



DO 2402541

Meeka D. Owens
Cincinnati City Council

December 10th, 2025

Examination of Camp Washington Zoning Diagnostic

WE MOVE that the administration review the recently completed zoning diagnostic report prepared for the Camp Washington Urban Redevelopment Corporation (CWURC) to identify the best course of action for the revitalization of the Camp Washington neighborhood.

FURTHER WE MOVE that the administration consider the identification of strategies to lessen the impact of tow yard/lots that have arisen in Camp Washington to improve the quality of life for the residents of that neighborhood.

Councilmember Meeka D. Owens

STATEMENT

Camp Washington is an incredibly historic neighborhood in Cincinnati that has had an ever changing make up. While it has primarily become an industrial neighborhood there are still residents who proudly call 'Camp' home. The neighborhood's Community Development Corporation (CDC), CWURC recently commissioned a zoning diagnostic from Zone Co. to identify better land use practices for the neighborhood.

One of the overwhelming issues and recommendations from the diagnostic is that properties are beginning to see a rise in tow yards/lots in the neighborhood, near residential properties. Identifying strategies to prevent vacant lots becoming tow yards/lots would elevate Camp Washington's quality of life.

There have been countless studies done on what is known as the 'broken window theory' which is when there are visible signs of deterioration of an environment or neighborhood, that encouraging for there to be more deterioration and negative behaviors in those communities.

As of May of 2024, CWURC reported at least 18 tow yards present these are scattered across the neighborhood and are located primarily in Manufacturing General (MG) which is one of the city's most non-restrictive zones, and there are more popping up every month. These areas come close to other residentially zoned areas causing incidental consequences. By identifying solutions to this issue we would be able to curb the consequences of tow yards/lots.

DL
12/19/24
CAL

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