



# **PROPOSED TEXT AMENDMENTS TO REMOVE DENSITY REQUIREMENTS FROM THE ZONING CODE**

Public Staff Conference | August 4, 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

# 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



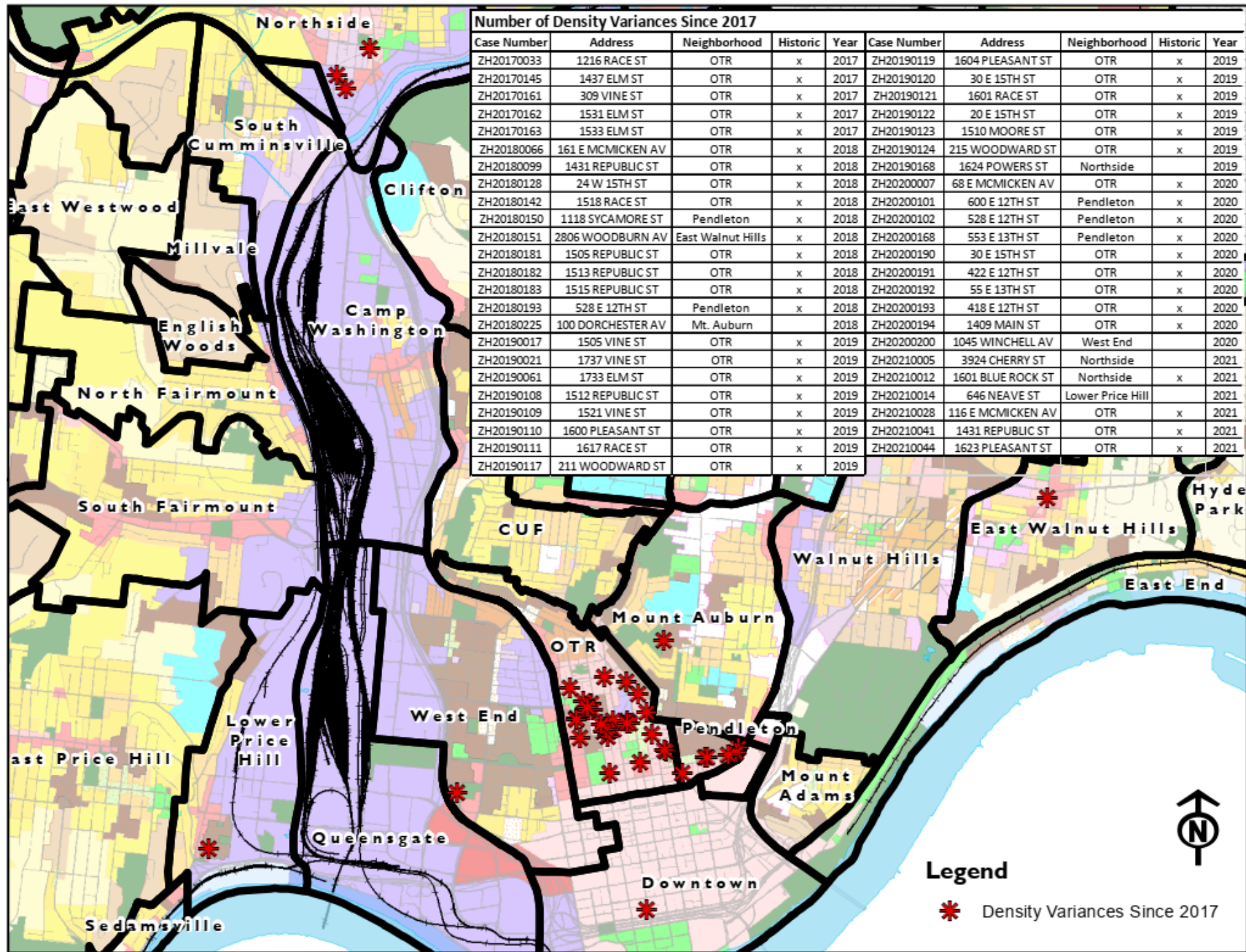
Link to project website

# 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**



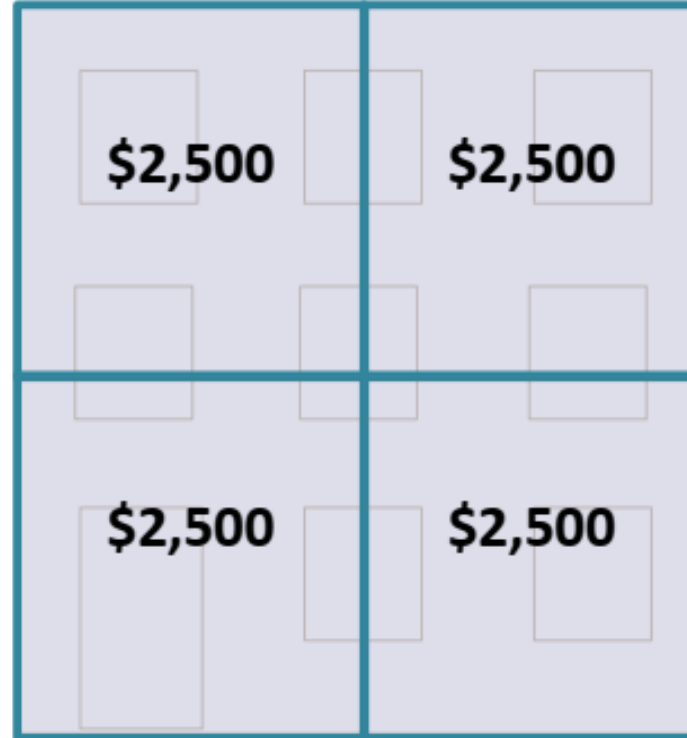


# PROPOSAL

- 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



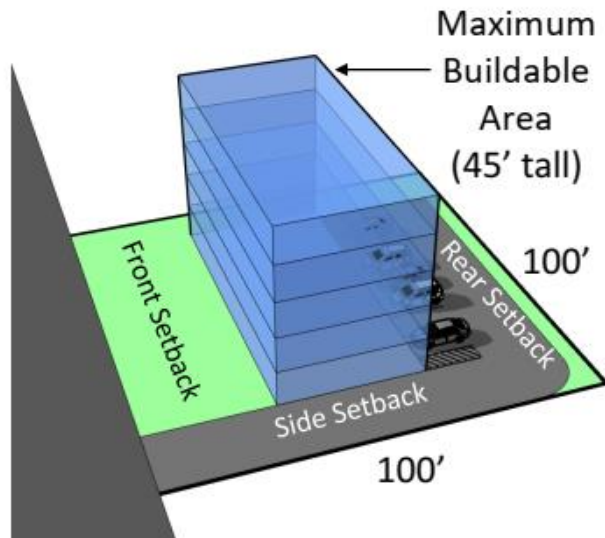
# SAME BUILDING ENVELOPE – MORE UNITS



- **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

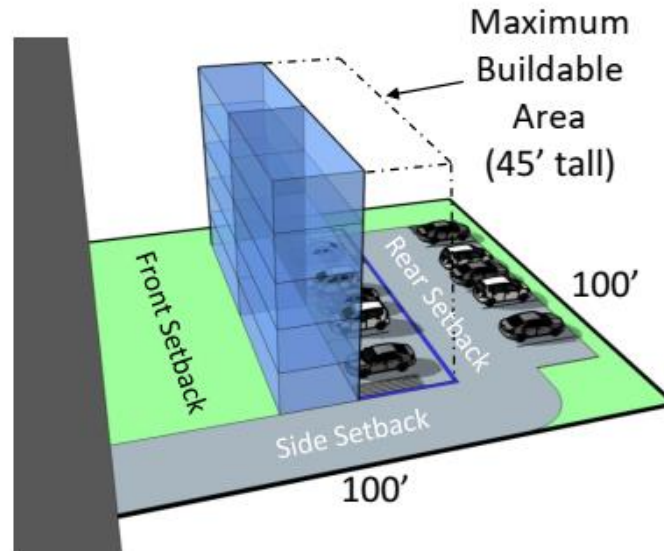
# EX: MULTI-FAMILY IN RM-2.0 ON 10,000 SF LOT

## 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



- 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 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

# 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



# 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

- 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*

# CONTACT

James Weaver, AICP, Senior City Planner

[james.weaver@cincinnati-oh.gov](mailto:james.weaver@cincinnati-oh.gov)