



PROPOSED TEXT AMENDMENTS TO REMOVE DENSITY REQUIREMENTS FROM THE ZONING CODE

Public Staff Conference | December 14, 2021

WELCOME AND HOUSEKEEPING

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
 - Please save all questions/comments until Q&A
 - **Please remain muted.** Staff will unmute each participant one at a time
 - Due to the number of people in attendance, **please limit your comments to two minutes** so everyone has a chance to speak

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

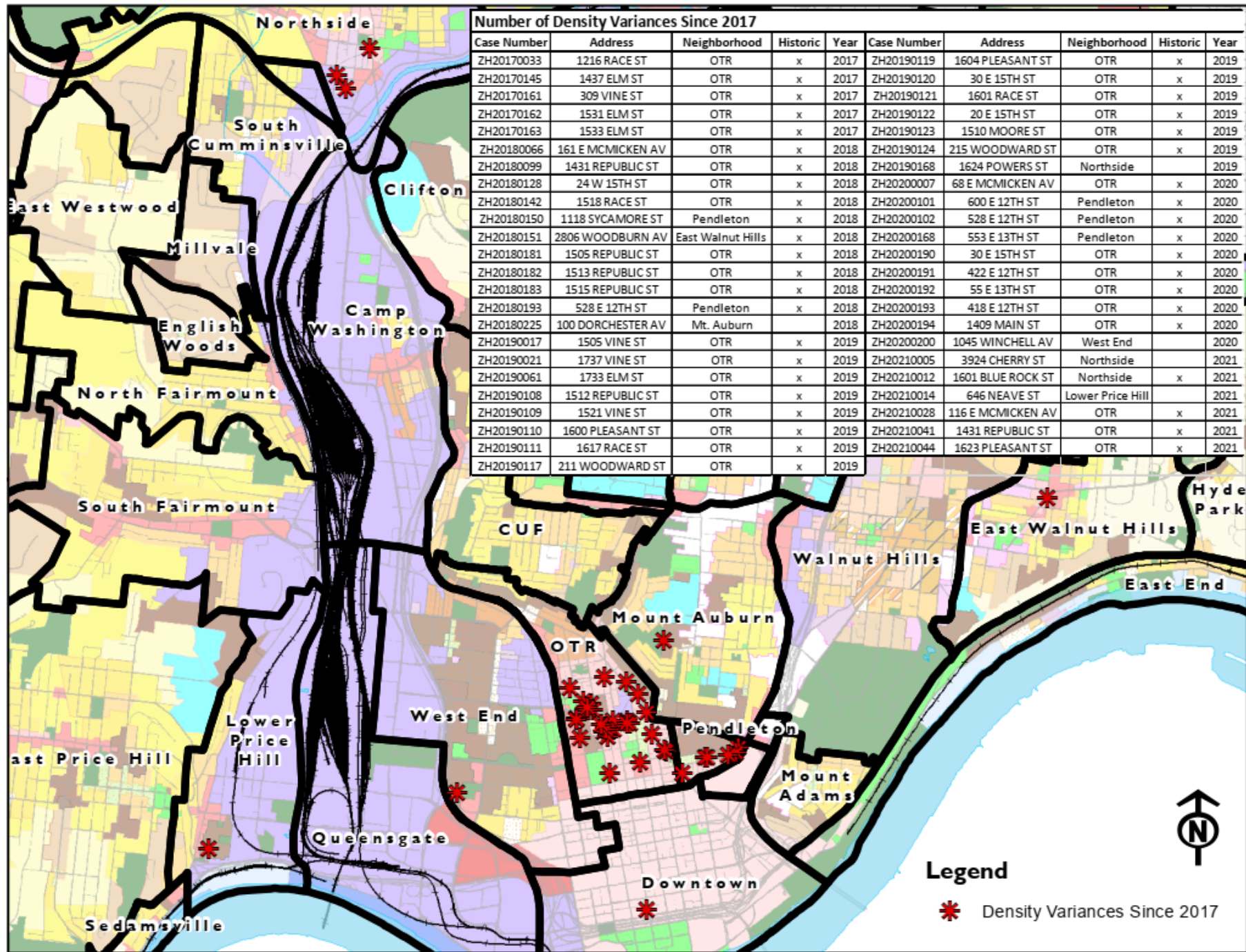
BACKGROUND

- 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 and Engagement
- 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

EXISTING REGULATIONS

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

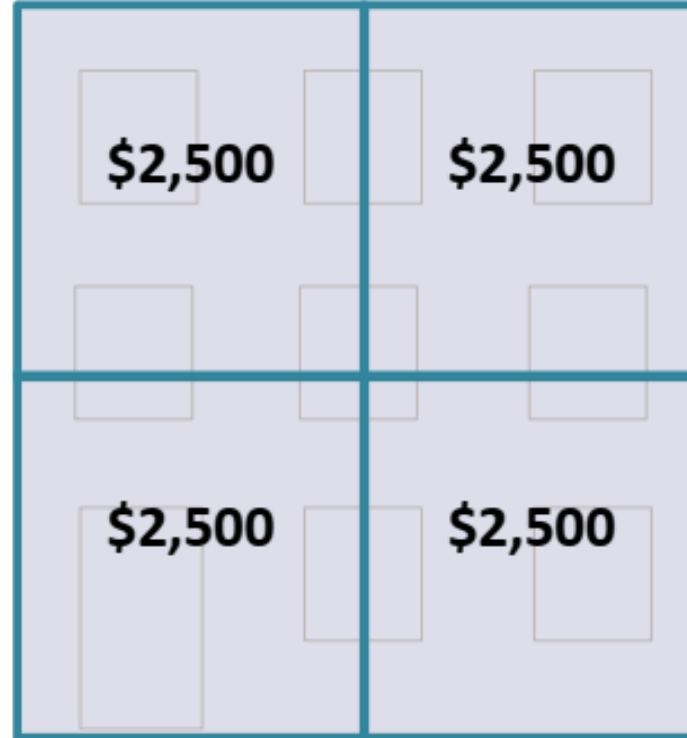
*** Rehabbing an existing building requires 500 SF/parcel area**



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

SAME BUILDING ENVELOPE – 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

WHAT OTHER CITIES ARE 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 of their lot and/or be taller)
- **Seattle** – permitting accessory dwelling units (ADUs) on single-family lots

BACKGROUND

- Public Staff Conference held on May 25, 2021
- Presented at City Planning Commission meeting on June 4, 2021
 - Concern that neighborhoods were not given enough time to look at proposal
 - Proposal held by the City Planning Commission with tentative date to come back in September
 - After the feedback from the meeting, the website was updated with additional information to help make this proposal easier to understand
 - Link to website was included in your meeting invite or with the QR code on the right



Link to project website

BACKGROUND

- A second public staff conference was held on August 4, 2021:
- **Statements of support:**
 - New construction is generally more expensive, which filters down to housing costs/rent...adding additional supply allows demand pressure to slow
 - Many communities want more amenities (parks, grocery stores, things to do, etc.) which requires more people (density) to support it
 - More housing needed at all price points
 - Construction costs to develop/rehab small properties aren't worth it without adding density or with a subsidy
 - Solving the lack of housing units will require incremental broad-based change

BACKGROUND

- **Statements of concern:**

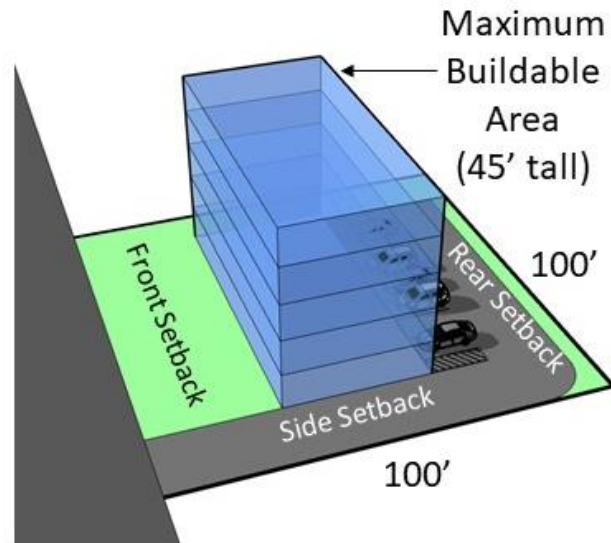
- It seems everyone is supportive of housing that is more affordable, but not through this “blanket approach through a code change across the board.”
- This would remove the ability of neighborhoods to have their voices heard and to have any influence on the development in their neighborhood. The proposed change does not recognize the distinctly different neighborhoods with different needs and different concerns in their communities.
- Adding density can over-burden existing infrastructure
- Deregulation (parking, density, etc.) needs to be looked at comprehensively
- This proposal could make it easier to steer low-income housing into existing low-income communities
- Increasing density brings an increase of 1-2 bedroom units, but families typically need at least 3 bedrooms
- Tax abatements were in place to add demand for housing, but now the City says there isn't enough supply

PROPOSED CHANGES TO ORIGINAL PROPOSAL

- The proposed updates to the proposed Ordinance based on community feedback received include:
 - *Allowing for double the existing density permitted in residential multi-family districts* (RM-0.7, RM-1.2 and RM-2.0) *instead of unlimited*. All other regulations (height, setbacks, parking requirements, etc. still apply).
 - *Limiting the height in RM-0.7 multi-family to 50 feet instead of unlimited* (with increased setbacks over 35 feet).
- The maximum number of new residential units permitted per lot in the RMX zoning district remains three (matches current Zoning Code).

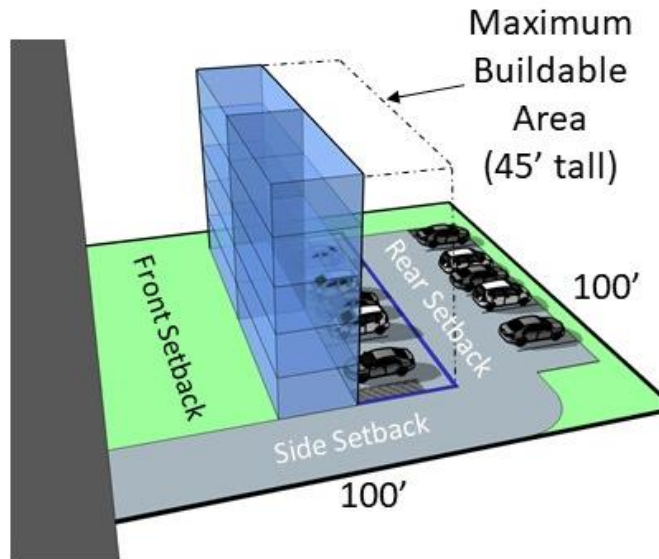
EX: MULTI-FAMILY IN RM-2.0 ON 10,000 SF LOT

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



- Density requirement of 1,000 sq. ft. of land/unit
- Maximum of 10 units ($10,000/1,000 = 10$)
- 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 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,

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. It does not allow for more than 3 units per lot.
- Changes the minimum lot size requirement of 2,000 square feet per residential unit to 1,000 square feet per residential unit for two-family and multi-family dwellings in the Residential Multi-Family 2.0 (RM-2.0) zoning district.
- Changes the minimum lot size requirement of 1,200 square feet per residential unit to 600 square feet per residential unit for two-family and multi-family dwellings in the Residential Multi-Family 1.2 (RM-1.2) zoning district.
- Changes the minimum lot size requirement of 700 square feet per residential unit to 350 square feet per residential unit for two-family and multi-family dwellings in the Multi-Family 0.7 (RM-0.7) zoning district.
- Changes the maximum height in the Multi-Family 0.7 (RM-0.7) zoning district from unlimited to a maximum of 50 feet.

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

FREQUENTLY ASKED QUESTIONS

- **How does this proposal address affordable housing?**

- Creating more overall units, even at market rate, more units increase supply, which over time can help lower housing costs overall.

- **Do all other regulations still apply?**

- Yes. The maximum building height, setbacks (distance from property lines), parking requirements, Overlay Districts (Historic, Hillside, Urban Design, etc.), buffering, etc. all still apply.

- **Surface parking lots decrease the buildable footprint, but what about parking garages?**

- Above-ground structured parking costs ~\$21,000 a space, with below ground structured parking costing ~\$50,000 a space. Parking garages are structures which as part of the building would still have to adhere to the maximum building height and setback requirements.

FREQUENTLY ASKED QUESTIONS

- **Does this mean that parking garages will replace single-family homes?**
 - Parking Facilities (lots and garages) are a *Conditional Use* in the RM-2.0, RM-1.2, and RM-0.7 zoning districts, meaning that a public hearing would be necessary to construct one that isn't part of a residential project. *They are not permitted in the RMX or single-family zoning districts.*
- **Why implement this City-wide and not overlay districts targeting specific areas?**
 - Since housing is a regional issue, this proposed ordinance was written to make a greater impact Citywide.

QUESTION AND ANSWER

- Everyone will be unmuted one-at-a-time. **Please remain muted until staff calls on you.**
 - Please limit your comments to **two minutes** so everyone has a chance to speak.
- Once everyone has gotten a chance to speak, please use the raised hand function for any follow-up questions that have not yet been addressed and staff will call on you.

NEXT STEPS

- Though nothing further is scheduled at this time, zoning text 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*

CONTACT

James Weaver, AICP, Senior City Planner

james.weaver@cincinnati-oh.gov