

An aerial photograph of Cincinnati, Ohio, featuring the city's dense urban landscape and the prominent Cathedral Basilica of the Holy Cross in the background. The image is overlaid with a semi-transparent blue filter.

PROPOSED REMOVAL OF MULTI-FAMILY DENSITY RESTRICTIONS

city of
CINCINNATI

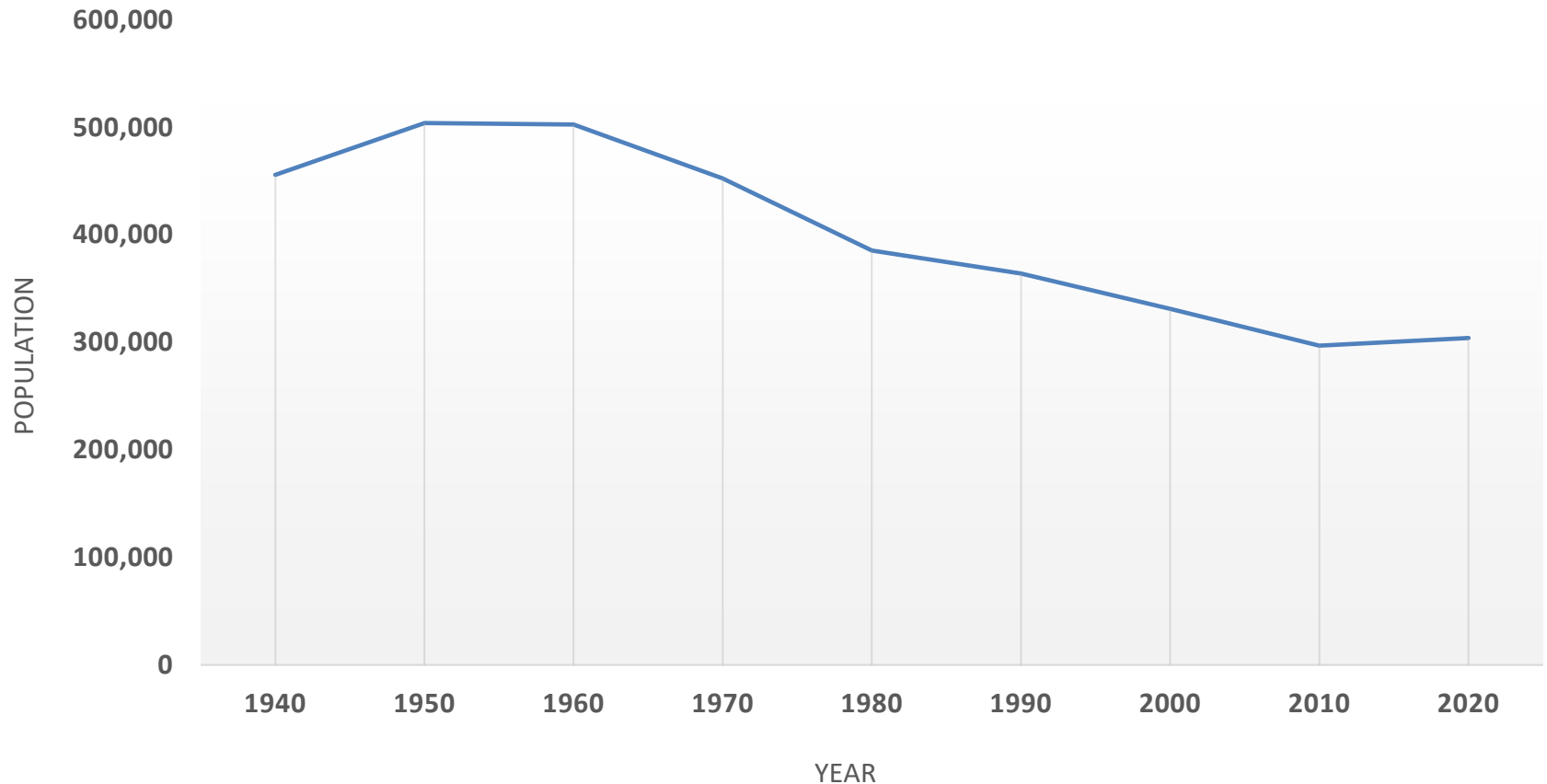
REMOVING MULTI-FAMILY DENSITY RESTRICTIONS

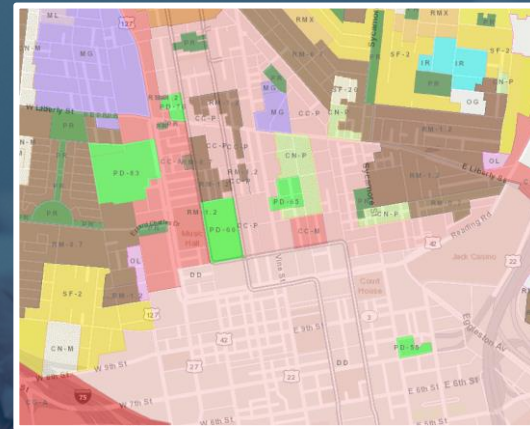
- Removes land area/unit (density) limitations in the zoning code
 - RMX, RM-2.0, RM-1.2, RM-0.7, OL, OG, all Commercial districts, UM, ML, RF-R
 - DOES NOT include single-family
 - All other regulations still apply
- Allows for construction of more housing
- City-wide

CITY POPULATION

Cincinnati Population

(Source: US Census)



[illegible]

May 2003

The result of this combination will be liberalized guidelines in the previous (South) district, as it will now be governed by the guidelines from the more recently designated (North) district. The guidelines in the (North) will not change. Additionally, a new list of non-contributing buildings for both the (North) and (South) are included in the revised guidelines.

Since the designation of the Over-the-Rhine (South) district in 1993, a number of buildings in that district have been demolished due to issues of health and safety or as a result of redevelopment efforts. To a greater extent, a number of previously vacant or underutilized buildings have been renovated and returned to productive use. As a result, the overall character of the neighborhood has improved in the last 10 years.

The combination of these two districts has no effect on the Mohawk Bellevue Historic District, also located within the Over-the-Rhine neighborhood.

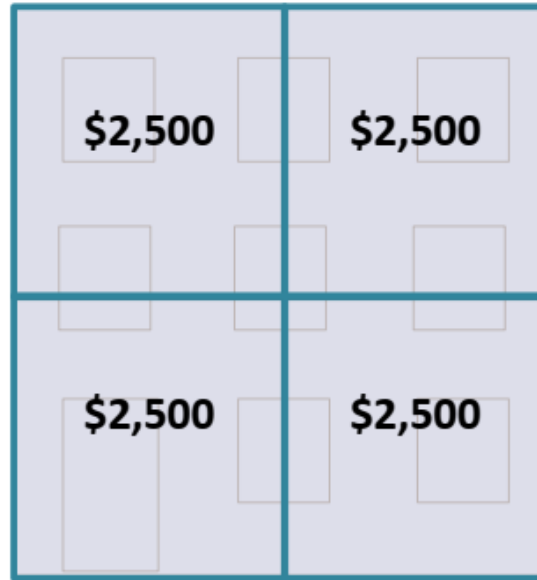
This report is a combination of previous designation reports for the Over-the-Rhine (South) and Over-the-Rhine (North) Districts (copies of both on file with the Urban Conservator). The information presented in both reports is still valid, with the exception of the following additions or corrections:

HOW IS NEW CONSTRUCTION HOUSING REGULATED?

Zoning District	Density Requirement for Multi-family
Residential Mixed (RMX)	2,500 SF per unit/parcel area
Residential Multi-family 2.0 (RM-2.0)	2,000 SF per unit/parcel area
Residential Multi-family 1.2 (RM-1.2)	1,200 SF per unit/parcel area
Residential Multi-family 0.7 (RM-0.7)	700 SF per unit/parcel area
Office Limited	1,200 SF per unit/parcel area
Office General	700 SF per unit/parcel area
All Commercial Districts	700 SF per unit/parcel area
Urban Mix (UM)	700 SF per unit/parcel area
Manufacturing Limited (ML)	2,000 SF per unit/parcel area
Riverfront Residential/Recreational (RF-R)	2,000 SF per unit/parcel area

*** Rehabbing an existing building requires 500 SF/parcel area**

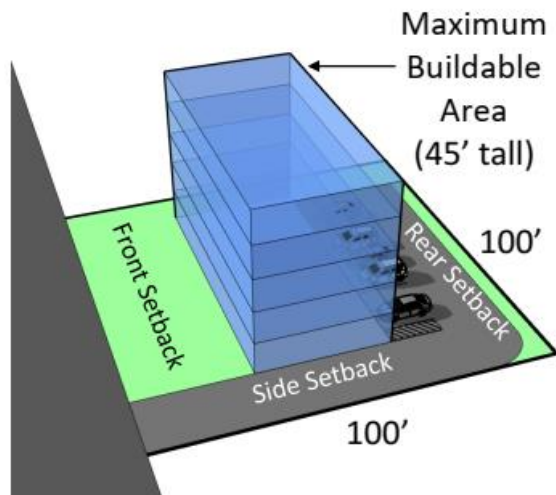
SAME BUILDING SIZE MORE UNITS



- **All other regulations still apply:**
 - Zoning requirements (height, setback, Hillside and Urban Design Overlay standards, stream corridor setbacks, etc.)
 - Local Historic District regulations
 - Building and Fire Codes

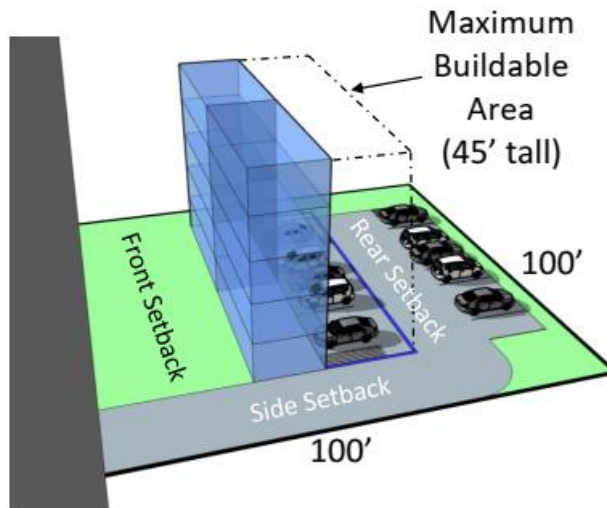
EXAMPLE – MULTI-FAMILY IN RM-2.0 ON A 10,000 SF LOT

Existing Regulations



- Density requirement of 2,000 sq. ft. of land/unit
- Maximum of 5 units ($10,000/2,000 = 5$)
- 8 parking spaces required ($5 \times 1.5 = 7.5$ which rounds up to 8)

Proposed Regulations



- No density requirement
- 10 units shown
- 15 parking spaces required ($10 \times 1.5 = 15$)
- Note reduced building size due to need for parking requirements

Additional Regulations Required

- 1.5 parking spaces required per unit
- 45-foot maximum building height
- 20-foot front yard setback (Additional 1-foot of setback for each 1-foot of building height above 35 feet)
- Total of 17-foot side setbacks with a minimum of 5 feet on one side (Additional 0.5-foot of minimum side yard and 1-foot sum of side yard setback for each 1-foot of building height above 35 feet)
- 35-foot rear setback
- Buffer yard standards (depends on adjacent zoning district)
- Any Overlay District standards (Historic, Hillside, Urban Design, etc.)

WHAT'S THE PROBLEM?

- INCONSISTENT WITH THE HISTORIC NEIGHBORHOOD FABRIC
- PROMOTES SPRAWLING DEVELOPMENT
- UNSUSTAINABLE SMALL BUSINESS ENVIRONMENT
- IMPACT ON NEIGHBORHOOD AFFORDABILITY

HOW CAN WE HELP?

- ***PROPOSING TO ELIMINATE THE LAND AREA/UNIT LIMITATIONS WITHIN ZONING DISTRICTS THAT ALLOW MULTI-FAMILY HOUSING***
 - RMX, RM-2.0, RM-1.2, RM-0.7, OL, OG, ALL COMMERCIAL DISTRICTS, UM, ML, RF-R
 - PRIMARY GOAL: ALLOW FOR MORE HOUSING
 - ALL OTHER REGULATIONS STILL APPLY

DOWNSIDERS ARE MITIGATED

- HEIGHT LIMITED BY ZONING
- PARKING REQUIREMENTS
- BUILDING CODE REQUIREMENTS
- OVERLAY DISTRICT PROTECTIONS
 - HISTORIC, HILLSIDE, URBAN DESIGN, ETC.
- BETTER PUBLIC INFRASTRUCTURE

BENEFITS OF DENSITY



Economic & Environmental
Sustainability



Housing Affordability



Historic Preservation



Small Business Development

WHAT DO THE EXPERTS SAY?

- *“Local governments must reduce regulatory barriers that limit the market’s ability to build small, lower-cost homes on expensive land.” – The Brookings Institution*
- *“Addressing segregation is paramount... The most obvious starting-point is stripping away the zoning rules that ban apartments in high-cost cities.” – The Economist*
- *“Higher-density communities are vital to preserving a healthy environment and fostering healthy lifestyles... Increasing density...improves air and water quality and protects open space” – Urban Land Institute & the Sierra Club*

WHAT ARE OTHER CITIES DOING?

- Minneapolis – permitting 2 & 3 family buildings in previously designated single-family districts
- Portland – increasing FAR (floor-area-ratio) for multi-family buildings (allowing multi-family buildings to use more lot space)
- Seattle – permitting accessory dwelling units (ADUs) on single-family lots

CONSISTENCIES WITH PLANS

- PLAN CINCINNATI
- BALANCED DEVELOPMENT
- GREEN CINCINNATI PLAN
- ACTIONS BY CITY COUNCIL