively, welcoming place where local businesses can succeed and residents want to spend time.

Goal 1.1: Make the Business District a Walkable, Active Place

Goal 1.2: Create a Strong Identity and Positive Image for Roselawn

Goal 1.3: Support Local Businesses and Job Opportunities

Goal 1.4: Improve Gateways and Key Properties

Goal 1.5: Use Bus Rapid Transit to Support Equitable Growth



Theme 2: Improve Housing and Strengthen Neighborhood Stability

Improve housing conditions, address problem properties, and protect long-time residents.

Goal 2.1: Improve Housing Conditions

Goal 2.2: Address Problem Properties and Absentee Landlords

Goal 2.3: Focus on Areas Facing the Greatest Challenges

Goal 2.4: Protect Strong Blocks and Prevent Displacement



Theme 3: Improve Safety, Health, and Everyday Quality of Life

Create a neighborhood where people feel safe, healthy, and connected.

Goal 3.1: Make Streets Safer and Easier to Get Around

Goal 3.2: Expand Access to Parks and Community Spaces

Goal 3.3: Strengthen Community Safety

Goal 3.4: Support Youth and Workforce Opportunities



Theme 4: Focus on Action, Partnerships, and Follow-Through

Make sure this plan leads to real change, not just another document.

Goal 4.1: Support Community-Led Action

Goal 4.2: Clarify Leadership and Roles

Goal 4.3: Align Partnerships and Funding

Goal 4.4: Turn Ideas into Funded Projects

Theme 1: Strengthen & Grow the Business District

The **Strengthen and Grow the Business District** theme's goals focus on the improvement of existing businesses and community assets and the effective use of new development to re-activate the neighborhood's business district and enhance the experience for residents and visitors.

These goals emphasize mixed-use development and adaptive reuse, enhancing the look and feel of Roselawn's business district through streetscape improvements and public art interventions, and better defining a neighborhood identity through gateway and wayfinding upgrades. Recommendations include facade improvement programs, encouraging arts, cultural, and community-serving uses in existing and new spaces, evaluating NBD boundaries for a more cohesive and manageable area for investment, developing a new town center, and supporting infill on the vacant Port of Cincinnati-owned lots along Reading Road.

Map Legend

1.1 **New Mixed-Use Opportunity**

1.2 **New Residential Infill Opportunity**
Promote housing above businesses to bring more people and activity to the area.

1.3 **Improve Buildings and Incentivize New Business**
Rehabilitate vacant or under-utilized commercial buildings to bring them back into use and support local needs.

1.4 **Develop a New Future Town Center**
Redevelopment opportunity into a residential / mixed-use / public space and neighborhood access.

1.5 **Proposed BRT Station**
End-of-line station for the METRO BRT (Bus Rapid Transit) that presents a significant opportunity to support redevelopment in the NBD.

1.6 **Streetscape Improvements**
Enhance the streetscape along Reading Road with repairs, landscaping, wayfinding, and design standards to bolster the NBD.

1.7 **New Mixed-Use Development**
Design and construct mixed-use nodes at the main intersections of Reading Road in Roselawn. Implement pedestrian safety improvements.

Gateway Intersection Improvements
Design gateways at two major intersections entering the NBD. The intersection at Summit Road is planned. Implement safety improvements and a monumental, placemaking element.

Corridor Improvements
Create streetscape guidelines so future improvements such as lighting, sidewalks, and street furniture, feel consistent and reflect the neighborhood's identity.

Projects Not Mapped

Develop Guidelines for New Development
Ensure new development along the Reading Road corridor, and adjacent sub-areas support residents and businesses and reinforce neighborhood character. The last plan urban design plan for the business district was the 1981 Roselawn NBD Urban Design Plan.

Launch a Façade Improvement Program

Pilot Block
Test a "Pilot Block" between Section Road and the BRT stop to show what improvements could look like and build momentum

Theme 1 Map



Develop a New Future Town Center



Launch a Façade Improvement Program



Roselawn Business District Marketing and Events Program



Gateway Improvement Projects

Theme 2: Housing & Neighborhood Safety

The **Housing and Neighborhood Safety** theme focuses on strengthening residential stability by addressing problem properties, expanding access to home repair resources, and supporting responsible ownership. The goals and strategies emphasize improving conditions within targeted reinvestment areas, reducing vacancies, and promoting effective tools for property maintenance, code compliance, and vacant property stabilization through existing City programs and resources.

The theme also emphasizes housing education, community engagement, and partnerships among City departments, including Buildings and Inspections (B&I), community organizations, and neighborhood stakeholders to coordinate property interventions and connect residents with available resources. Advancing these strategies is essential for creating safer residential environments and ensuring that Roselawn's housing stock remains strong, resilient, and accessible for current and future residents.

Map Legend

(2.x) **Target Improvement Areas**
Utilize the Community Emergency Response Team (CERT), inspections/complaints program, and other opportunities to address problem properties and areas to identify focus areas and prioritize high-need properties that can help guide where resources and efforts should be concentrated.

- (2.1) **Residential Target Improvement Areas**
- (2.2) **Commercial Target Improvement Areas**

Projects Not Mapped

Rental Rehab Program
Identify areas that could benefit from the rental rehab program offered through the City of Cincinnati.

Longtime Resident Stability and Anti-Displacement Resource Program
Help longtime homeowners, seniors, renters, and cost-burdened households connect with resources that support housing stability as reinvestment occurs.

Create a Problem Property Action Plan
Track, escalate, and resolve repeat issues, especially in priority areas.

Expand Access to Home Repair Programs
Increase awareness of available funding and help residents navigate the application process.

Address Vacant and Abandoned Properties
Prioritize key sites and work with partners to stabilize and return them to use. Utilize B&I's existing vacant building programs.

Coordinate Neighborhood Cleanup
Focus on priority "target improvement areas" through volunteer opportunities or coordinating City services like street sweeping and trash removal.

Build a Partnership & Volunteer Program
Explore opportunities to work with institutions, churches, and resident volunteers to help support exterior repairs, cleanups, and other neighborhood improvements.

Launch a Housing Education & Outreach Campaign
Share information about available programs, resources, tools, and homeowner responsibilities

Map Key

(#) **Improvements to Existing**

Theme 2 Map



Prioritize Parking Enforcement



Community Engagement & Volunteer Work



Homeownership & Responsible Ownership Pathways Initiative



Vacant Home Reuse and Responsible Ownership



Theme 3: Safety, Health, & Quality of Life

The **Safety, Health, and Quality of Life** theme's goals focus on increasing pedestrian safety, expanding access to parks and community assets, and enhancing the streetscape of the neighborhoods key corridors. The theme highlights opportunities to connect the neighborhood to the Mill Creek Triangle Trail, create and improve existing greenspaces, and redesign major routes to support safer conditions for all modes of transportation. Using the lessons learned in these goals recommend using targeted improvement initiatives such as safer crossings, improved intersection designs, and strategic investments into community facilities to create a more walkable, connected, and welcoming neighborhood with accessible amenities and attractive public spaces for all.

Map Legend

3.1 **Connect to the Mill Creek Triangle Trail**

3.2 **Expand Community Green Space**
Look at under-utilized greenspace throughout Roselawn for future park opportunities.

3.3 **Improve Existing Park Space**
Provide new programming amenities and wayfinding to existing park spaces.

3.4 **Enhance School Recreation Space**
Program existing, under-utilized greenspace adjacent to schools.

3.5 **Main Corridor Streetscape Improvements**
Construct streetscape design improvements that introduce lighting, wayfinding, street trees, landscaping, and potentially grass medians in the R-O-W as part of roadway plans.

3.6 **Restored Pedestrian Connection over I-75 by ODOT**

3.7 **Preserve Existing Mature Treeline**

3.8 **New Community or Recreation Center Opportunity**

3.9 **Neighborhood Pedestrian Safety Improvements**
Repair sidewalks, crosswalks, and provide street lighting and ADA/accessibility where necessary.

Gateway Intersection Improvements
Design neighborhood gateways along Reading Road with artful signage, landscaping, and safer sidewalks.

Neighborhood Intersection Improvements
Implement pedestrian safety elements at key intersections. Identify the intersections and issues that need to be addressed.

Mill Creek Triangle Trail

Corridor Improvements

Pedestrian Safety Improvements

Projects Not Mapped

Activate Key Opportunity Sites
Implement temporary uses such as pop-up parks or gathering spaces at locations like Section & Reading while long-term development plans are explored.

Develop a Greenspace & Connectivity Plan
Identify priority park, trail, and streetscape improvements to guide how they are connected into a cohesive network across Roselawn and surrounding neighborhoods.

Expand Urban Forestry Efforts
Plant more trees to increase canopy coverage, improve aesthetics, and create a cohesive network of shaded, greener streets and public spaces throughout the neighborhood. Coordinate with DOTE sidewalks for siting, planning tree installation.

Conduct a Community Facility Feasibility Study
Evaluate options for a recreation center or shared community space, including location, partners, and funding.

Leverage Funding Districts & Partnerships
Align TIF resources, future grants through DORS, and Port partnerships to support priority projects.

Map Key

\# **New Build/Construction**

\# **Improvements to Existing**

Theme 3 Map



New Park Project



Neighborhood Pedestrian Safety Improvements



Community Facility Feasibility Study



Greenspace and Connectivity Program



Theme 4: Focus on Action, Partnerships, and Follow-Through

The **Action, Partnerships, and Follow-Through** theme's goals focus on moving this plan from vision to implementation by creating a clear path for action. The theme emphasizes supporting community-led efforts, clarifying leadership roles, strengthening partnerships, and aligning projects with available funding opportunities. Together, these goals help build the relationships, coordination, and organizational structure needed to advance community priorities over time. Using the lessons learned throughout this planning process, these goals recommend fostering collaboration, identifying project champions, and strategically pursuing funding so that community ideas can become funded projects and lasting improvements.

Projects Not Mapped

Roselawn Working Group Team
Establish a regular implementation group to help coordinate priority projects, clarify roles, identify project champions, and keep the plan moving after adoption.

Project Champions and Partner Roles Matrix
Identify lead partners, supporting partners, resident champions, City contacts, and potential funders for priority projects.

Community Updates and Annual Progress Review
Share plan progress through regular updates, project check-ins, and an annual review of completed actions, active projects, barriers, and next-year priorities.

Community Engagement and Volunteer Network
Give residents clear ways to stay involved in implementation through project meetings, volunteer opportunities, cleanups, pop-up input sessions, committees, and neighborhood events.

Partnership and Funding Alignment Strategy
Identify potential funding sources, partner roles, and shared implementation opportunities for priority projects.

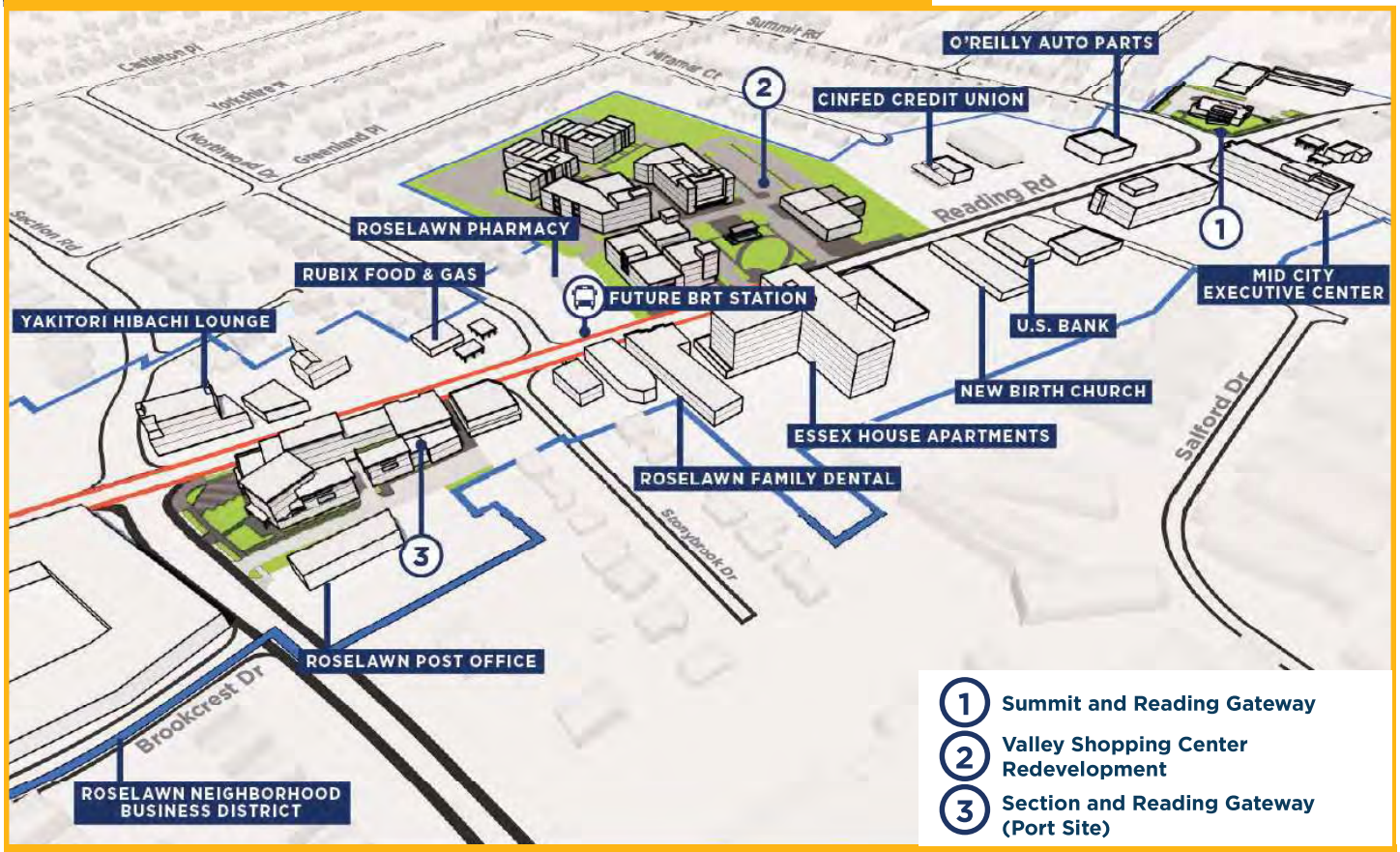
Future Vision Concept Renderings and Land Use

To help the neighborhood build momentum following the completion of this plan, several concepts were developed for the business district to illustrate potential improvements and investment opportunities. These concepts demonstrate how community priorities can be translated into tangible projects that support local businesses, enhance the district's identity, and improve the overall experience for residents and visitors.

While not intended as final designs, these conceptual renderings and the Future Land Use Map are a starting point for future planning, partnership building, and funding pursuits that can help advance implementation in the near term.



NEIGHBORHOOD BUSINESS DISTRICT



NEIGHBORHOOD BUSINESS DISTRICT CONCEPT



READING ROAD & SECTION ROAD 3



READING ROAD & SECTION ROAD 3



READING ROAD & SUMMIT ROAD 1



READING ROAD & SUMMIT ROAD 1

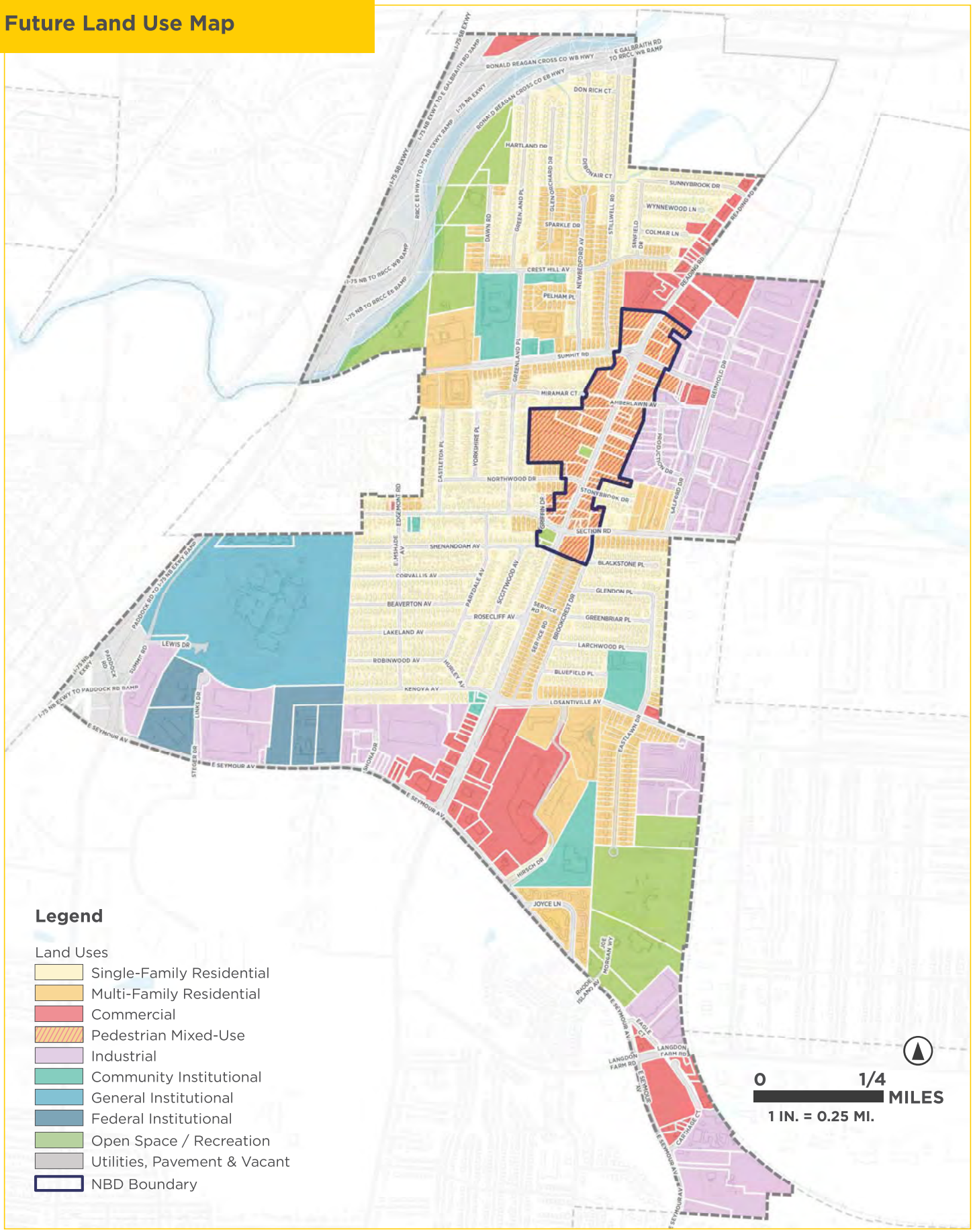


VALLEY SHOPPING CENTER (TOWN CENTER) 2

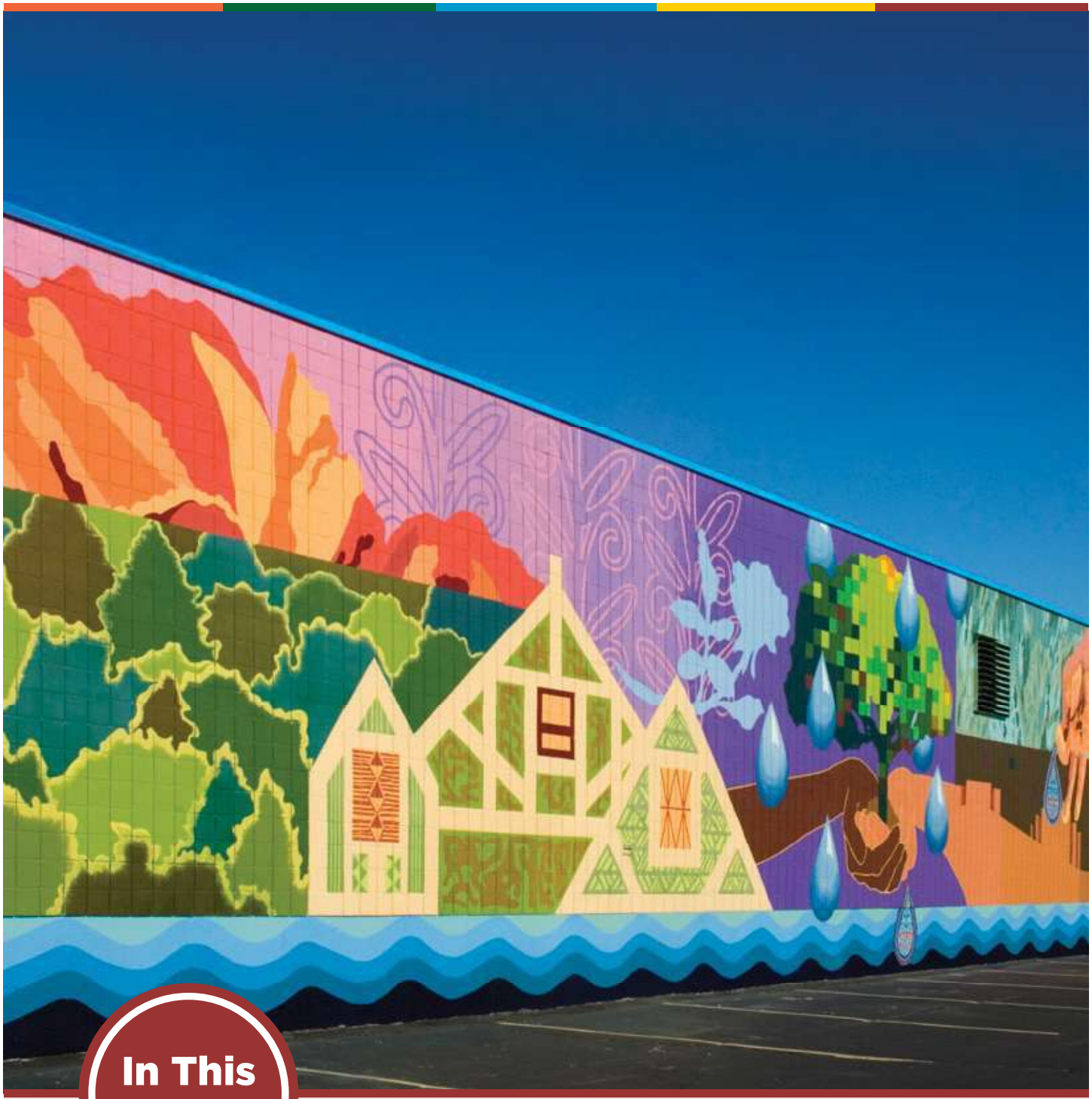


VALLEY SHOPPING CENTER (TOWN CENTER) 2

Future Land Use Map



Section 5 | Implementation Framework



In This Section

- Implementation Overview
- Efforts in Progress
- Partnerships & Funding Opportunities
- Implementation Plan

Implementation Overview

The projects in this section reflect what Roselawn residents, businesses, and community organizations identified as their priorities through the planning process. They range from things that can begin right away to longer-term investments that will take time, resources, and the right partners to make happen. Each project includes a brief description, a timeframe, and the organizations most likely to play a role in moving it forward.

The projects are organized by Theme and given one of the following time frames for execution:

- Immediate projects are those that can begin within the first year using existing relationships and resources.
- Short-term projects are realistic within one to three years once working relationships and City coordination are in place.
- Mid-term and long-term projects require capital funding, site control, feasibility work, or depend on earlier projects being completed first.

Time frames are meant to reflect current conditions in Roselawn — volunteer-led neighborhood organizations, moderate City engagement, and no dedicated implementation staff. Although most projects include all three neighborhood organizations (RCC, RBA, and ROCURC), no single organization is expected to carry all of them. Roles and responsibilities should be confirmed through a dedicated working group once it is established.

This project list is a starting point and should be updated annually as projects are completed and community focus shifts.

Efforts in Progress

- **Street Sweeping** – ROCURC, City Services, CPD, and CRC coordinated a highly organized street sweeping pilot on Eastlawn Drive, resulting in dramatically improved appearance of the block after months of preparation and door to door outreach. Permanent street sweeping signage is being pursued to ensure predictable car removal and consistent, effective maintenance.
- **Quality of Life Committee** – The Quality of Life Committee leads neighborhood betterment and safety initiatives, including a 2026 community cleanup that collected 25+ bags of trash and hosting health focused gatherings to guide future wellness efforts in Roselawn. Recent events such as the Health & Wellness Fair and the 30+ Mix & Mingle continue building connection, engagement, and resident well being.

Partnerships & Funding

- **City Programs –** In addition to City Budget Requests, City departments can provide critical support through funding tools, technical assistance, and project coordination, including programs for business district revitalization, housing repair, vacant building revitalization, streetscape improvements, transportation safety, and neighborhood beautification.
- **Federal & State Funding –** Grant opportunities from agencies such as the U.S. EPA, HUD, OKI Regional Council of Governments, and the Ohio Department of Development can support major projects including brownfield remediation, transportation enhancements, housing stabilization, greenspace expansion, and community facility development.
- **Local Nonprofits –** Organizations like Keep Cincinnati Beautiful, Home Ownership Center, LISC, and philanthropic partners can assist with volunteer mobilization, grants, home repair and financial counseling resources, and support for community programming and small business development.
- **Community Institutions –** Schools, faith organizations, and service providers play an essential role in advancing wellness, youth programs, public space activation, safety partnerships, and long-term stewardship of neighborhood improvements.

Implementation Plan

THEME 1: STRENGTHEN & GROW THE BUSINESS DISTRICT

Goals Addressed	Project Recommendations	Time Frame	Neighborhood Driver(s)	Key Partners
1.1, 1.3, 1.4	**Reading Road Storefront and Façade Improvement Program** Improve storefronts, façades, signs, windows, entrances, lighting, and building exteriors along Reading Road to create a more attractive and welcoming business district.	Mid-Term	RBA, ROCURC, RCC	OSG, Homebase, Individual businesses, property owners
1.1, 1.2, 1.4	**Reading Road Streetscape Design Guidelines** Prepare design guidelines for sidewalks, crossings, lighting, street trees, landscaping, benches, trash cans, bus stops, signage, and public art along Reading Road.	Mid-Term	RBA, ROCURC, RCC	Urban Forestry, DOTE, OSG, Public Utilities
1.1, 1.4, 1.5	**Reading Road Pilot Block Streetscape Project** Complete a targeted streetscape improvement project between the future BRT station area and the southern entrance to the neighborhood business district.	Short-Term	RBA, ROCURC	METRO SORTA, DOTE, OSG
1.1, 1.4, 1.5	**Reading Road BRT Station Area and Development Framework** Guide future development, public space, pedestrian access, and business district improvements around planned BRT station areas.	Immediate	RBA, ROCURC, RCC	OSG, DOTE, DCPE, METRO SORTA, Port Authority, Property Owner(s)
1.1, 1.2, 1.3	**Business District Temporary Activation and Public Life Program** Bring more activity to the business district through temporary improvements, small events, outdoor gathering spaces, pop-ups, art, and seasonal programming.	Mid-Term	RBA, ROCURC	CRC, Urban Forestry, Port Authority
1.1, 1.3	**Business District Market Study** Evaluate the economic health, retail potential, and real estate dynamics of the Business District.	Mid-Term	RBA	Port Authority, DOTE, OSG, DORS
1.1, 1.2, 1.4	**Roselawn Gateway Improvements Project** Improve key entrances into the neighborhood business district, including locations near Reading and Section Roads and Reading and Summit Roads. *Gateway at Summit & Reading is in the planning phase	Short-Term	RBA, ROCURC, RCC	DOTE, DORS

* Denotes a Project In-Progress

THEME 1: STRENGTHEN & GROW THE BUSINESS DISTRICT

Goals Addressed	Project Recommendations	Time Frame	Neighborhood Driver(s)	Key Partners
1.2	**Roselawn Public Art, History, and Storytelling Program** Celebrate Roselawn's history, culture, institutions, community leaders, and neighborhood identity through public art, murals, banners, interpretive signs, and creative projects.	Mid-Term	RBA, ROCURC, RCC	DOTE, DCPE
1.1, 1.2, 1.3	**Roselawn Business District Marketing and Events Program** Promote the neighborhood business district through shared branding, business spotlights, seasonal campaigns, social media, and recurring events.	Short- to Mid-Term	RBA, ROCURC	
1.2, 1.3	**Roselawn Small Business Resource and Support Program** Help existing and aspiring business owners better understand and access available business support, technical assistance, incentives, financing tools, and permitting resources.	Immediate	RBA	DORS
1.1, 1.2, 1.3	**Neighborhood-Serving Business Recruitment Strategy** Attract businesses and services that meet everyday resident needs, such as healthy food, childcare, health services, personal services, restaurants, and small neighborhood-serving retail.	Short-Term	RBA, ROCURC, RCC	DORS, Homebase
1.1, 1.4, 1.5	**Reading Road Key Properties and Redevelopment Toolkit** Identify vacant, outdated, or underused properties along Reading Road and outline potential reuse, redevelopment, ownership, site condition, and implementation considerations.	Mid-Term	RBA, ROCURC	OSG, Port Authority, B&I
1.1, 1.4	**Port-Owned Catalyst Sites Concept Plan** Prepare concept-level redevelopment ideas for the two Port-owned sites identified through the engagement process	Mid-Term	ROCURC, RBA, RCC	Port Authority, OSG, DCPE
1.1, 1.4, 1.5	**Long-Term Roselawn Town Center Vision** Establish a long-term vision for a Roselawn town center with a central green or civic gathering space near future transit and redevelopment opportunities.	Short-Term	ROCURC, RBA, RCC	OSG, DCPE, Developers, METRO SORTA

THEME 2: HOUSING & NEIGHBORHOOD SAFETY

Goals Addressed	Project Recommendations	Time Frame	Neighborhood Driver(s)	Key Partners
2.1, 2.3	**Neighborhood Improvement Areas Strategy** Define and prioritize small areas where housing conditions, vacancy, safety concerns, infrastructure needs, and disinvestment overlap.	Immediate	ROCURC, RCC	B&I, DORS, CPD, OSG
2.1, 2.2, 2.3	**Annual Priority Property Improvement Program** Identify a small number of priority properties each year and work toward repair, stabilization, sale, reuse, or resolution..	Mid-Term	ROCURC, RCC	B&I
2.1, 2.2, 2.3	**Home Repair and Housing Resource Connection Program** Connect homeowners, landlords, and small rental property owners with information about repair assistance, weatherization, lead abatement, energy-efficiency programs, and other housing resources.	Short- to Mid-Term	ROCURC, RCC	DORS, LISC, WIN, Home Ownership Center, OES
2.1, 2.2, 2.3, 2.4	**Vacant Home Reuse and Responsible Ownership Strategy** Identify long-term vacant homes and explore pathways for rehabilitation, sale, reuse, or transfer to responsible ownership.	Short-Term	ROCURC, RCC	B&I
2.1, 2.2, 2.3, 2.4	**Rental Property Quality and Landlord Engagement Initiative** Improve rental and multi-family property conditions through education, communication, repair resources, and clearer expectations for property maintenance and management.	Short-Term	ROCURC, RCC	B&I
2.2, 2.3, 2.4	**Longtime Resident Stability and Anti-Displacement Resource Program** Help longtime homeowners, seniors, renters, and cost-burdened households connect with resources that support housing stability as reinvestment occurs.	Short-Term	ROCURC, RCC	B&I
2.3, 2.4	**Homeownership and Responsible Ownership Pathways Initiative** Support renters, first-time buyers, and responsible small-scale owners interested in long-term investment and homeownership in Roselawn.	Short-Term	ROCURC, RCC	DORS, WIN, Home Ownership Center

THEME 3: SAFETY, HEALTH, & QUALITY OF LIFE

Goals Addressed	Project Recommendations	Time Frame	Neighborhood Driver(s)	Key Partners
3.1, 3.3	**Roselawn Safe Streets and Crossings Program** Improve priority crossings, sidewalks, lighting, and traffic-calming locations near schools, bus stops, parks, the business district, and major intersections.	Short- to Mid-Term	RCC, ROCURC	DOTE, Public Services
3.1, 3.2	**Roselawn Walkability Improvements and Connectivity Plan** Improve key walking routes that connect residents to the neighborhood business district, schools, bus stops, parks, community facilities, and other everyday destinations..	Short-Term	RCC, ROCURC, RBA	DOTE
3.2, 3.4	**Mill Creek Triangle Trail Connection Project** Advance a long-term connection between Roselawn and the Mill Creek Triangle Trail to improve walking, biking, recreation, and regional trail access.	Short-Term	ROCURC, RCC	Parks, DOTE, RBA, Mill Creek Alliance, Tri-State Trails
3.2, 3.3, 3.4	**New Roselawn Park Project** Identify and advance one or more potential locations for a new public park or neighborhood green space.	Short-Term	RCC, ROCURC	Parks, CRC
3.2, 3.4	**Great Parks Nature Center Awareness and Activation Partnership** Increase neighborhood awareness, access, programming, and use of the Nature Center at The Summit.	Mid-Term	RCC, ROCURC	CRC, Parks
3.2, 3.3, 3.4	**Community Facility Feasibility Study** Evaluate options for a shared community facility in or serving Roselawn, such as a recreation center, youth space, arts and culture space, senior programming space, library partnership, or multi-use neighborhood hub.	Short-Term	ROCURC, RBA, RCC	CRC, OSG
3.2, 3.4	**Public Space Opportunity Sites Inventory and Activation Strategy** Identify vacant lots, underused parcels, institutional properties, private spaces, and other locations that could support public gathering, recreation, events, greening, or temporary public use.	Mid-Term	ROCURC, RCC, RBA	Port Authority

THEME 3: SAFETY, HEALTH, & QUALITY OF LIFE

Goals Addressed	Project Recommendations	Time Frame	Neighborhood Driver(s)	Key Partners
3.2	**Temporary Gathering Spaces and Pop-Up Public Space Program** Create short-term gathering spaces in visible locations to test public space ideas before permanent investment.	Mid-Term	RCC, ROCURC, RBA	Port Authority, DORS, OSG, DOTE, Private Prop. Owners
3.1, 3.3, 3.4	**Clean, Safe, and Welcoming Roselawn Initiative** Coordinate cleanup, dumping response, litter prevention, maintenance, lighting, and safety-related design improvements as a visible neighborhood quality-of-life effort. *RCC Quality of Life Committee held a 2026 cleanup and ROCURC is actively pursing permanent street sweeping signage	Immediate	ROCURC, RBA, RCC	B&I, CPD, DOTE, DORS, Public Services
3.1, 3.3, 3.4	**Roselawn Community Safety Partnership** Bring residents, businesses, churches, schools, police, youth organizations, property owners, and service providers together around shared safety priorities	Mid-Term	RCC, ROCURC, RBA	CPD, CMO-ACT
3.3, 3,4	**Roselawn Youth Recreation and Enrichment Program** Create youth recreation, arts, mentoring, sports, after-school, summer, evening, and weekend activities in Roselawn.	Mid-Term	RCC, ROCURC, RBA	CRC

* Denotes a Project In-Progress

THEME 4: FOCUS ON ACTION, PARTNERSHIPS, AND FOLLOW-THROUGH

Goals Addressed	Project Recommendations	Time Frame	Neighborhood Driver(s)	Key Partners
3.3, 3.4	**Roselawn Youth Career and Leadership Pathways Program** Connect young people to job training, internships, apprenticeships, job-shadowing, civic leadership, local hiring, and work experience.	Short- to Mid-Term	RBA, ROCURC	Career Pathways Initiative, CMO
4.1, 4.4	**Roselawn Working Group Team** Establish a regular implementation group to help coordinate priority projects, clarify roles, identify project champions, and keep the plan moving after adoption.	Immediate	RCC, ROCURC, RBA	DCPE, OSG, DOTE
4.1, 4.2, 4.3, 4.4	**Project Champions and Partner Roles Matrix** Identify lead partners, supporting partners, resident champions, City contacts, and potential funders for priority projects.	Immediate	RCC, ROCURC, RBA	Mesivta Cincinnati
4.1, 4.3, 4.4	**Community Updates and Annual Progress Review** Share plan progress through regular updates, project check-ins, and an annual review of completed actions, active projects, barriers, and next-year priorities.	Long-Term	RCC	ROCURC, RBA
4.1, 4.3, 4.4	**Community Engagement and Volunteer Network** Give residents clear ways to stay involved in implementation through project meetings, volunteer opportunities, cleanups, pop-up input sessions, committees, and neighborhood events.	Long-Term	RCC, ROCURC, RBA	
4.1, 4.3, 4.4	**Partnership and Funding Alignment Strategy** Identify potential funding sources, partner roles, and shared implementation opportunities for priority projects.	Long-Term	RCC, ROCURC, RBA	

Appendix

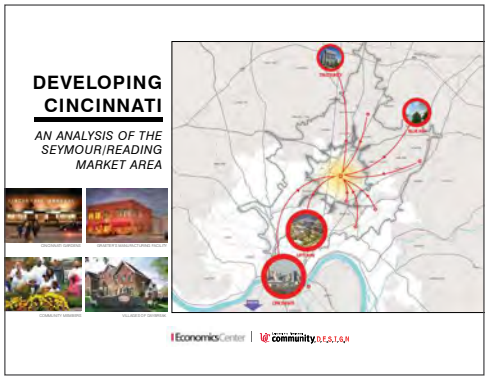


In This Section

- **Supporting Planning Documents**
- **Community Engagement Summary**
- **POI Inventory**
- **Neighborhood Analysis Map**

Supporting Planning Documents

The following plans were not approved separately as an official neighborhood plan, however, they were incorporated into this planning effort.



2014 Developing Cincinnati: An Analysis of the Seymour-Reading Market Area

The purpose of this study was to evaluate and guide future growth in an area with significant yet under-served consumer buying power, strategic regional accessibility, and increasing public and private investment.



2016 Reading Road Corridor Study

The 2016 study was written by a long-time City of Cincinnati Economic Development Officer, Barry Strum. The study had many ambitious objectives for the neighborhood of Roselawn. The report sought to implement a community-driven model of economic development, such as College Hill (CHCURC) or Price Hill (Price Hill Will).



2022 Reading Road Corridor Plan

The purpose of this plan was to analyze the Reading Corridor and set up a list of action items for next steps in progress.

Working Group Visioning Session

January 20TH, 2026 | 5:00pm - 6:30pm
First Financial Bank - 7152 Reading Road, Cincinnati, OH 45237



The Roselawn Working Group Visioning Session focused on translating previous community visioning into actionable steps. Participants reviewed draft goals, refined neighborhood priorities, and discussed strategies to advance key initiatives. Facilitators began by summarizing work completed to date and revisiting key takeaways from the Kick-Off meeting. Discussion emphasized the transition from broad visioning to implementation planning, ensuring that the next phase focuses on achievable, community-driven outcomes.

Attendees reviewed the draft framework of themes, goals, and objectives derived from past neighborhood and city plans. A brief prioritization activity allowed participants to highlight their top two or three goals for Roselawn's future. This activity set the foundation for upcoming project planning, distinguishing between near-term "quick wins" and longer-term initiatives. **A summary of the prioritization exercise results is presented in the table on the following page.**

Participants were invited to review Engagement Boards summarizing existing conditions, input from earlier sessions, and emerging project ideas. This interactive segment provided a chance for informal feedback and reflection.

Participants engaged in small-group discussions focused on actionable next steps. Groups explored questions such as:

- **What can we do now to build momentum?**
- **Which past projects should be revisited?**
- **What new initiatives or partnerships could help advance community goals?**

Each group identified potential "signature projects," partnerships, and resource needs to support Roselawn's long-term success. Feedback from this workshop helped refine the draft plan and guide the identification of priority projects for early implementation. The results reflect strong community interest in revitalizing Roselawn's business district, creating youth opportunities, and strengthening collaboration among local partners.

	Theme	Focus Area / Goal	Votes
Theme 1	**Business District Revitalization** (25 total votes)	Improve business district vitality	**11**
		Attract new development such as a grocery store	**6**
		Expand workforce and job opportunities	**3 (combined)**
		Support existing local business	**2**
		Enhance neighborhood identity and branding	**2**
		Strengthen partnerships among businesses	**1**
Theme 2	**Housing and Neighborhood Quality** (25 total votes)	Improve code enforcement	**3**
		Increase quality and variety of housing options	**2**
		Strengthen safety and crime prevention	**1**
		Address displacement concerns	**1**
		Encourage new multi-family development	**1**
Theme 3	**Parks, Recreation, and Youth Programs** (21 total votes)	Promote youth engagement and leadership	**7**
		Expand parks and open space	**5**
		Enhance community facilities and recreation opportunities	**3 (combined)**
		Advance arts programming and youth activities	**2**
		Support environmental sustainability	**2**
		Improve cleanliness and maintenance	**1**
Theme 4	**Governance, Collaboration, and Equity** (19 total votes)	Strengthen partnerships and cross-sector collaboration	**6**
		Enhance community engagement and communication	**5 (combined)**
		Improve city services and processes	**4**
		Address equity, inclusion, and access to opportunity	**2**
		Review budgeting and funding mechanisms	**2**

Theme 1:

- The prioritization exercise revealed that participants placed the greatest emphasis on **Business District Revitalization**, particularly improving the commercial core, attracting new development such as a grocery store, and creating more workforce and job opportunities.

Theme 2:

- Under **Housing and Neighborhood Quality,** stronger code enforcement and higher-quality housing emerged as leading concerns, followed by attention to safety, displacement, and options for new multi-family housing.

Theme 3:

- In the **Parks, Recreation, and Youth Programs** theme, participants prioritized youth engagement and the expansion of parks and open spaces, along with improved community facilities, arts programming, and sustainability initiatives.

Theme 4:

- Finally, within **Governance, Collaboration, and Equity**, the top priorities focused on strengthening partnerships and collaboration, enhancing community engagement and communication, and improving city services and processes, with continued attention to equity and funding considerations.

Business Owner Forum

January 29TH, 2026 | 6:00pm - 8:00pm
IlMaurii's Place - 7617 Reading Rd, Cincinnati, OH 45237



The planning team hosted an in-person Business Owner Forum to give local business representatives a chance to share their views on the future of the Business District. The discussion focused on current challenges, what is working well, and what improvements would make the biggest difference for businesses and the surrounding neighborhood.

Participants described the district as a work in progress and emphasized the need for steady leadership, stronger coordination, and more visible follow-through. There was strong support for continued investment, but also clear concern that progress has been slow and that trust will depend on accountability, transparency, and consistent communication among the city, the consultant team, business owners, and neighborhood partners.

The forum also highlighted several shared priorities for the district, including a safer and more walkable environment, stronger support for local businesses, more dining and gathering options, and amenities for youth, families, and seniors. Participants pointed to the need for community spaces, small neighborhood-serving businesses, better sidewalks and roads, improved transit access, and a stronger overall sense of place.

Safety and property conditions were a major part of the conversation. Attendees raised concerns about crime, soliciting, unwanted activity around benches and public spaces, and problem properties that continue to affect nearby blocks. At the same time, there was interest in redevelopment opportunities, especially on sites like the former Rite Aid property and Prospect Church, if future projects include beautification, active uses, and services that reflect neighborhood needs.

Overall, the forum reflected a vision for a more vibrant, walkable, and locally rooted business district. Participants supported partnerships with faith-based organizations and the Roselawn Business Alliance (RBA), more youth programming, pop-up events, business mentorship, and flexible spaces for local entrepreneurs. The ideas shared during the forum helped shape the next steps for the Business District and nearby corridors.

The icons below the main themes from the Business Owner Forum discussion and connect them to the broader vision for a more vibrant, walkable, and locally rooted Neighborhood Business District.



Business Sentiment



Safety & Neighborhood Concerns



Community Needs and Missing Amenities



Business and Economic Development



Development Opportunities



Infrastructure and Beautification

Overall Vision

- Create a vibrant, walkable neighborhood built on food, gathering spaces, and small business.
- Foster trust with the city, promote legitimacy and early communication.
- Support a fresh generation of entrepreneurs with flexible pop up or shared use spaces.
- Focus on beautification, community identity, and livability to make people stay.

Public Open House

February 10TH, 2026 | 5:30pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237





The in-person Open House highlighted a strong desire for Roselawn to feel safer, more active, and more welcoming for families and neighbors. Participants raised concerns about crime, loitering, prostitution, speeding, and problem properties, while also emphasizing the need for stronger police presence, clearer communication about changes in the area, and more accountability from property owners and partners.

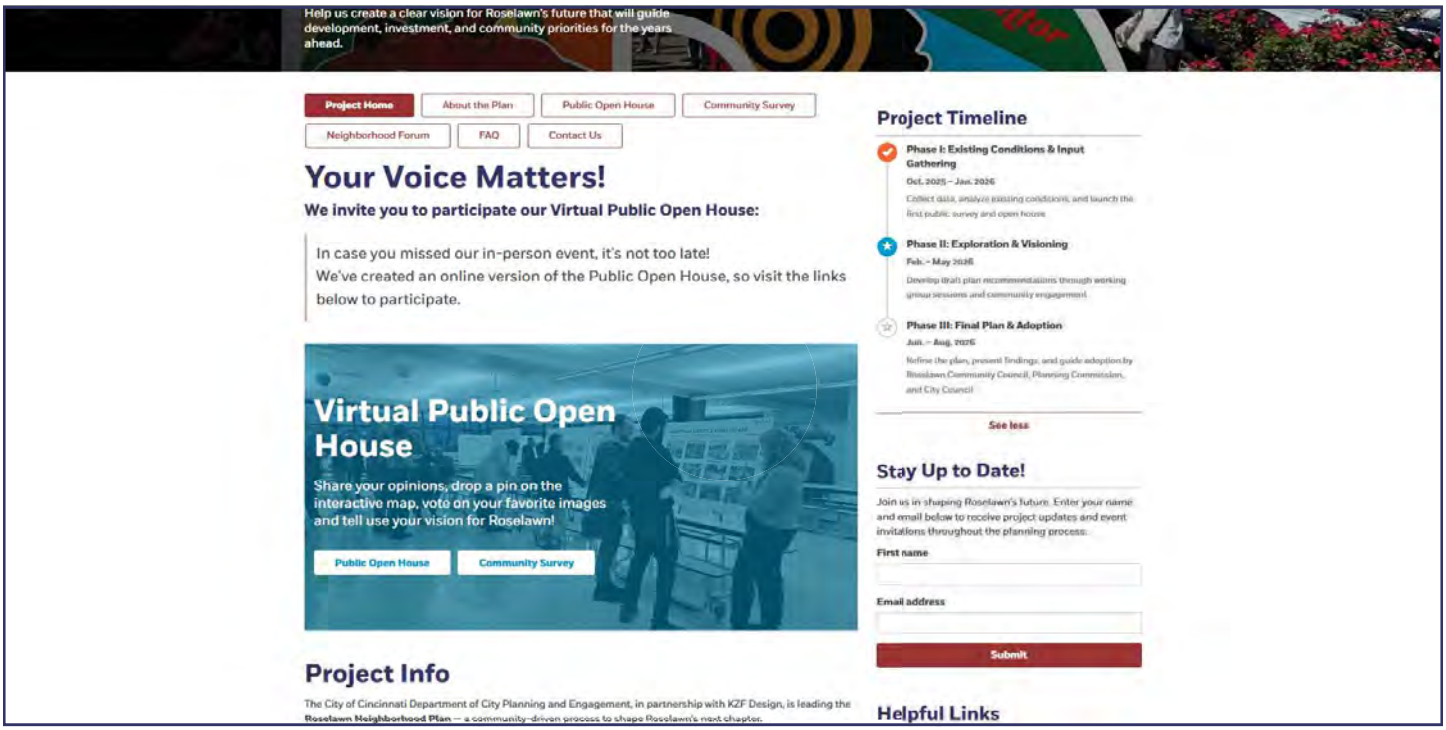
A major theme was the importance of community partnerships and more regular programming. Residents discussed the value of working with churches, recreation partners, and local organizations to support events, clean-up efforts, block parties, and youth activities. There was also interest in building on successful events and creating more opportunities for residents to gather and connect.

Participants identified several needs and opportunities for the area, including more family-friendly amenities, restaurants, a grocery store, a coffee shop, a bookstore, and spaces like a café, arts center, or co-working space. There was also interest in improving the look and feel of key corridors and commercial areas through better landscaping, planters, façade updates, and reuse of vacant or underused sites.

Overall, the open house reflected a vision for a more vibrant neighborhood with stronger community ties, better-maintained public spaces, and a wider range of everyday destinations that support both residents and local character.

Virtual Open House

February 18TH, 2026 - March 10TH, 2026



The Virtual Open House invited community members to weigh in on draft themes and goals for the Roselawn Neighborhood Plan through an interactive online format that included a map, visual survey, and ideas board. The platform focused discussion around four key priorities: strengthening the Business District, improving housing and neighborhood stability, enhancing safety and everyday quality of life, and making sure the plan leads to action through clear partnerships and implementation. Together, these features helped gather input on the future vision for Roselawn while making it easier for residents to participate remotely.

Visitors were able to interact with the following tools:

- Review of the project's **Draft Themes & Goals**
- An **Interactive Map** where the following were able to be placed:
    - Places I Go
    - Places I Avoid
    - Something I Like
    - Improvement Needed
    - Safety Concern
    - Connection Needed
- A **Visual Preference Su**rvey that included Public Spaces & Amenities, Pedestrian Safety & Streetscape, and Neighborhood Character & Gateways.
- **"Big Ideas" Wall** allowing a forum for participants to discuss their vision for the neighborhood

Theme 1 Working Group Session

March 10TH, 2026 | 6:00pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237

Theme 1: Strengthen and Grow the Business District

Make Reading Road a lively, welcoming place where local businesses can succeed and residents want to spend time.

- **Goal 1.1: Make the Business District a Walkable, Active Place**
- **Goal 1.2: Create a Strong Identity and Positive Image for Roselawn**
- **Goal 1.3: Support Local Businesses and Job Opportunities**
- **Goal 1.4: Improve Gateways and Key Properties**
- **Goal 1.5: Use Bus Rapid Transit to Support Equitable Growth**

During the Theme 1 Working Session, the working group focused on the future of the Business District, with particular attention to making it safer and easier to walk, supporting local businesses and jobs, and improving important sites, buildings, and public spaces. The discussion brought together the working group, city staff, and neighborhood partners to share ideas, answer questions, and build on the plan's goals.

Maps, handouts, and precedent images were used to support the conversation, help visualize possibilities, and identify project ideas that could move the area forward. The ideas that came out of the meeting reflect a strong interest in creating a more connected, active, and welcoming business district in Roselawn, along with practical early opportunities such as streetscape improvements, better sidewalk connections, temporary uses, façade upgrades, and new ways to activate vacant spaces.

The project ideas on the pages that follow build on this conversation and show how the neighborhood can turn broad goals into a more focused implementation path.

Streets, Sidewalks, and Neighborhood Feel Projects:

To make Roselawn's streets more comfortable, safe, and inviting, the group discussed:

- **Add more trees and landscaping** to calm traffic, provide shade, and improve the look of the corridor (Parks & DOTE).
- **Create streetscape guidelines** so future improvements such as lighting, sidewalks, and street furniture, feel consistent and reflect the neighborhood's identity (DOTE, Parks / Urban Forestry, Metro).
- **Improve sidewalk connections** between Roselawn's residential areas and the business district to make it easier to walk around.
- **Test a "Pilot Block"** between Section Road and the METRO BRT stop to show what improvements could look like and build momentum.

Local Businesses & Jobs Projects:

Ideas focused on supporting local businesses and bringing more activity to the corridor:

- **Create a vision for a "Town Center**" with a mix of uses and destinations.
- **Develop guidelines for new development** to ensure projects support current residents and businesses.
- **Encourage pop-up shops and temporary uses** to activate vacant storefronts and support new entrepreneurs.
- **Promote housing above businesses** to bring more people and activity to the area.
- **Offer business support programs**, such as classes, mentorship, and financial literacy training.
- **Launch a Façade improvement Program** to improve storefront appearance.
- **Host events and program spaces** to bring people to the corridor.
- **Start an "Adopt-a-Block" Program** where businesses help maintain and improve nearby spaces.

Buildings, Vacant Lots & Neighborhood Entrances Projects:

The group discussed ways to reuse vacant spaces and improve key locations:

- **Rehabilitate vacant or underused commercial buildings** to bring them back into use and support local needs (1–2 year timeframe; potential partners include the Community Council, Business Association, and ROCURC).
- **Activate Reading & Section Road** with temporary uses, events, or community amenities as a quick win.
- **Improve neighborhood entrances** with beautification and possibly a garden or green space hub (RCC).
- **Create a mixed-use "Community Hub"** with restaurants, recreation, and gathering space for all ages (YMCA and partners).
- **Activate the Valley Shopping Center** with pop-ups, services, and new uses.
- **Develop key intersections (Reading & Section / Reading & Summit)** as mixed-use nodes with restaurants, youth programming, and gathering spaces (YMCA, Boys & Girls Club).
- **Organize neighborhood beautification efforts** to improve curb appeal and build community pride (RBA, Community Council, Keep Cincinnati Beautiful, Toolbank).

Theme 2 Working Group Session

April 2ND, 2026 | 6:00pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237



Theme 2: Improve Housing and Strengthen Neighborhood Stability

Improve housing conditions, address problem properties, and protect long-time residents.

- **Goal 2.1: Improve Housing Conditions**
- **Goal 2.2: Address Problem Properties and Absentee Landlords**
- **Goal 2.3: Focus on Areas Facing the Greatest Challenges**
- **Goal 2.4: Protect Strong Blocks and Prevent Displacement**

During the Theme 2 Working Session, the working group discussed several strategies for improving neighborhood conditions and supporting long-term stability. Code enforcement was identified as being largely complaint-driven, which means issues are often addressed reactively rather than through a more proactive approach. The group also emphasized the need for better education around existing city programs that can help homeowners and rental property owners access funding for repairs and property improvements.

Participants pointed to specific areas, including Summit Road, Dawn Road, and Seymour Avenue, where problem properties appear to be concentrated, suggesting that targeted interventions may be needed in these locations. The discussion also highlighted opportunities to strengthen coordination through programs like CERT and shared tracking systems that could help identify repeat problem properties and support more effective responses. In addition, there may be potential to use tools such as a TIF district to help support certain improvements.

The working group also recognized the importance of continued basic service improvements, including efforts by Public Services such as street sweeping. Beyond physical maintenance and enforcement, participants noted that neighborhood programs, activities, and community facilities are also important tools for strengthening safety, stability, and overall quality of life.

Housing & Neighborhood Stability Projects

Most of the discussion focused on improving housing conditions and addressing problem properties. A key theme was the need to focus efforts in a small number of priority areas to make a visible impact. The working group established the following projects:

- **Designate "Target Improvement Areas"** to identify focus areas and prioritize high-need properties that can help guide where resources and efforts should be concentrated
- **Create a Problem Property Action Plan** to track, escalate, and resolve repeat issues, especially in priority areas
- **Expand Access to Home Repair Programs** to increase awareness of available funding and help residents navigate the application process
- **Address Vacant and Abandoned Properties** to prioritize key sites and work with partners to stabilize and return them to use
- **Coordinate a Neighborhood Cleanup in priority** "target improvement areas" through volunteer opportunities or coordinating City services like street sweeping and trash removal
- **Build a Partnership & Volunteer Program** by exploring opportunities to work with institutions, churches, and resident volunteers to help support exterior repairs, cleanups, and other neighborhood improvements
- **Launch a Housing Education & Outreach Campaign** to share information about available programs, resources, tools, and homeowner responsibilities

Theme 3 Working Group Session

April 16TH, 2026 | 6:00pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237



Theme 3: Improve Safety, Health, and Everyday Quality of Life

Create a neighborhood where people feel safe, healthy, and connected.

- **Goal 3.1: Make Streets Safer and Easier to Get Around**
- **Goal 3.2: Expand Access to Parks and Community Spaces**
- **Goal 3.3: Strengthen Community Safety**
- **Goal 3.4: Support Youth and Workforce Opportunities**

During the Theme 3 Working Session, the working group focused on the major investments and partnerships needed to move neighborhood priorities forward. A consistent theme throughout the discussion was funding, which remains a barrier for several efforts, including the ROCURC garden, greenspace improvements, and broader redevelopment projects. Participants noted that a range of tools and partnerships will be needed to turn ideas into action.

The group also emphasized the importance of urban forestry programs and streetscape improvements as visible ways to strengthen neighborhood identity. These kinds of investments can improve aesthetics, expand tree canopy coverage, and help create a stronger sense of place along key corridors and public spaces. In addition, there was clear interest in developing a more comprehensive greenspace and connectivity plan that would bring together pocket parks, trails, and pedestrian improvements in a coordinated way.

Several implementation tools and priority areas were identified during the discussion. TIF districts may offer financing opportunities, but further analysis is needed to understand project costs and feasibility. Other funding sources, including the City's Economic Development funding programs, grants, and partnerships with the Port Authority, were also identified as important to pursue. Brownfield redevelopment, especially along Section Road, remains a key priority, and the group also highlighted the need for targeted investment along corridors such as Summit Road and Reading Road to improve walkability, safety, and connectivity.

The working group also discussed the importance of community amenities, including the possibility of a community center and expanded recreation programming, as part of a broader effort to support neighborhood vitality. Overall, the discussion reinforced the need to focus on high-impact areas, reconnect fragmented parts of the neighborhood, and align local efforts with broader plans and projects such as the Evanston Plan, BRT, DOTE and ODOT initiatives, and potential institutional investments.

Safety. Health, and QoL Project Ideas

The breakout groups generated a strong list of actionable projects, turning ideas into an early roadmap for implementation:

- **Define "Priority Investment Areas"** to focus resources on key corridors and sites where improvements can catalyze broader neighborhood impact
- **Advance "Signature Place-Based Projects"** to establish anchors like the ROCURC garden, expanded greenspaces, and a potential community hub that reinforces neighborhood identity
- **Build a Connected Greenspace Network** to link pocket parks, trails, and tree-lined streets into a cohesive system that improves access, walkability, and environmental benefits
- **Leverage Funding Districts & Incentives** to align TIF resources, grants, and Port partnerships into a coordinated financing strategy for priority projects
- **Target Redevelopment Opportunities** to move forward brownfield and underutilized sites through site readiness, remediation, and partnerships for reinvestment
- **Deliver Corridor-Level Improvements** to address safety, walkability, and streetscape conditions along key routes like Summit and Reading Roads
- **Expand Neighborhood Beautification Efforts** to scale urban forestry, streetscape enhancements, and visible improvements that strengthen curb appeal and sense of place
- **Coordinate Implementation & Partnerships** to align with major plans and projects (BRT, ODOT, institutional investments) while tracking progress and maintaining momentum

Theme 4 Working Group Session

April 30TH, 2026 | 6:00pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237



Theme 4: Focus on Action, Partnerships, and Follow-Through

Make sure this plan leads to real change, not just another document.

- **Goal 4.1: Support Community-Led Action**
- **Goal 4.2: Clarify Leadership and Roles**
- **Goal 4.3: Align Partnerships and Funding**
- **Goal 4.4: Turn Ideas into Funded Projects**

The Theme 4 Working Group Session focused on one of Roselawn's most important long-term needs: ensuring the neighborhood plan leads to real, visible action. Unlike the previous themes, which addressed physical improvements, safety, and housing, Theme 4 concentrated on implementation, clarifying who does what, how progress will be tracked, and how partnerships can be organized to move projects forward. Participants reviewed example projects, discussed conversation starters, and were asked to identify two to three implementation ideas their group believed could make a meaningful difference.

Facilitators opened with an overview of the theme's goals and a reminder that successful implementation requires clear leadership, strong coordination, and transparent communication with the community. Participants were encouraged to think about Roselawn's current organizational capacity, past challenges with follow-through, and new systems needed to ensure momentum over time. The presentation emphasized that Theme 4 is the backbone of the entire Neighborhood Plan, the part that determines whether the community's ideas become funded, built, and sustained.

Implementation, Action, and Partnership Ideas

The breakout groups generated a strong list of actionable projects, turning ideas into an early roadmap for implementation:

- **Define "Priority Investment Areas"** to focus resources on key corridors and sites where improvements can catalyze broader neighborhood impact
- **Clear Leadership & Roles** by forming a Neighborhood Implementation Committee, assigning lead organizations for each priority project, and providing regular community updates to maintain transparency.
- **Stronger Partnerships** through quarterly coordination meetings with City departments, nonprofits, and the Port, along with joint funding applications for major projects.
- **Focused Priorities** by maintaining a short, actionable list of top priority projects and using a public project tracker to monitor progress.
- **Learning from Other Neighborhoods** and successful models like DeSales Corner, Avondale, Madisonville, and Pleasant Ridge as examples of strong anchors and coordinated corridor investment.
- **Local Anchors** like the Post Office was discussed as a potential stabilizing anchor for Roselawn's corridor.
- **RBA–Port Coordination** through a stronger relationship between the Roselawn Business Alliance and the Port to help advance redevelopment.

Participants agreed that successful implementation requires clear responsibilities, stronger coordination, ongoing communication, and aligned funding. The session produced a set of practical tools to help Roselawn move projects forward with measurable progress and sustained community involvement.

Public Open House

July 16TH, 2026 | 5:30pm - 7:30pm
ROCURC Lot - 7405 Reading Rd, Cincinnati, OH 45237



The Public Open House invited residents, business owners, and local partners to review the full set of draft recommendations and share final feedback before the plan enters its completion stage.

Large-format boards showcased mixed-use development concepts, Reading Road corridor improvements, proposed streetscape design elements, targeted housing strategies, safety and pedestrian enhancements, park and greenspace opportunities, and potential town center ideas. These boards allowed residents to visualize how Roselawn's future could look and interact directly with design concepts and project descriptions. Throughout the event, participants asked questions, discussed ideas with the project team, and provided input on which concepts felt most important for Roselawn's next chapter.

This Open House served as the community's final opportunity to respond to the plan's recommendations and ensure alignment with resident priorities before the plan moves to final drafting and adoption.

Attendees were asked to vote on which draft recommendations they felt were most important for Roselawn. The following priorities emerged from the ranking activity:

- Streetscape Improvements & Reading Road Pilot Block Project – 4 votes
- Façade Improvement Program – 3 votes
- Targeted Housing Improvement Areas – 3 votes
- New Public Park / Greenspace – 3 votes
- Mixed-Use Developments – 2 votes
- Community Facility Feasibility Study – 2 votes
- Safe Streets & Crossings Program – 2 votes
- Youth Recreation & Enrichment Program – 2 votes
- Gateway Improvements – 1 vote

Rankings highlight strong community support for visible corridor improvements, quality-of-life investments, greenspace additions, and programs serving youth and families. They also signal a continued desire to strengthen Roselawn's business environment through mixed-use development and façade improvements.

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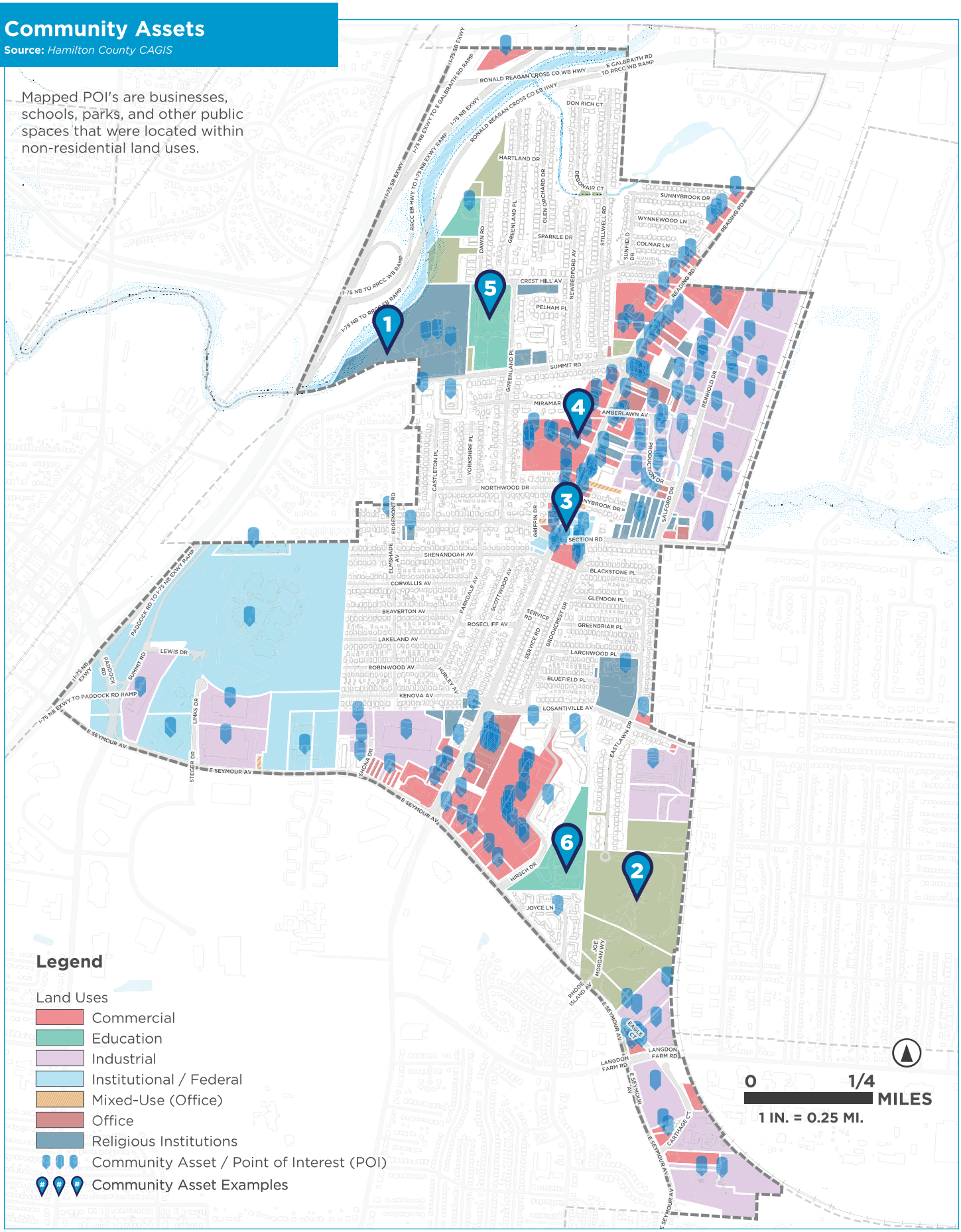
Community Assets

Source: *Hamilton County CAGIS*

Mapped POI's are businesses, schools, parks, and other public spaces that were located within non-residential land uses.



Legend

Land Uses

- Commercial
- Education
- Industrial
- Institutional / Federal
- Mixed-Use (Office)
- Office
- Religious Institutions
- Community Asset / Point of Interest (POI)
- Community Asset Examples

Roselawn Points of Interest (POI) Inventory

During the Existing Conditions Analysis phase of the Roselawn Neighborhood Master Plan, an inventory of existing businesses and landmarks were developed, referred to below as Points of Interest (POI's). The following list was developed using a variety of sources, including but not limited to existing Hamilton County GIS data, Google Maps, and neighborhood resources developed in Spring 2026.

This list may not include all businesses and POI's, but provides a clear snapshot of business types located within Roselawn, with additional notes added if the POI is located within the Neighborhood Business District (NBD).

POI Name	Address	Description	In the NBD
3t Learning Academy	7125 Reading Road	Day Care Center	
4 Legendary Kids Early Learning Center	7390 Reading Road	Day Care Center	YES
A&A Speedway New and Used Tires	7750 Reading Road	Auto Repair Shop	YES
A-1 Appliance Service Co.	1840 Amberlawn Avenue	Appliance Repair Services	
Abrams Automotive Inc	7770 Reading Road #2141	Used Car Dealership	
Affinity Rose Lounge	7604 Reading Road	Bar	YES
All Around Auto Care	7821 Reading Road	Used Car Dealership	
AM Shipping Supplies Co.	7736 Reinhold Drive	Packaging Supply Store	
Amati's Fine Instruments Warehouse	7613 Production Drive	Musical Instrument Manufacturer	
Amma's Kitchen	7633 Reading Road	Restaurant	YES
APC Promos	1870 Summit Road	Promotional Products Supplier	
Autopart International	7749 Reinhold Drive	Auto Body Parts Supplier	
AutoZone Auto Parts	1748 E Seymour Avenue	Auto Parts Store	
Bank of America	1894 E Seymour Avenue	Bank	
Beloved Community Church	7855 Dawn Road	Church	
Better Living Medical Supplies	7610 Reading Road #104	Medical Supply Store	YES
Bid Auction Depot	7596 Reinhold Drive	Auction House	
Bladez Barber Shop	1442 Section Road	Barber Shop	
Blessing Home Health Service LLC	1821 Summit Road #203	Home Healthcare	YES
BLT Commercial Storage	2174 E Seymour Avenue	Storage Warehouse	
Blue Hell Studio, LLC	7712 Reinhold Drive Suite 1	Metal Fabricator	
BOGG Express LLC	2300 E Seymour Avenue	Trucking Company	
Boost Mobile	1844 E Seymour Avenue	Cell Phone Store	
Boost Mobile	7666 Reading Road #3	Cell Phone Store	YES

POI Name	Address	Description	In the NBD
bp	2098 E Seymour Avenue	Gas Station	
Brandy's Ultra Sports Lounge	7751 Reading Road	Bar	
CAD Import Inc.	7199 Shona Drive	Food Importer & Distribution	
Cai's Towing & Recovery LLC	2280 E Seymour Avenue	Towing Service	
Cash America Pawn	7901 Reading Road	Pawn Shop	
Catholic Charities Southwestern Ohio	7162 Reading Road #600	Community Non-profit Agency	
Ceva Logistics	1821 Summit Road	Logistics/Freight Services	YES
Chinese Bean Makeup Artistry	1821 Summit Road #300B	Make-up Artist	YES
Cincinnati Dinner Train	2172 E Seymour Avenue	Restaurant	
Cincinnati Support Services LLC	1821 Summit Road #216	Disability Support Services	YES
Cincinnati ToolBank	1682 E Seymour Avenue	Tool Rental Service	
Cincy Blends	7617 Reading Road	Barber Shop	YES
Cincy Liquors	7617 Reading Road #4	Liquor Store	YES
Cinfed Credit Union	7661 Reading Road	Bank	YES
Citi Trends	1838 E Seymour Avenue Suite 2	Clothing Store	
City Gear	1858 E Seymour Avenue	Clothing Store	
Courtyard Apartments	7126 Hirsch Drive	Apartment Complex	
Cregger Company, Inc.	7584 Reinhold Drive	Plumbing Supply Store	
Culinart Inc.	7609 Production Drive	Manufacturing	
Custom Mail Services	7676 Reinhold Drive	Mailing Service	
Dawson Heating & Air Conditioning	7523 Reading Road	HVAC Contractor	YES
Disney-McLane	7737 Reinhold Drive	Manufacturer	
Dollar General	7685 Reading Road	Dollar Store	YES
Dollar Tree	1864 E Seymour Avenue Unit 22	Dollar Store	
Elite Furniture	1834 E Seymour Avenue	Furniture Store	YES
Emerge Manufacturing	2250 E Seymour Avenue	Manufacturing	YES
Emergency Dental Today	7155 Reading Road	Emergency Dental Service	YES
Essence Beauty Supply	7617 Reading Road	Beauty Supply Store	YES
Eurostampa	1440 E Seymour Avenue	Commercial Printer	YES
Evolution Creative Solutions	7107 Shona Drive	Commercial Printer	YES
Express Wings	7625 Reading Road	Restaurant	YES
Family Dollar	1860 E Seymour Avenue	Discount Store	YES
Family Nurturing Center	7162 Reading Road Floor 1	Social Services Organization	YES

POI Name	Address	Description	In the NBD
FedEx Ship Center	7150 Paddock Road	Shipping and Mailing Service	YES
Fifth Third Bank & ATM	1850 E Seymour Avenue	Bank	YES
First Financial Bank	7152 Reading Road	Bank	YES
Five Star Home Services Cincinnati	7374 Reading Road Suite 118	HVAC Contractor	YES
Froikin Chas & Co.	1821 Summit Rd #20	Accounting Office	YES
G A Avril Co.	2108 Eagle Court	Foundry	
Get Right Cuts	7365 Brookcrest Drive	Barber Shop	YES
Great Parks Nature Center at The Summit	1580 Summit Road	Park and Event Space	
Greater Canaan Missionary Baptist	7181 Reading Road	Church	
Greater Cincinnati Islamic Association (GCIA)	7762 Reading Road	Non-Profit Organization	YES
Green Sales Company	2172 E Seymour Avenue	Auto Parts Store	
Gregory Forrest Lester, Inc.	7798 Reading Road Suite E	Landscaping Company	
Hayes Publishing	7624 Reinhold Drive	Educational Supply Store	
Hey Graphics	7666 Production Drive	Graphic Design Services	
Hibbett Sports	1854 E Seymour Avenue	Sports Equipment Store	
Hillcrest Elderly	1829 Losantiville Avenue	Apartment Complex (Senior)	
Humble Hearts Home Care	1821 Summit Road	Senior Care Agency	YES
Hustlin' Hands	7610 Reading Road #103	Nail Salon	YES
James Hunt Construction	1865 Summit Road	Construction Company	
Jet Machine & Manufacturing	7108 Shona Drive	Manufacturing	
Journey Steel	7660 Production Drive	Steel Fabricator and Erector	
Julia Wireless & Beauty Supplies	1848 E Seymour Avenue	Beauty Supply Store	
K&D Home Care	1745 Section Road	Home Healthcare Service	YES
k9 Waves	7637 Production Drive	Animal Clinic	
KNS Graphics, LLC	1821 Summit Road	Custom T-Shirt Supplier	YES
Kota Kreations	7617 Reading Road Suite 160	Beauty Salon	YES
Kramer & Feldman Inc.	7636 Production Drive	General Contractor	
LaRosa's Pizza	7617 Reading Road	Restaurant	YES
LaTouch Cosmetology Institution	7617 Reading Road	Beauty School	YES
Lets In Mental Health & Recovery	7162 Reading Road #720	Mental Health Services	
Logistics Done Right	7616 Production Drive	E-commerce Services	
Losantiville Store & Lock	1949 Losantiville Avenue	Self-Storage Facility	
LW Office Furniture Warehouse	1900 Section Road	Office Furniture Store/Warehouse	

POI Name	Address	Description	In the NBD
Machinex	7654 Production Drive	Laundry Equipment Supplier	
Marathon Gas	7738 Reading Road	Gas Station	YES
Mark's Auto Body	2270 E Seymour Avenue	Auto Body Shop	
Mason Truck Repair	2350 E Seymour Avenue	Truck Repair Shop	
McCluskey Automotive Used Car Superstore (Arlington Heights)	435 E Galbraith Road	Used Car Dealership	
McDonald's	7142 Reading Road	Fast Food	
Meineke Car Care Center	7760 Reading Road	Auto Repair Shop	YES
Metro by T-Mobile	2102 E Seymour Avenue	Cell Phone Store	
Metro by T-Mobile	7666 Reading Road	Cell Phone Store	YES
Miami Hookah & Grill	7532 Reading Road	Hookah Bar	YES
Mid City Executive Center	1821 Summit Road	Commercial Real Estate Agency	YES
Midpointe Tower	7162 Reading Road	Office Tower	
Mr. Reno Barbershop	2100 E Seymour Avenue	Barber Shop	
Municipal & Contractor Sealing Products, Inc.	7740 Reinhold Drive	Septic System Services	
N.O.W. Healthcare Solutions	1821 Summit Road #104	In-home Healthcare Services	YES
National Access Design, LLC	1871 Summit Road	Door Supplier	
Nature Center at the Summit (Great Parks Office)	1580 Summit Road	Parks Office	
New Prospect Baptist Church	1580 Summit Road	Baptist Church	
Next Level Hair Salon	2104 E Seymour Avenue	Hair Salon	
Ohio Department of Transportation (ODOT) Hamilton County Garage	1400 E Seymour Avenue	State Government Office	
Ohio Tax Service, Inc.	7162 Reading Road #105	Tax Preparation Services	
Ohio Valley Supply Co.	7050 Links Drive	Building Materials Supplier	
O'Reilly Auto Parts	7701 Reading Road	Auto Parts Store	YES
Pepsico	7780 Reading Road	Manufacturing	
PlasmaCare Inc. Hillcrest	1828 E Seymour Avenue	Blood Donation Center	
Popeyes Louisiana Kitchen	7131 Reading Road	Fast-Food Restaurant	
Pro Seniors Inc.	7162 Reading Road #1150	Elder Legal Advocacy Company	
PureDrive	7759 Reading Road	Used Car Dealership	
Quantum Chemical Site (Springfield Township)	1265 Section Road	Former Chemical Plant	
Queen City Jewelry & Pawn	7935 Reading Road	Pawn Shop	
Queen City Pallets	7744 Reinhold Drive	Pallet Supplier	
R et Z Fashions	7642 Reading Road	Clothing Store	YES

POI Name	Address	Description	In the NBD
Today's Man	7617 Reading Road	Clothing Store	YES
Trans-States Express	7750 Reinhold Drive	Trucking Company	
Tri-City Services, LLC TSS	1821 Summit Road #316	Staffing Agency	YES
Truth Bar & Grill	7600 Reading Road	Bar	YES
Turning Point Ministries	7245 Eastlawn Drive	Religious Organization	
TW Metals	7640 Reinhold Drive	Metal Supplier	
TyeDye Nails	1709 Section Road	Nail Salon	YES
U.S. Bank Branch	7660 Reading Road	Bank	YES
United States Army Reserve (Morrow USARC)	1600 E Seymour Avenue	Military Base	
United States Postal Service	1730 Section Road	Post Office	YES
Universal Nails & Beauty Supply	7385 Brookcrest Drive	Beauty Supply Store	YES
Valassis, Inc.	7728 Reinhold Drive	Advertising Agency	
Victory Deliverance Ministries Cincinnati	7901 Reading Road	Church	
Vinyl Kraft Inc.	7725 Reinhold Drive	Siding Contractor	
VYBEZ Hookah Bar & Lounge	7825 Reading Road	Bar	
Weddings on The Run	1821 Summit Road	Wedding Service	YES
Welage Corporation	7712 Reinhold Drive Suite 2	Metal Fabricator	
WIC Program	7162 Reading Road #800	Social Services Organization	
Wing Stop	1836 E Seymour Avenue	Fast Food	
Women of Styles Salon & Day Spa	7513 Reading Road	Beauty Salon	YES
World Pac Paper	1821 Summit Road #317	-	YES
Yakitori Hibachi Lounge	7505 Reading Road	Restaurant	YES
Yummi Xpress Jamacian Restaurant	7733 Reading Road	Restaurant	YES
Zee Food Mart	1833 Losantiville Avenue	Convenience Store	

POI Name	Address	Description	In the NBD
Rankin Vocational Services Center	7162 Reading Road #720	Employment Center	
Rat Pack Edition Men's Consignment Store	7357 Brookcrest Drive	Clothing Store	YES
Reading Road Food Mart	7539 Reading Road	Convenience Store	YES
Reliable Home Health Care	1821 Summit Road #118	Home Healthcare	YES
RMS of Ohio	7162 Reading Road #610	-	
Roselawn Family Dental	7540 Reading Road	Dentist	YES
Roselawn Gardens Apartments	1811 Losantiville Avenue	Apartment Complex	
Roselawn Pharmacy	7601 Reading Road	Pharmacy	YES
Roselawn Self Storage	7623 Production Drive	Storage Facility	
Roselawn Village Apartments	1992 E Seymour Avenue	Apartment Complex	
Roses Discount Store	1838 E Seymour Avenue Suite 1	Discount Store	
Rubix Food & Gas	7539 Reading Road	Gas Station	YES
Salon Outlandish	7610 Reading Road #102	Beauty Salon	YES
Salon Samiyyah	7615 Reading Road Floor 1 Rear	Beauty Salon	YES
Save A Lot	1864 E Seymour Avenue	Grocery Store	
See More Smiles Dental	1860 E Seymour Avenue	Dentist	
Shekinah Beauty Center and Day Spa	7837 Reading Road	Salon	
Shell	1900 E Seymour Avenue	Gas Station	
Shop Rite	7911 Reading Road	Convenience Store	
Situations Full Services Salon	7610 Reading Road #105	Beauty Salon	YES
SLM Seacrest Holdings LLC	7162 Reading Road #730	Real Estate Holdings	
SSC Select Specialties Corp.	7649 Production Drive	Corporate Office	
Stepleton Law LLC	7162 Reading Road #250	Legal Services Office	
Stewart Tire & Auto Service	7135 Reading Road	Auto Repair Shop	
Su Casa Hispanic Center	7162 Reading Road #700	Non-profit Organization	
Summit Apartments (Roselawn Permanent Supportive Housing)	1579 Summit Road	Apartment Complex	
Summit East Apartments - Senior Community	1581 Summit Road	Apartment Complex (Senior)	
Taco Bell	1810 E Seymour Avenue	Fast Food	
TB Products	1854 Summit Road	Custom T-Shirt Supplier	
The Dukesters Restaurant & Catering	7733 Reading Road	Restaurant	YES
This Side of Roselawn Food Truck	7733 Reading Road	Restaurant	YES
Titan Auto Insurance (Nationwide)	2094 E Seymour Avenue	Auto Insurance Agency	

LEGEND

Problem Area

Business Corridor

1 Crest Hill Ave: Drugs, Trash

BRT Turnaround

2 Reading: Bad

3 Greenland Pl & Summit Rd: Bad, prostitution, murder

4 Eastlawn Dr: Bad lighting, murders

1 Trying to turn into greenspace

2 Area can possibly turn into apartments

3 Area used to be bad

4 Quiet, residential

5 Lots of potential for Birck & Mortar

6 Truck parking

7 Gateway Commercial

8 Very bad/ vacant

9 Office Suites

10 Dollar General, Bad area

11 Vacancy, fighting, loitering, bad owners

12 Problem property

13 Good story of pharmacy and first financial

14 Port property

15 Problem property

16 Problem property

17 Port property

18 Parking lot

19 For sale, no buyers

20 Pocket Park

21 Dumping, major problem area

22 Boarding school

23 Nice, Gaslight

24 Gaslight, bad lighting

25 Gaslight

26 Caught on fire

27 No one uses this

28 Dumping

29 Apartments

30 Senior Center

31 Shopping Center

32 Senior and Disability support

Neighborhood Analysis Map

Source: *Hamilton County CAGIS*

