



PROPOSED TEXT AMENDMENTS TO REMOVE DENSITY REQUIREMENTS FROM THE ZONING CODE

Public Staff Conference | May 25, 2021

WELCOME AND HOUSEKEEPING

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
 - Please save all questions/comments until Q&A
 - Staff will unmute each participant one at a time
 - You may use “raise hand” function in the chat bar if you have a follow-up question

WELCOME AND HOUSEKEEPING

- Please remain muted. City staff will unmute during question & answer.
- Chat Bar
 - Use the chat bar for tech-related issues or questions
 - Do not use the chat bar to ask project-specific questions

PURPOSE OF PUBLIC STAFF CONFERENCE

- A staff conference is a public meeting to discuss the proposed Zoning Code text amendment to allow for staff to obtain feedback about the project
 - City staff is here to facilitate the meeting and answer any process related questions
 - No decisions are made at this meeting

BACKGROUND

- May 7, 2021, the Department of City Planning received an Ordinance sponsored by Councilmember Liz Keating (Item 202101677) that would remove density limitations in the zoning code to allow for construction of more housing within Multi-family, Office, Commercial, Urban Mix, Manufacturing, and Riverfront zoning districts.
 - Referred to the Department of City Planning
- The removal of these limitations is among the strategies the City Administration recommended for increasing the supply and availability of housing within the City in a March 16, 2021 report to City Council
 - Council item 202100478

PROPOSAL

- The proposed zoning regulations affect land area/unit (density) limitations.
 - They do not impact building height, setbacks, Overlay Districts (Historic, Hillside, Urban Design), parking requirements, etc.
 - Single-family zoning districts are not affected by this proposal

PROPOSAL

• **Section 1405-07 “Development Regulations – Multi-Family”**

- Removes the minimum lot size requirement of 2,500 square feet per residential unit for two and three-family dwellings in the Residential Mixed 1-3 family (RMX) zoning district.
- Removes the minimum lot size requirement of 2,000 square feet per residential unit for two-family and multi-family dwellings in the Residential Multi-Family 2.0 (RM-2.0) zoning district.
- Removes the minimum lot size requirement of 1,200 square feet per residential unit for two-family and multi-family dwellings in the Residential Multi-Family 1.2 (RM-1.2) zoning district.
- Removes the minimum lot size requirement of 700 square feet per residential unit for two-family and multi-family dwellings in the Multi-Family 0.7 (RM-0.7) zoning district.

PROPOSAL

- **Section 1407-07 “Development Regulations – Office Districts”**
 - Removes the minimum lot size requirement of 1,200 square feet per residential unit in the Office Limited (OL) zoning district
 - Removes the minimum lot size requirement of 700 square feet per residential unit in Office General (OG) zoning district
- **Section 1409-09 “Development Regulations – Commercial Districts”**
 - Removes the minimum lot size requirement of 700 square feet per residential unit (new construction) in all Commercial zoning districts
 - Removes the minimum lot size requirement of 500 square feet per residential unit (using an existing building) in all Commercial zoning districts

PROPOSAL

- **Section 1410-07 “Development Regulations – Urban Mix”**
 - Removes the minimum lot size requirement of 700 square feet per residential unit
 - Removes the minimum lot size requirement of 700 square feet per residential unit for interior and exterior row houses
 - Removes the minimum lot size requirement of 2,000 square feet for “other uses”
- **Section 1413-07 “Development Regulations – Manufacturing Districts”**
 - Removes the minimum lot size requirement of 2,000 square feet per dwelling unit in the Manufacturing Limited (ML) zoning district
- **Section 1415-09 “Development Regulations – Riverfront Districts”**
 - Removes the minimum lot size requirement of 2,000 square feet per dwelling unit in the Riverfront Residential/Recreational (RF-R) zoning district

PROCESS

- Zoning map amendments require approval of the City Planning Commission and City Council
- City Planning Commission
 - Public hearing
- Economic Growth & Zoning Committee of City Council
 - Public hearing
- Full City Council

QUESTION AND ANSWER

- Everyone will be unmuted one-at-a-time
- Use “raise hand” function if you have a follow-up question following your initial question
- Do not use the chat bar for project-related questions (tech issues only)

CONTACT

James Weaver, AICP, Senior City Planner

james.weaver@cincinnati-oh.gov