

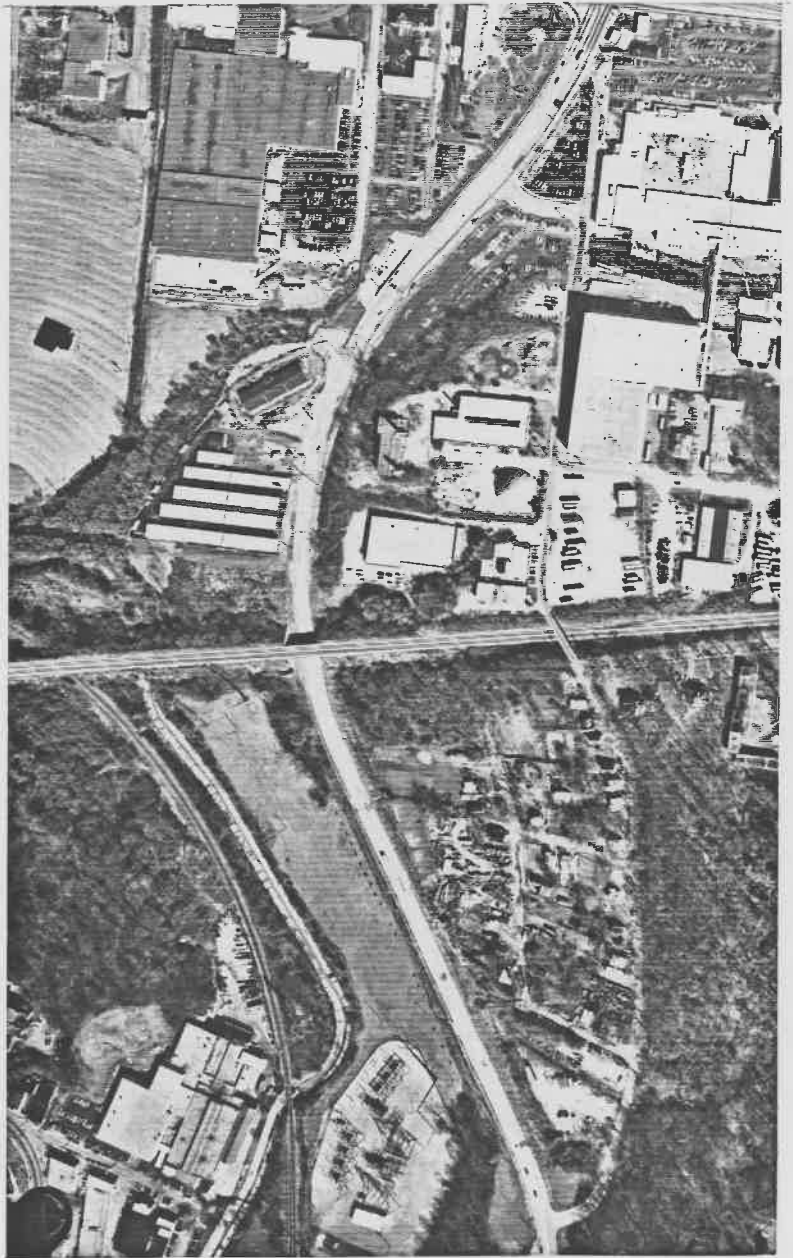
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# MADISONVILLE INDUSTRIAL CORRIDOR

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## URBAN RENEWAL PLAN

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PREPARED FOR THE  
CINCINNATI DEPARTMENT OF  
ECONOMIC DEVELOPMENT  
BY THE  
CINCINNATI CITY  
PLANNING DEPARTMENT



JULY 1991

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January 17, 1992

Cincinnati City Council at its session on January 15, 1992 passed Ordinance No. 10-1992 Approving and Adopting the Madisonville Industrial Corridor Urban Renewal Plan, dated July, 1991 as amended by the City Planning Commission on January 10, 1992. The following is a copy of the Planning Commission "Amendments":

ATTACHMENT D

A M E N D M E N T S

Dated January, 1992 to the

Madisonville Industrial Corridor Urban Renewal Plan

The following amendments are hereby incorporated as part of the above Plan and revise pertinent portions of the Plan document dated July, 1991.

AMENDMENT 1

Paragraph 5 on page 9 and Figure 7, Focus Area 3 - Urban Renewal Plan map - are hereby revised to include the following:

With regard to the property owned by Virginia Boatman at 4535 Red Bank Road, the Plan recommends that the house and a part of the lot to a depth of 100 feet or 10 feet from the rear house line, whichever is greater, be kept in the ownership of Ms. Boatman. The purchase of the rear 60 feet of the property may be necessary to accommodate grading of the industrial area. This exclusion from the redevelopment site will be coordinated with the proposed developer of the area. The adjacent properties owned by Carnes and Ray would be partial purchases to a line 100 feet from Red Bank Road. The three remaining parcels would be within the 100 foot buffer strip.

With regard to the Davis and Sons Pallet Company, it is proposed that this company could be moved to a location within the redevelopment area of sufficient size to take care of expansion plans and to allow his firm an exclusion of the 20 jobs per acre Urban Renewal Plan requirement and the 40 percent building to land area density requirement. A site of approximately 100,000 square feet would permit expansion of the present work force of 18 persons to 30 persons. (A 2.5 acre site would require 50 jobs by Plan standards.)

(over)

## AMENDMENT 2

Page 10, the last paragraph shall be revised to read as follows:

### VI. RELOCATION

#### A. Payments

Portions of the Plan recommendations will be implemented by the expenditure of Community Development Block Grant funds. Therefore, residents and businesses affected by the Plan will be relocated in accordance with the benefits as set forth in the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended. For convenience of reference, a portion of the Act's regulations (Chapter 3. Relocation Payments - Families and Individuals, Section 3. Replacement Housing Payment for 180-Day Homeowner) (49 CFR 24.401) is included as part of this Plan amendment, and reads as follows:

- c. Assistance in Excess of \$22,500. Section 203 of the URA and 49 CFR 24.401(b) authorize a replacement housing payment up to \$22,500. However, Section 205(c)(3) of the URA precludes displacement from a dwelling unless a comparable replacement dwelling (within the person's financial means as described in Paragraph 1-6g) is available. Therefore, if the payment required by the formula in Paragraph 3-3b exceeds \$22,500, the additional assistance must be provided to the displaced person. Section 206 (Last Resort Housing) of the URA permits the use of project funds to provide this additional or alternative assistance (see Paragraph 3-6).

## AMENDMENT 3

Chapter VII, DISPLACEMENT AND RELOCATION FOR CITY-ASSISTED PROJECTS, on pages 11 and 12, shall be hereby deleted in its entirety.

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## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

### I. BACKGROUND

Formed in 1977, the Industrial Cluster Planning Program identifies the problems facing Cincinnati's industries and recommends a course of action to resolve them. Land use conflicts, inadequate public facilities and services, building deterioration, traffic congestion, high crime and vandalism, and a declining employment base are a few of the factors that limit the economic potential of industries in the City of Cincinnati. Currently, thirteen industrial areas exist in the City and experience any number of these problems.

The Madisonville Industrial Area is a corridor that extends along the Red Bank Expressway between I-71 and a point south of Brotherton Road. Although the area employs over 3,000 people in its existing industries, it suffers from the flooding of the Duck Creek and its tributary streams. Overflow along these water courses creates extensive areas, within the 100 year floodplain, inappropriate for industrial use. (See Figure 1.)

This Urban Renewal Plan considers the redevelopment of the Madisonville Industrial Corridor. The objective of the plan is to assist Madisonville in retaining its existing industries and fostering additional growth.

### II. URBAN RENEWAL

#### A. Legal Basis of the Plan






An eligibility study has determined that upon approval of this plan by City Council in accordance with Chapter 725 of the Cincinnati Municipal Code, the Madisonville Industrial Corridor is a blighted area within the municipality. The property constitutes a blighted area by reason of the presence of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, lack of accessibility or usefulness in its present condition. The combination of existing factors substantially impairs or arrests the sound growth of the municipality. The area further retards and constitutes an economic and social liability and is a menace to the public health, safety, morals, and welfare in its present condition and use.

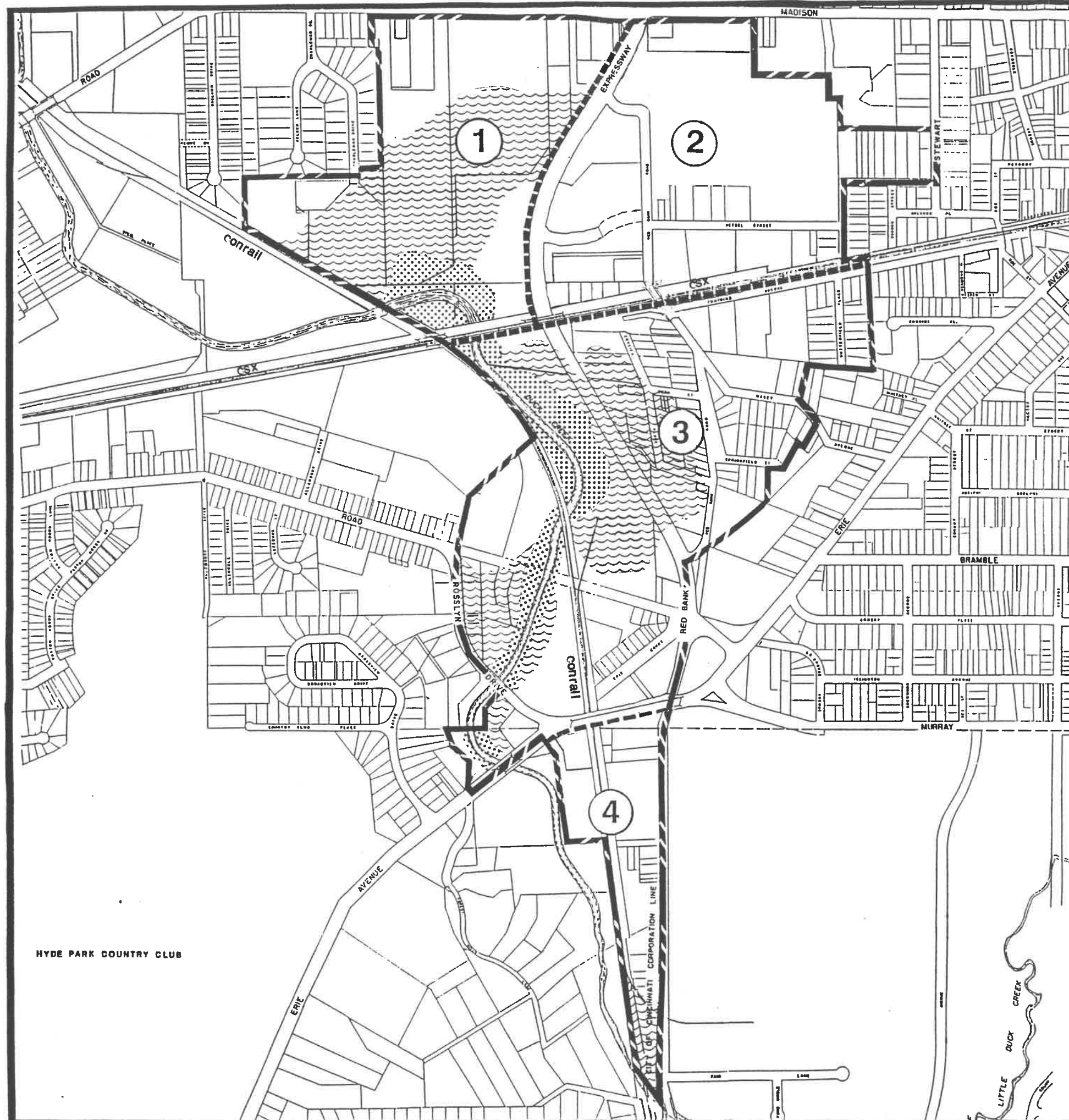
Under Chapter 725 of the Cincinnati Municipal Code it was found and determined that "blighted, deteriorating, and deteriorated areas" exist within the City which "contribute to the spread of disease and crime, ...; constitute an economic and social liability; and impair ... the sound growth of the community." It was also found that this blight and deterioration could not be controlled by private enterprise alone. In order to remedy this situation Chapter 725 authorizes the City to expend funds to eliminate blight and deterioration and when necessary to acquire private property for resale and redevelopment.

# FLOODWAY & FLOOD FRINGE

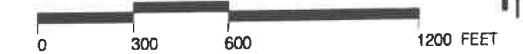
## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

LEGEND:

-  URBAN RENEWAL BOUNDARY
-  FOCUS AREA BOUNDARY
-  FOCUS AREA DESIGNATION
-  APPROXIMATE FLOODWAY
-  APPROXIMATE FLOOD FRINGE



SCALE



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JULY 1991

FIGURE 1

In order to expend funds for urban renewal the City must first prepare an Urban Renewal Plan which defines the area which is blighted or deteriorating, state the reasons for defining the areas of blight or deterioration, and recommend a certain course of action to redevelop or rehabilitate the area. When City Council approves the plan, thereby declaring the subject area to be an Urban Renewal Area, the City Administration is formally authorized to carry out the activities recommended in the plan.

According to Chapter 725 an Urban Renewal Area "shall mean a blighted or deteriorating area which is appropriate for redevelopment or rehabilitation as defined in paragraph (a) of Section 725 - 1-U." The City of Cincinnati, for the purposes of this particular plan, therefore, declares that the Madisonville Industrial Corridor as defined in the boundary description, under Section B below, is an Urban Renewal Area.

Within the Madisonville Industrial Corridor Area there exist blighted areas in which a majority of structures are detrimental to the public health, safety, morals and general welfare by reason of age, obsolescence, dilapidation, over-crowding, faulty arrangement, mixture of incompatible land uses, lack of ventilation or sanitary facilities or any combination of these factors. Within the Madisonville Industrial Corridor Area there also exist deteriorating areas which, because of incompatible land uses, non-conforming uses, lack of adequate parking facilities, faulty street arrangements, high turnover rates in residential or commercial occupancy, lack of maintenance and repair of buildings, or any combination thereof, are detrimental to the public health, safety, morals, and general welfare, and which will deteriorate, or are in danger of deteriorating, into blighted areas. See Exhibit D Summary of Eligibility Findings.

Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to expend public funds in the acquisition of any property within the area defined as the Urban Renewal Area as is necessary for the implementation of this Urban Renewal Plan.

Further, the Madisonville Industrial Corridor Urban Renewal Plan builds upon previously adopted goals and policies of the Master Plan (The Coordinated City Plan) for the development of the City. Also, the Urban Renewal Plan is a part of a series of studies for the Madisonville-Oakley Industrial Area. The City has established a feasible method for the relocation of any families, individuals, or businesses that may be displaced from the area by any federally or locally funded public development action. The Urban Renewal Plan for the project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment or rehabilitation of the project area by private enterprise.

Any redevelopment in this Plan Area must conform to existing zoning or else is contingent on favorable recommendation from the Planning Commission and enactment of appropriate zoning by City



Council to permit the proposed development.

**B. Legal Description of the Madisonville Industrial Corridor Urban Renewal Plan Area**

The Boundary of the Madisonville Industrial Corridor Urban Renewal Plan area is shown on Figure 2 and is described as follows:

Beginning at the point of intersection of the center lines of Red Bank Expressway and Madison Road; thence eastwardly with the center line of Madison Road to the point of intersection with the northwardly extension of the east Parcel line of Parcel 141, Plat Book 36, Page 1, HCAP; thence southwardly along said parcel line extended and said parcel line and continuing southwardly and eastwardly along the irregular east parcel line of Parcel 216, Plat Book 36, Page 1, HCAP, to the northwest corner of Parcel 227, Plat Book 36, Page 1, HCAP; thence eastwardly along the north parcel line of said parcel to the northeast corner of said parcel; thence southwardly along the east parcel line of said parcel to the northwest corner of Parcel 232, Plat Book 36, Page 1, HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said Parcel 232 to the northwest corner of Parcel 271, Plat Book 36, Page 1, HCAP; thence eastwardly along the north parcel line of said parcel and continuing along the north parcel line of Parcel 272, Plat Book 36, Page 1, HCAP, and said line extended of said Parcel 272 to the center line of Stewart Avenue; thence southwardly with said center line to the point of intersection with the center line of Covington Street; thence westwardly with the center line of Covington Street to the point of intersection with the center line of Armada Place; thence southwardly with the center line of Armada Place and said line extended to a point of intersection with the north right-of-way line of Tompkins Avenue; thence eastwardly along said right-of-way line to the point of intersection with the northwardly extension of the east parcel line of Parcel 65, Plat Book 36, Page 1, HCAP; thence southwardly along said parcel line extended and said parcel and continuing along the east parcel lines of Parcels 214, 66, 67, 68, 69, 70, 71 and 72, Plat Book 36, Page 1, HCAP, to the southeast corner of said Parcel 72; thence westwardly along the south parcel line of said parcel and continuing along the south terminus of Butterfield Place and the south parcel lines of Parcels 62 and 21, Plat Book 36, Page 1, HCAP to the northeast corner of Parcel 37, Plat Book 36, Page 1, HCAP; thence southwardly along the east parcel line of said parcel and said line extended to the center line of Macey Avenue; thence southeastwardly with said center line to the point of intersection with the northeastwardly extension of the southeast parcel line of Parcel 41, Plat Book 36, Page 6, HCAP; thence southwestwardly along said parcel line extended and said line to the south corner of said parcel; thence northwestwardly along the southwest parcel line of said parcel 41 to the east corner of Parcel 55, Plat Book 36, Page 6, HCAP; thence southwestwardly along the southeast parcel line of said parcel to the south right-of-way line of Springfield Street; thence westwardly along said line to the northeast corner of Parcel 67, Plat Book 36, Page 6, HCAP; thence southwardly along the east

# URBAN RENEWAL AREA

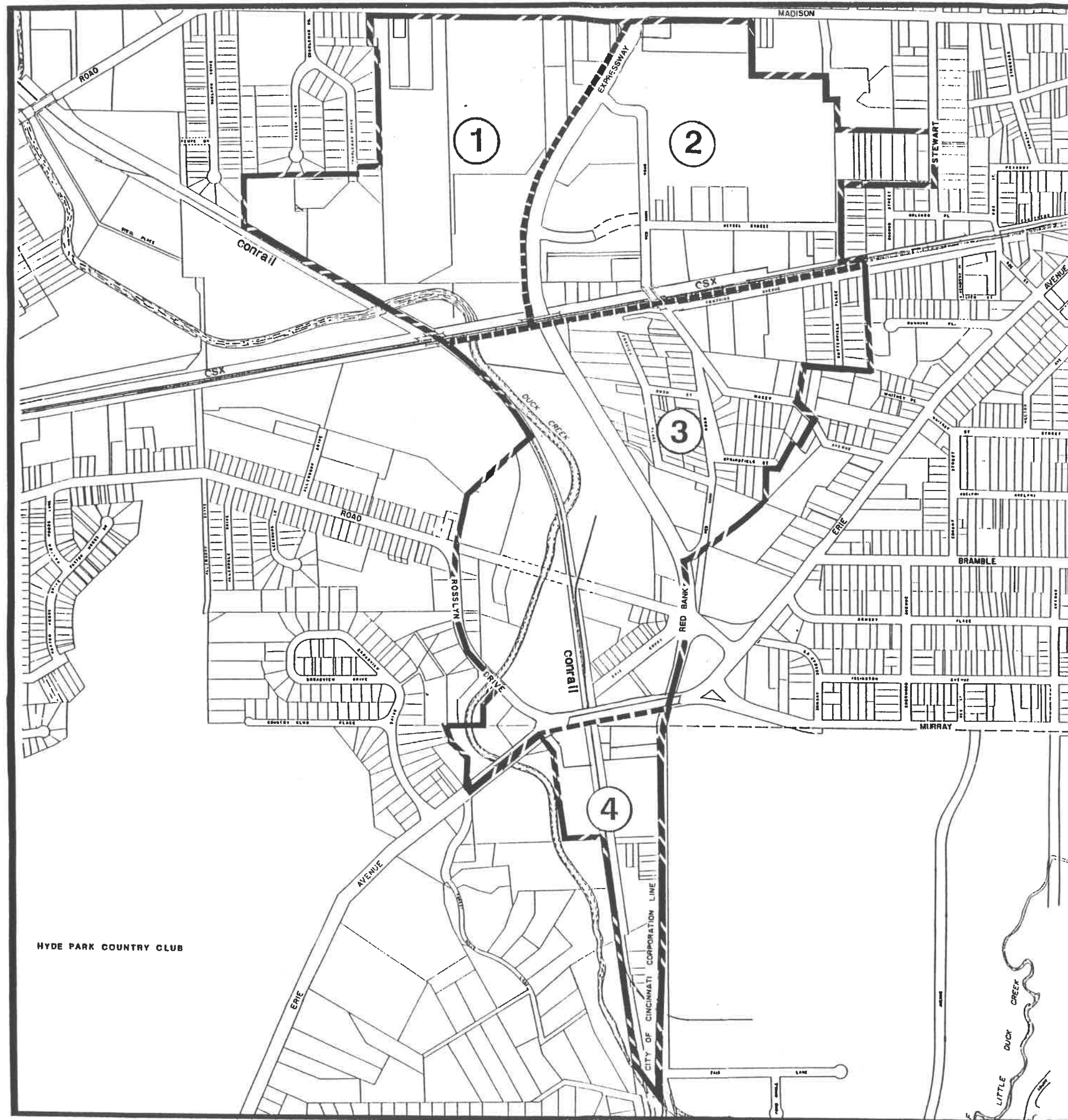
## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

LEGEND:

 URBAN RENEWAL BOUNDARY

 FOCUS AREA BOUNDARY

 FOCUS AREA DESIGNATION



SCALE



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FIGURE 2

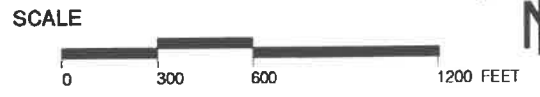
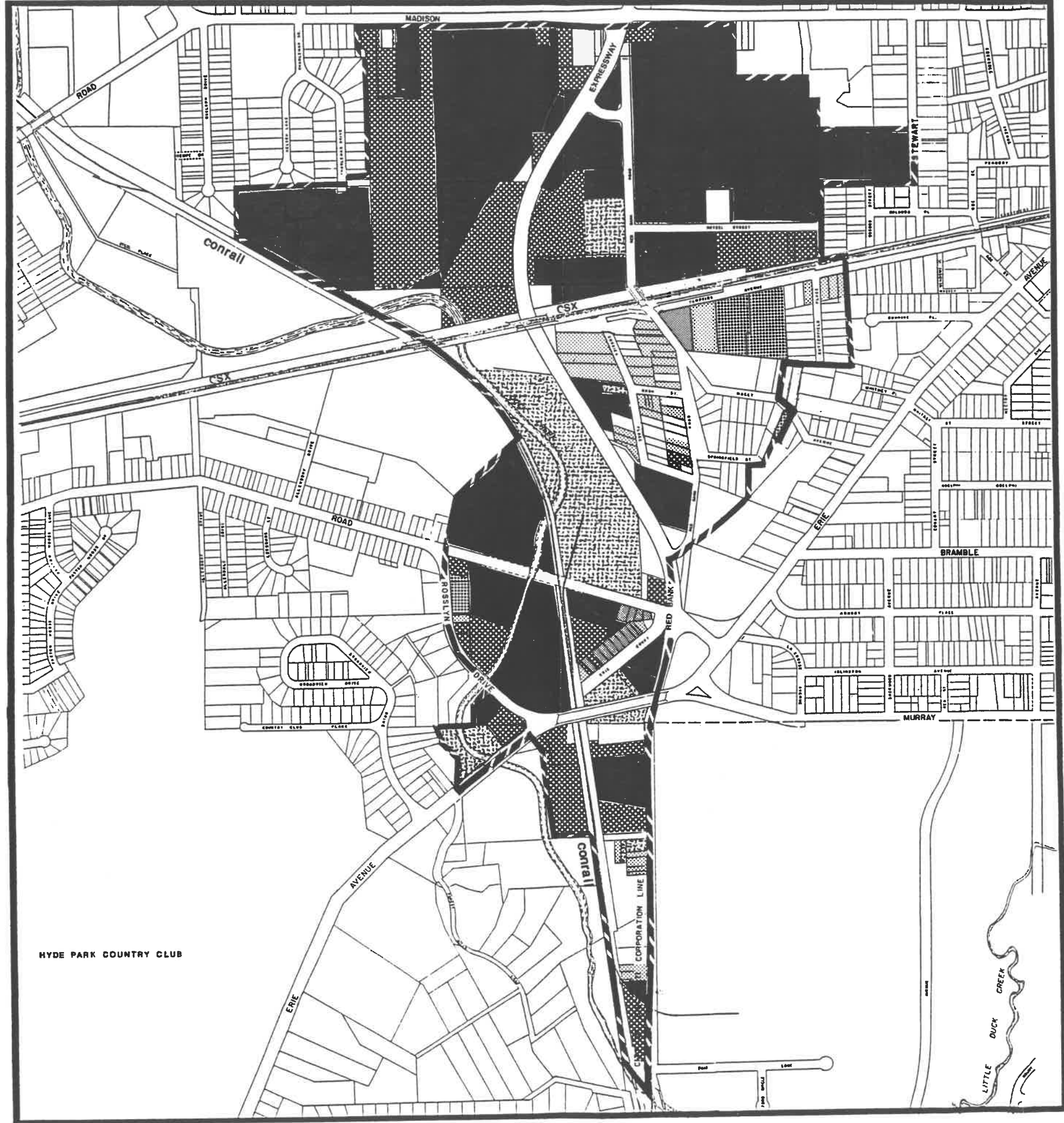
parcel line of said parcel to the southeast corner of said Parcel 67; thence southwestwardly along a line to a point, said point being the southwest corner of Parcel 74 Plat Book 36 Page 6, HCAP and said point also being on the east right-of-way line of Red Bank Road; thence westwardly along a line perpendicular to said right-of-way line to the center line of Red Bank Road; thence southwardly 50 feet plus or minus to the point of intersection with the center line of the connector street between Red Bank Road and Red Bank Expressway, said connector street is known as Red Bank Road; thence southwestwardly with the center line of the connector street to the point of intersection with the center line of Red Bank Expressway; thence southwardly with the center line of Red Bank Expressway to the point of intersection with the center line with Red Bank Road; thence southwardly with the center line of Red Bank Road to a point of intersection with the Corporation line of the City of Cincinnati and the Village of Fairfax; thence westwardly 30 feet plus or minus and southwardly 2760 feet plus or minus along said corporation line to the point of intersection with the center line of the Conrail right-of-way; thence northwardly along said railroad right-of-way center line a distance of 2100 feet plus or minus to the point of intersection with the eastwardly extension of the south parcel line of Parcel 113, Plat Book 38, Page 2, HCAP; thence westwardly along said parcel line extended and said line to the southwest corner of said parcel; thence northwardly along the west parcel line of Parcel 113 to the southwest corner of Parcel 172, Plat Book 38, Page 2, HCAP; thence northwardly along the west parcel line of said parcel and continuing along the west parcel line of Parcel 146, Plat Book 38, Page 2, HCAP, and said line extended to the center line of Erie Avenue; thence southwestwardly with said center line a distance of 520 feet plus or minus to a point of intersection with the southwardly extension of the west parcel line of Parcel 11, Plat Book 38, Page 2, HCAP; thence northwardly and northwestwardly along said parcel line extended and said line to the northwest corner of said parcel, thence eastwardly along the north parcel line of said Parcel 11, to the southwest corner of Parcel 86, Plat Book 51, Page 9, HCAP; thence northwardly and northeastwardly along the west parcel line of said parcel and said line extended to the center line of Rosslyn Drive; thence northwestwardly with said center line to the point of intersection with the center line of Brotherton Road; thence westwardly with the center line of Brotherton Road to the point of intersection with the southwardly extension of the west parcel line of Parcel 3, Plat Book 51, Page 9, HCAP; thence along said parcel line extended and said line the following directions and distances, north 190 feet, west 6 feet and north 120.66 feet to the northwest corner of said parcel; thence northeastwardly a distance of 395.26 feet along the north parcel line of said parcel and continuing along the north parcel line of Parcel 2, Plat Book 51, Page 9, HCAP, and said line extended of said Parcel 2 to the center line of the CSX railroad right-of-way; thence northwestwardly along said center line a distance of 2150 feet plus or minus to a point of intersection with the southwardly extension of the west parcel line of Parcel 101, Plat Book 51, Page 8, HCAP; thence northwardly along said parcel line extended and said parcel line to the northwest corner

# EXISTING LAND USE

## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

LEGEND:

-  URBAN RENEWAL BOUNDARY
-  SINGLE-FAMILY
-  TWO-FAMILY
-  MULTI-FAMILY
-  PARK / RECREATION
-  PUBLIC / SEMI-PUBLIC
-  COMMERCIAL / OFFICE
-  INDUSTRIAL / WHOLESALE
-  VACANT LAND/ RAILROADS AND STREET RIGHTS-OF-WAY



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FIGURE 3

of said parcel; thence eastwardly along the north parcel line of said parcel and continuing along the north parcel line of Parcels 8 and 103, Plat Book 51, Page 8, HCAP, to the point of intersection with the west parcel line of Parcel 12, Plat Book 51, Page 8, HCAP; thence northwardly along said parcel line and said line extended to the center line of Madison Road; thence eastwardly with said center line to the point of the beginning.

### III. EXISTING LAND USES AND ZONING IN THE RENEWAL AREA

#### A. Land Use

Figure 3 illustrates the existing land uses in the renewal area. This area is characterized as having multiple uses.

- The most predominant land use is industry.
- Residential use claims the least amount of acreage. Single family is predominant in Corsica Hollow, an area between the Red Bank Expressway and Old Red Bank, from the CSX Railroad lines south to the confluence of the two streets.
- Recently there has been a significant amount of growth in number of commercial establishments within the renewal area.

#### B. Zoning

The property within the renewal area is classified under the following zoning designations: General Business (B-4), Intermediate Manufacturing (M-2), Two-Family Residential (R-3), Multi-Family Residential (R-4, R-5), Two-Family and Multi-Family Transitional (R-3(T), R-4(T), R-5(T)). See Figure 4.

The area zoned for industry (M-2) represents approximately eighty-four percent (84%) of the total renewal area. Area zoned for residential (R-3, R-4, R-5) and business (B-2) is about fourteen percent (14%) and two percent (2%) respectively.

There is evidence of incompatible land uses in certain portions of the study area. This phenomenon is reflected in Corsica Hollow and Erie Court (Focus Area 3) which is zoned M-2 despite the presence of a significant number of residential units.

For a summary of each zoning classification within the study area, see Appendix C.

### IV. GOALS



The goals and objectives for redevelopment within the Madisonville Industrial Corridor address the major issues introduced in Section I. These issues are further developed in Section V in the presentation of the coordinated strategies of redevelopment.

The goals devised for the Madisonville Industrial Corridor Urban Renewal Plan are as follows:

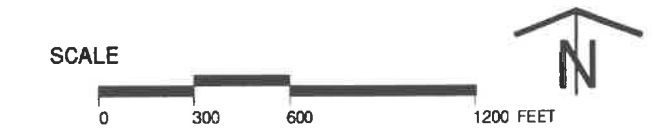
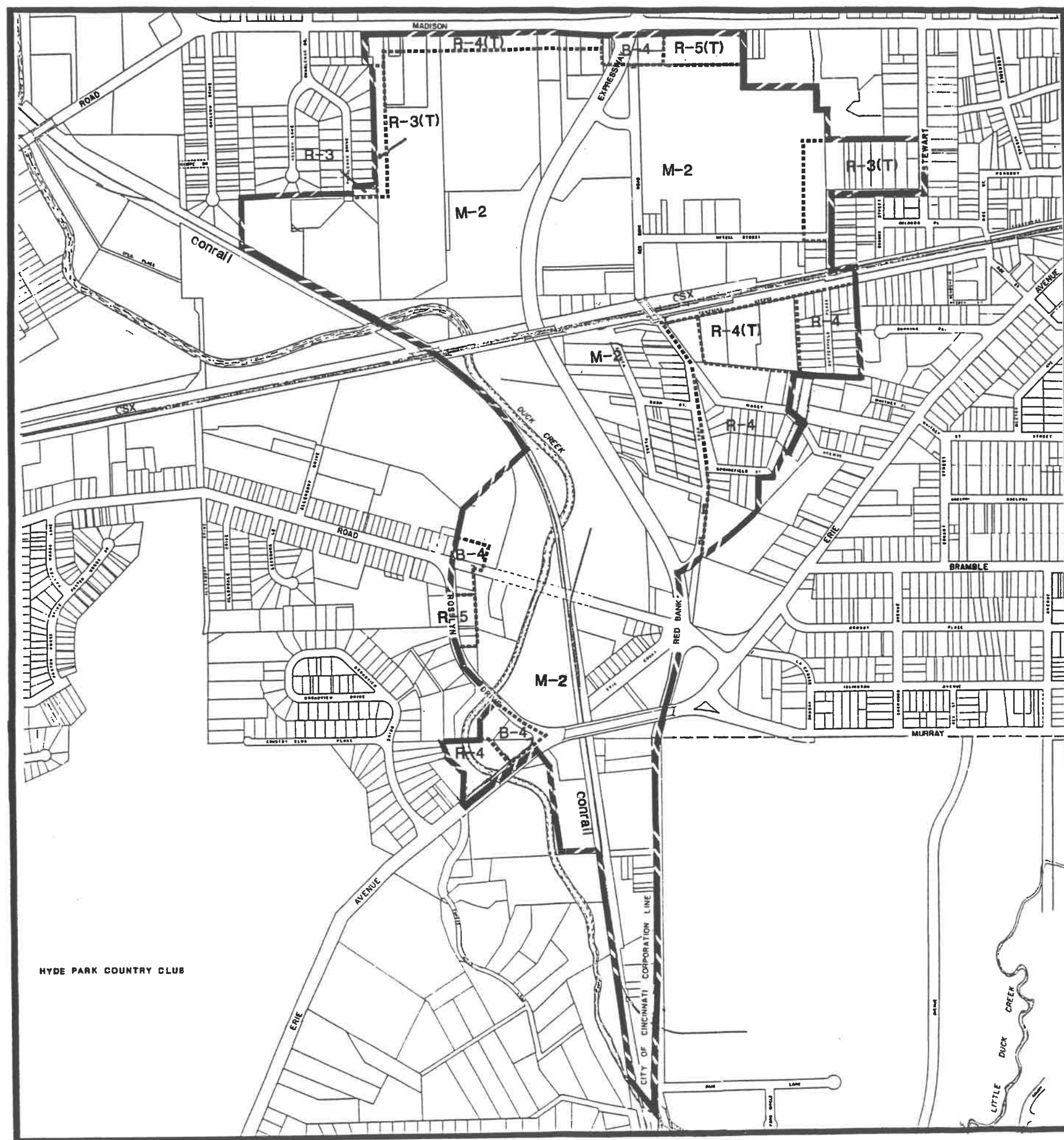
# EXISTING ZONING

## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

LEGEND:

-  URBAN RENEWAL BOUNDARY
-  ZONING DISTRICT BOUNDARY

ZONING DISTRICT (see appendix C)



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FIGURE 4

- Maintain and enhance the industrial character of the redevelopment area.
- Provide for the reduction of flood areas in existing industrial sites and potential redevelopment sites.
- Improve access to the Industrial Cluster Redevelopment Area while reducing traffic flow through residential areas.
- Encourage office reuse where appropriate to provide a buffer between industrial, residential, and institutional areas.
- Upgrade the visual image of the Industrial Cluster Urban Renewal Area.
- Reduce crime and vandalism.
- Maintain an adequate labor supply.
- Provide City assistance whenever possible and wherever needed to implement industry goals and objectives.
- Promote cooperative action among industries and other businesses to achieve goals and objectives.

## V. REDEVELOPMENT AREAS

The Madisonville Industrial Corridor is divided into four smaller Focus Areas as shown on Figure 2. These divisions will allow the plan to better address the specific needs of each of the Focus Areas and develop individual strategies for each segment.

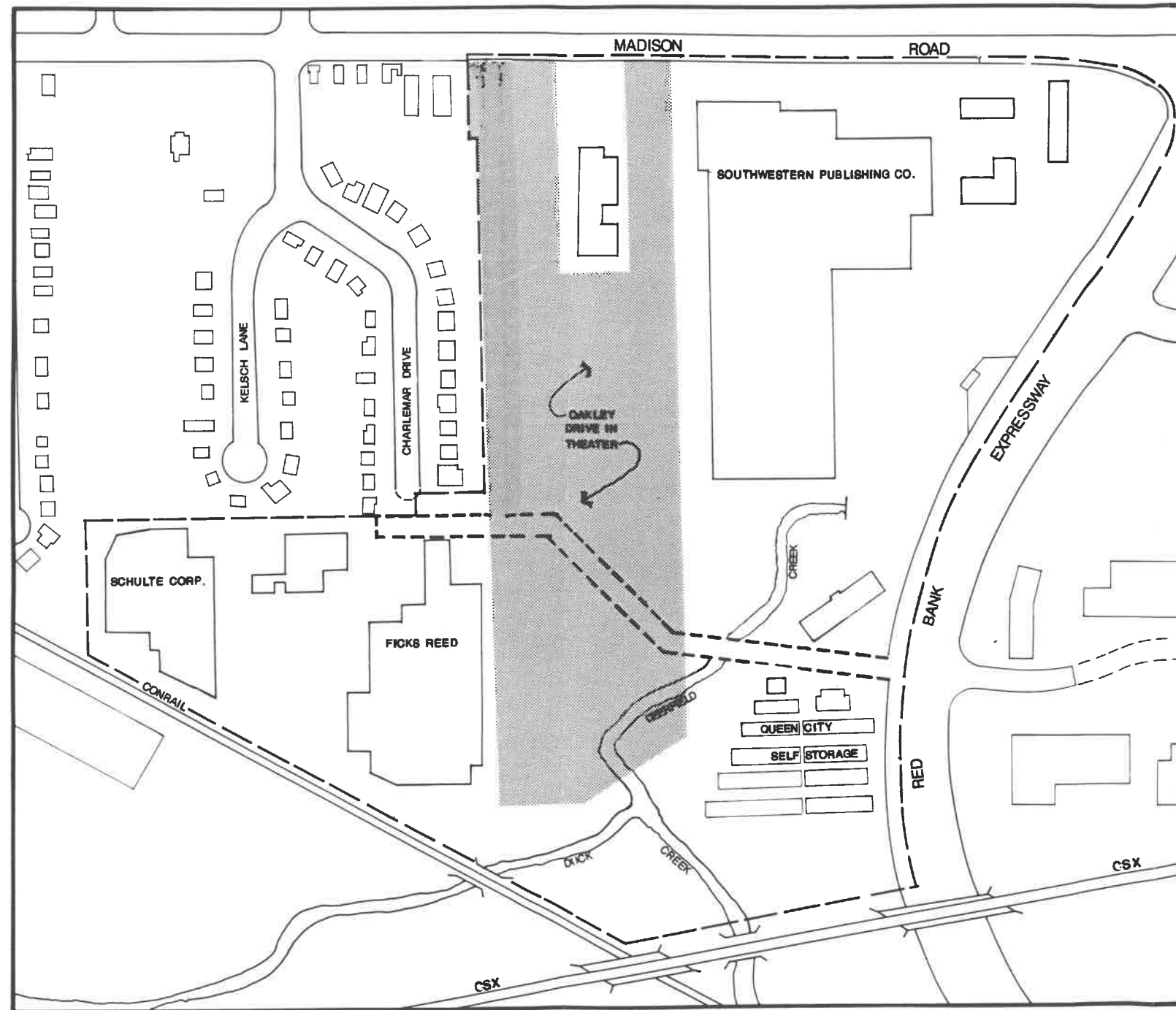
### A. Focus Area One

1. Focus Area One has three issues which are of central importance. They are as follows:

- Employee and truck traffic through residential areas;
- Flood plain development requirements;
- Provision of developable acreage for expansion of existing industries or for new redevelopment.

2. Redevelopment Plan For Focus Area One

To resolve the flow of truck traffic through residential areas, the redevelopment of Focus Area One proposes the construction of a new roadway for access to the existing industries. The new roadway, as shown on Figure 5, will traverse the midsection of the Focus Area and allow access to the area from the Red Bank Expressway. In order to build this access road, the City will need to purchase rights-of-way from six parcels of property. Three of these parcels are owned by the Ficks Reed Company. Charlemar, a residential street, would then become a dead end street to stop the flow of industrial

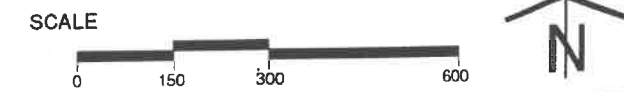


# FOCUS AREA 1

## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

LEGEND:

- FOCUS AREA BOUNDARY
- - - PROPOSED ROAD
- PROPOSED PROPERTIES TO BE ACQUIRED
- EXISTING BUILDINGS



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FIGURE 5



traffic through the area. If the access road to Red Bank is not feasible, an alternative street location from Madison Road running south through the Oakley Drive-In Theatre property could be considered. Future evaluation must determine whether this option is a cost effective alternative.

## B. Focus Area Two

### 1. Issues for Focus Area Two include:

- Employee and truck traffic through residential areas;
- Daily congestion problems at the north end of Red Bank Road near the Nutone Inc. parking lot;
- Relocation of the City Highway Maintenance facility.

### 2. Redevelopment Plan For Focus Area Two

The industrial redevelopment of Focus Area Two is a continuum of the plan proposed for Focus Area One. An extension of Hetzel Street from Red Bank Expressway to Red Bank Road has been started. The connection of these streets will serve as the only access route to area firms. Movement at the Red Bank Expressway/Hetzel intersection is controlled by a traffic light. Existing access routes e.g. Red Bank Road will be closed to through traffic. Prohibiting through traffic at the north end of Red Bank Road will serve to correct the daily congestion problems at the north intersection's existing entrance. Completion of Hetzel Street should precede vacation of said segment of Old Red Bank Road.

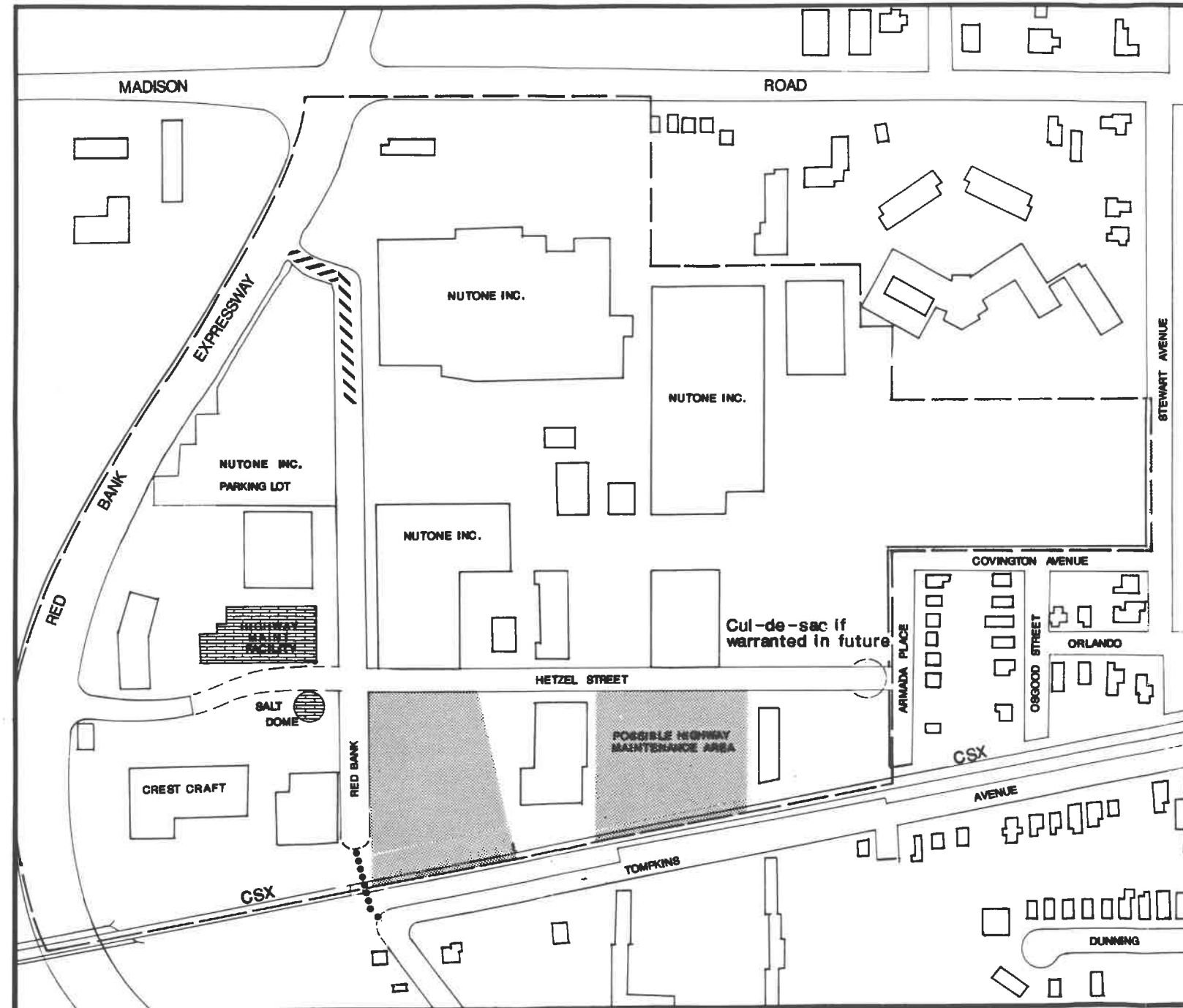
A distinct separation of the industrial and residential communities is required. "Dead ending" Red Bank Road will aid in separating the communities. Additionally, and if future circumstances warrant, Hetzel Street will cul-de-sac at its present intersection with Armada Place.

One other major development will occur in Focus Area Two. The project involves relocation of the Highway Maintenance facility to a new site in Focus Area Two. (See Figure 6.)

## C. Focus Area Three

Focus Area Three is the largest Focus Area which requires redevelopment (See Figure 7.) It is divided into four subareas:

1. Corsica Hollow;
2. CG&E Substation;
3. Surgical Appliance Site;
4. Erie Court.



# FOCUS AREA 2

## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

### LEGEND:

- FOCUS AREA BOUNDRY
- - - PROPOSED ROAD
- ..... PROPOSED WALKWAY
- ▨ STREET TO BE VACATED
- ▩ PROPOSED PROPERTIES TO BE ACQUIRED
- EXISTING BUILDING
- ▧ FACILITIES TO BE RELOCATED

### SCALE



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FIGURE 6

Except for the Corsica Hollow Subarea, development in the subareas is limited by the CSX Railroad, the Duck Creek and its flood plain and the modest size of the subareas. In addition, the Erie Court Subarea is characterized and constrained by incompatible adjacent land uses.

1. Redevelopment Plan - Corsica Hollow Subarea A (Formerly known as Dunbar)

The Corsica Hollow Subarea is characterized by a mixture of residential and industrial uses and potential flooding; however, the subarea's size, the deteriorating character of residential structures and a significant amount of vacant land (approximately 30 acres) make Corsica Hollow promising for a major redevelopment program.

The area is an immediate redevelopment concern. Notwithstanding, redevelopment requires relocation of existing residents. A specific procedure guides redevelopment when relocation is necessary. An eligibility study documenting deteriorated and substandard buildings has been conducted by the office of Architecture and Urban Design, a section of the Division of Architecture and Facility Management of Public Works. Appendix D is a Summary of Eligibility Findings. The blighted conditions justify the City's use of eminent domain to acquire the properties; and will qualify the area for publicly sponsored redevelopment.

Three issues of concern for this Focus Area include:

- Employee and truck traffic routing through residential areas;
- Screening of residential sections from industrial and/or office development;
- Flood plain requirements.

Several changes will distinguish the Corsica Hollow Subarea. Reuse may include: industrial use with supporting office and retail in conformance with the Zoning Code.

It is desirable to retain the existing tree-covered hillside as a buffer between industrial and residential uses. The Zoning Code requires that most industrial uses allowed in the M-2 zoned area be set back at least 100 feet from the boundary of the abutting residentially zoned district. Nevertheless, if the City acquires residentially zoned property east of Old Red Bank Road, the City should require a future redeveloper to preserve

at least a 100 foot wide tree-covered hillside buffer within the residentially zoned land east of Old Red Bank Road and abutting a portion of the industrially zoned land west of Old Red Bank Road. (See Figure 7.)

The Red Bank Expressway will intersect with a newly constructed street in the Corsica Hollow Subarea in order to serve as the ingress/egress route for uses developed in the area.

Areas which lie in the flood plain will be filled in order to accommodate redevelopment. (See Figure 1.) The proposed access road will be at a point approximately twelve hundred sixty (1260) feet north of the Red Bank Expressway - Brotherton Road intersection for proper signal spacing. Bush Street and Corsica Place will be vacated. (See Figure 7.)

If sewer/water lines remain in vacated streets, easements will be necessary for maintenance.

Light industrial use is proposed for the area (approximately fourteen (14) acres) between the Red Bank Expressway and Old Red Bank Road. Prior to the developer executing a development agreement with the City of Cincinnati, a relocation plan must be approved by the City for occupants to be displaced by the proposed redevelopment project.

A hilltop area of seven and a half (7.5) acres which lies west and northwest of Macey Avenue and directly east of the proposed access road is currently zoned R-4 and will be reserved for residential uses. The proposed residential area may have access via Tompkins and Macey Avenues, respectively as well as a new street created off Old Red Bank Road.









## 2. Redevelopment Plan - CG&E Substation Subarea B

Limited developable acreage (1.7 acres) is available in this subarea. Much of the area is covered by CG&E power lines and the flood fringe and floodway of the Duck Creek. Constrained by environment and health issues, therefore, a very limited possibility may exist for industrial development. In order to create as much as four (4) acres for new industrial development, one of the CG&E transmission towers would have to be relocated. The enlarged area could then be filled above the 100 year flood level. Proposed access to the site is via Brotherton Road.

# FOCUS AREA 3

## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

### LEGEND:

-  FOCUS AREA BOUNDARY
-  PROPOSED ROAD
-  PROPOSED WALKWAY
-  STREETS TO BE VACATED
-  PROPOSED PROPERTIES TO BE ACQUIRED
-  PROPOSED PROPERTIES THAT MAY BE ACQUIRED
-  EXISTING BUILDING
-  NATURAL BUFFER

- A** SUBAREAS:
- A. Corsica Hollow
  - B. CG&E Substation
  - C. Surgical Appliance Site
  - D. Erie Court



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ECONOMIC DEVELOPMENT  
BY THE  
CINCINNATI DEPARTMENT OF  
CITY PLANNING

JULY 1991

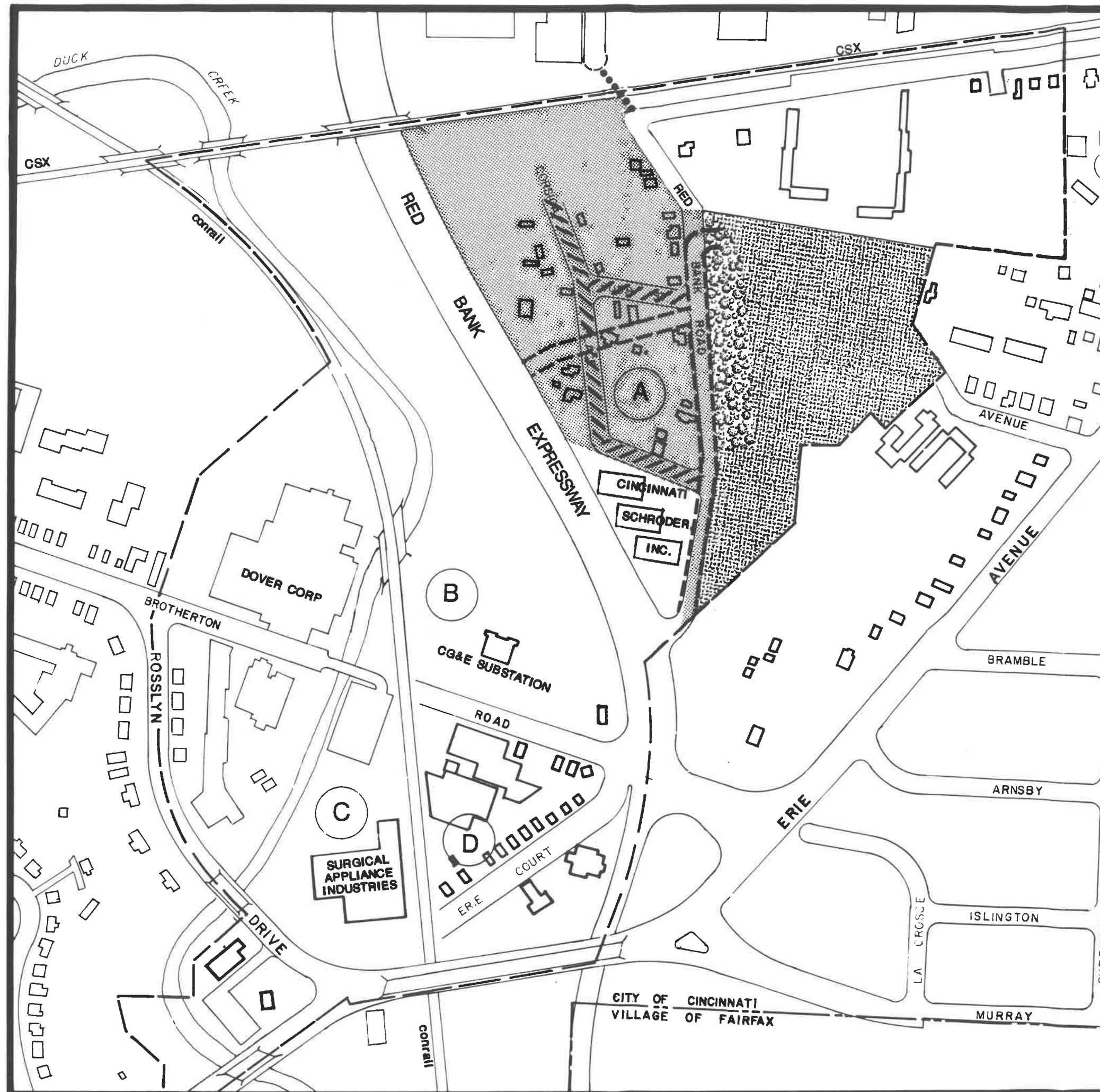


FIGURE 7

3. Redevelopment Plan - Surgical Appliance Site Subarea C

Surgical Appliance Industries apparently has no interest in expanding their facilities at this site. If development takes place in the future, it is estimated that an additional 20,000 to 40,000 square feet of building and 100 parking spaces could be added.

4. Redevelopment Plan - Erie Court Subarea D

Redevelopment of this subarea is constrained by aging residential structures along Erie Court and Brotherton Road. While the subarea is zoned M-2, there are presently thirteen two-family structures in the area.

Total acquisition costs for redevelopment, including relocation and demolition, are estimated to be far greater than benefits generated from redevelopment. As such, no redevelopment plans are currently being considered for the Erie Court Subarea. (See Figure 7.)

D. Focus Area Four

1. Focus Area Four is unique because of the very narrow width of the focus area. The western boundary of this site is the Conrail railroad right of way, which runs the length of the Focus Area. (See Figure 8.)

The principal redevelopment issues of Focus Area Four include:

- The area's narrow width (approximately 700 ft. at its widest to 125 ft. at its narrowest);
- The incompatible land uses;
- Flood plain coverage.

2. Redevelopment Plan For Focus Area Four

Plans call for the widening of the Red Bank Expressway. The proposed widening will expand the two-lane road to five lanes (two each way and a left turn lane) and occur beyond both the existing east and west rights-of-way. Since the east right-of-way is in Fairfax, this will be a joint project between the City of Cincinnati and the Village of Fairfax and possibly Hamilton County.

## VI. RELOCATION

### A. Payments

Payments to residents or businesses required to relocate will be made in accordance with the benefits as set forth in the Uniform Relocation Act of the Federal Government. This schedule of payments will be used in the event either City or Community Development Block Grant funds are utilized to acquire the property.



# FOCUS AREA 4

## MADISONVILLE INDUSTRIAL CORRIDOR URBAN RENEWAL PLAN

LEGEND:

- FOCUS AREA BOUNDARY
- EXISTING BUILDING

SCALE



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CITY PLANNING

JULY 1991

FIGURE 8

## B. Process

Relocation guidelines are necessary to help families find replacement housing as a result of government action. Due to government initiation of the Urban Renewal project in Madisonville, it becomes necessary for Relocation Guidelines to be applied in that community.

The process is best understood with the aid of a relocation counselor. A City of Cincinnati relocation counselor is available to help with any aspect of relocating. The counselor will help in finding affordable, standard housing, give information concerning eligibility for relocation payments and help with other problems which may occur during relocation.

Initially residents receive written notice of the City's intent to buy residents' properties. Next, residents are contacted by a relocation counselor who gives information about relocation benefits and procedures. Finally, the resident prepares for the move into his/her new home.

A relocation counselor can best explain the nature and extent of relocation payments and other available assistance. Briefly, relocation payments are of two types: replacement housing payments and moving expenses. Replacement housing assistance applies to both home owners and tenants. To be eligible for replacement housing payments, residents must have lived in their home for not less than 90 days prior to receiving the City's written notice. Moving expense payments, on the other hand, are guaranteed to all displaced persons. Moving expense payments are received either in a fixed amount or the actual reasonable moving expense. The person/family must move to housing which meets applicable housing codes in order to receive the replacement housing payment.

In addition to explaining the criteria for and the extent of relocation payments, the relocation counselor also makes residents aware of other available assistance. These are social services which include Health Care, Welfare Assistance, Food Stamps, and Legal Aid. Also provided is a formal grievance procedure for persons who question their handling of relocation payment determination or for those who are not referred to acceptable standard replacement housing.

## VII. DISPLACEMENT AND RELOCATION FOR CITY-ASSISTED PROJECTS

The following requirements are taken from the City of Cincinnati's Municipal Code, Chapter 740, Displacement and Relocation Benefits for City-Assisted Projects. The requirements serve as a guide to further help displaced residents locate standard replacement housing where housing is constructed with City assistance or where redevelopers



displace housing unit(s) as part of some City assistance program.  
\*According to the code, owners and/or redevelopers must assure the following:

1. At least 25 percent of the residential units will be rented to tenants under the Section 8 Existing Housing Program, or to tenants under any other government housing allowance program;
2. Where a tenancy is ending because of sale and/or rehabilitation, the existing tenant will have the right of first refusal to buy the building or re-rent the residential unit. Exercise of the right of first refusal will not affect any person's entitlement to relocation payments;
3. If any residential unit has been vacant for 180 days or less and the unit was vacated by no fault of the tenant, the tenant is entitled to relocation payments;
4. Redevelopers will provide evidence to the City that they have taken all reasonable steps to locate and inform tenants of their rights in numbers two (2) and three (3) above. Evidence must also be provided for the following:
  - a. Owners will serve a notice upon tenants informing the tenants of their right to re-rent or purchase, and of their right to relocation assistance. The procedure for applying for relocation assistance must be provided. Notice shall be served thirty (30) days prior to the end of tenants' occupancies.
  - b. If a tenant has given the owner or agent a forwarding address, the owner will notify the tenant by certified mail of the date when the rental unit will be available for occupancy again and of the rental terms available to the tenant. Notice shall be given thirty (30) days before any rental unit is available.
  - c. Any owner of a housing accommodation may sell to a purchaser, but only after the owner has given the tenant an opportunity to purchase such housing accommodation at a price which represents a bona fide offer of sale.

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\*Terms of requirements are in some instances only partially noted. Full disclosure may be found in the Cincinnati Municipal Code, Chapter 740. No tenant shall serve to deny any owner their right to possession of a residential unit for his or her immediate and personal use as a dwelling.

## VIII. REDEVELOPER(S)' OBLIGATION

- A. In the sale or lease of properties which were acquired for redevelopment purposes the City of Cincinnati will, in its contracts, and/or deeds and/or other instruments, include such requirements needed to obligate the purchasers and their successors to:
1. Utilize the parcel owned by them to the uses specified in the Urban Renewal Plan.
  2. Diligently pursue the construction of the improvements agreed upon in the disposition contract and begin and complete such improvements within a reasonable time as set forth in the contract.
  3. Make no change in such improvements after completion of their construction that are not in conformity with this Plan.
  4. Not discriminate upon basis of race, color, creed, sex or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof. (This obligation is to be effective without limitation as to time, regardless of any termination date provided with respect to any other provision of this Plan).
  5. Not to assign contract rights or to resell or otherwise transfer the land or interest therein purchased by them, prior to the completion of the improvements thereon without the approval of the City of Cincinnati.

## IX. REDEVELOPMENT GUIDELINES

Redevelopment Guidelines as specified in this Urban Renewal Plan will be established to protect the investment of private developers, to insure achievement of project goals and a high quality industrial environment. The guidelines shall remain in effect for 20 years from the date of adoption by City Council.

### A. Employment Density

Industrial, office, retail, and associated support facilities shall provide an employment density of at least 20 employees per acre of site. This is not intended to imply an overall average employment density for the area but rather is a specific guideline for each development parcel. Top priority in the disposition of redevelopment land will be given to industrial users who provide jobs for unskilled and/or semi-skilled employees, to those firms that offer training and continuing education programs to their employees, and to expansion minded firms in the high growth sector of the national and regional economy and which adhere to the Development Guidelines per the Plan. The firms which locate in

the area will be required to take positive actions to employ City of Cincinnati residents, preferably from Madisonville, when jobs become available in their firms. All firms will be required to have an "Affirmative Action" commitment with respect to employment hiring.

**B. Land to Building Ratio**

The building's floor area should be equal to or be more than 40 percent of the site area for industrial uses and 30 percent for other uses. No maximum limits are established on the building's floor areas. The parking area shall not be included in the minimum area calculations. In satisfying employment and building density guidelines, redevelopment projects may include planned expansion growth over a 3 to 5 year period if contractual assurances can be given to the City which document these projects. Requirements for employment density shall apply to the first parcel developed, each subsequent one and the entire development. Documentation and a phased implementation schedule must be submitted to substantiate the amount of predicted industrial growth if the site coverage guidelines of the 40% or 30% are not met initially.

**C. Land Use/Orientation**

1. The principal land use desired for the Madisonville Industrial Corridor shall be industrial. Office or retail uses may be considered in lieu of industrial use for certain redevelopment parcels having high real estate exposure, if a competing industrial use is not available, and if the proposed alternate use meets the 20 jobs per acre and site coverage requirements.
2. Multi-occupancy redevelopment projects (either rental or condominium in nature) that provide space for several small industrial firms (or office uses) within a single building are encouraged as an efficient method of redevelopment so long as the job and site coverage requirements are met. The City's Multi-Tenant Employment Initiatives Requirements will have to be accepted.
3. Proposed redevelopment uses must adhere to the requirements of the Zoning Code for the City of Cincinnati. However, in order to assure that positive high employment industrial uses will not negatively affect the real estate marketability of adjacent parcels, additional specific land use requirements shall be enforced to create a positive industrial environment.

Processes and equipment employed and goods sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, radiation, or water carried waste.

4. Residential redevelopment will be permitted on sites within Focus Areas designated for such use.
5. Any work planned within the floodway and flood fringes shall be coordinated with the Army Corps of Engineers prior to the start of any construction. Any work done in the flood fringes shall conform to the Cincinnati Basic Building Code of the City of Cincinnati Municipal Code, Chapter 1133, Flood Plain Management.

The list of prohibited uses is as follows:

a. Manufacturing Uses

1. Concrete mixing plants
2. Railroad freight depots
3. Bulk storage stations for volatile oils and other hazardous materials and industrial waste
4. Railroad train yards
5. Coke ovens
6. Corrosive acid manufacture
7. Cement, lime, gypsum and plaster of parts manufacture
8. Distillation of bones
9. Fat rendering
10. Fertilizer manufacture
11. Glue or size manufacture
12. Steel and iron refuse reclamation from scrap
13. Metal waste salvage or junk yards
14. Smelting of and/or reduction of ores and minerals
15. Petroleum refining
16. Stockyards
17. Meat slaughtering

b. Agriculture Uses

c. Churches

d. Residential - in areas not zoned for residential use

e. Institutional Uses

1. Public Schools
2. Homes

f. Automobile Service and Filling Stations Other Than Replacement of Existing Facilities.

D. Architectural/Urban Design Guidelines

1. In concept, building masses should be located close to street frontages and/or corner locations, where possible, depending on the specific parcels and the proposed industrial use. (See Setbacks in Paragraph F which follows.) Associated parking to serve the industrial use shall occupy the interior portions of the site. All buildings should be oriented to the primary roadway, excepting the cul-de-sac. In the situation where buildings are constructed on sites fronting on the cul-de-sac the building front shall relate to the street via a drive and the primary portion of the building facing the cul-de-sac shall be designed as a front facade. Building fronts and entry points should be directly related to the primary access street.
2. The Department of Economic Development's Industrial Projects Division reserves the right of design review and approval of redevelopment plans and specifications per the City's Office of Architecture and Urban Design.
3. The following architectural design guidelines will be required.
  - a. Exterior brick masonry should be the primary building material. However, the use of cut stone, split face block, concrete, flush metal architectural panels, glass, stucco or "Dryvit" panels may be allowed as an alternative exterior surface after review and approval by the City.
  - b. The use of painted or tinted concrete block may be used on surfaces where expansion is planned.
  - c. Office/manufacturing uses may consider the combination of several materials provided there is a design and material continuity on both functional uses.
  - d. Buildings (office/manufacturing uses) should be unified at the base, facia or corners by the use of one material.
  - e. Architectural metal panels with flat surfaces are permitted. Corrugated or highly articulated metal panels (e.g. V-Beam ribbed panels) are not permitted.
  - f. Exterior building materials should be warm earth tones/or neutrals. Supplemental or accent colors within the color range are permitted.
  - g. All buildings shall be designed by a registered architect or a registered engineer.
  - h. Where a phased building program is proposed, a total master plan for the site will be required.

**E. New Building Massing/Orientation**

1. Excessively high buildings, towers or buildings not compatible in scale to the adjacent buildings are not permitted.
  - a. The facade of the primary building shall be considered as the primary building mass. Projection above the primary building mass or roof line shall be minimized and should not exceed 2 times the height of the primary mass.
2. General building massing should promote a strong horizontal mass with a flat gable, or gable with a clear story roof.
  - a. Projections or extensions above the roof that house portions of the manufacturing equipment used in the production process shall be designed to deemphasize the size of these extensions and be compatible with the design of the primary building mass.
  - b. Mechanical units shall be screened from view regardless of whether or not they are at grade or on the roof. It is preferred that all mechanical units be at grade.

**F. Setbacks**

No building shall be located on any one or more parcels nearer to the lot line as set forth below:

1. Adjacent to main access road or cul-de-sac - ten feet required.
2. Adjacent to side lot lines - ten feet.
3. Adjacent to rear lot lines - ten feet.

**G. Parking Lots/Off Street Parking**

1. Each owner of a site shall provide adequate off-street parking to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking. Some or all off-street parking may be provided in structures, however, such structures shall be used only for the parking of company vehicles, employee vehicles, or vehicles belonging to persons visiting the subject firm.
2. Required off-street parking shall be provided on the site of the use served.
3. The minimum parking spaces required for all uses permitted in the development area shall be determined from the controlling zoning regulations of the City of Cincinnati.

4. No parking lot shall be constructed nearer than fifteen (15) feet to a lot line fronting on a dedicated street nor nearer than five (5) feet to any other lot line and shall be screened with appropriate berms and landscaping. In general, only visitor and executive parking shall be permitted in the front of the building or associated with the main entrance. Such parking shall be limited to twenty percent (20%) of the total parking spaces required by the development. Employee parking shall be at the side or rear of the building and shall not extend beyond the front line of the building. All access and parking areas shall be concrete or bituminous paving material.

#### H. Loading and Staging Areas

1. The loading areas required for all uses shall be determined from the controlling zoning regulations of the City of Cincinnati.
2. No loading area shall be allowed that is visible from the primary public street. Loading shall be located at the side or rear of a building and must be screened from auto view, pedestrian view and other adjacent development parcels. No on-street trailer or truck storage is permitted.
3. All loading dock areas, and/or trash receptacles, shall be screened from the public street. Visual screening should be accomplished by brick walls, wood or metal screens or landscaped evergreen screens of sufficient height and density to block undesirable views.

#### I. Material Storage Areas

Outside storage areas for materials are acceptable provided the storage areas are permanently screened from view or contained within permanent structures or buildings.

#### J. Garbage and Refuse Collection

No garbage or refuse shall be placed, stored or maintained in the development area except in a sanitary container storage area or building. All such containers shall be located in the rear of the building adequately screened from pedestrian view, from abutting dedicated street rights-of-way and shall be kept in a clean and sanitary condition.

#### K. Landscaping

1. The area between all public street curbs and the public street rights-of-way and the area between the public street rights-of-way and any building shall be landscaped by the owners with an effective combination of street trees, ornamental trees, ground cover and shrubbery. Trees may be deciduous and/or coniferous in species. All unpaved areas

not utilized for parking shall be landscaped in a similar manner. All City permits shall be obtained by the developer for street trees and streetscapes.

2. Side and Rear Yard Setback Areas not used for parking shall be landscaped utilizing ground cover, trees and/or shrubs.
3. Undeveloped areas proposed for future expansion shall be maintained in a weed-free condition with suitable ground cover.
4. Property owners shall be responsible for maintaining all landscaping installed on both their development parcels as well as any publicly installed street trees, bushes and ground cover within the abutting rights-of-way.
5. In addition to the above, landscaping should be provided within all employee parking lots. The total area should be separated by smaller landscaped parking areas which should be located within the parking lots to break up the expanse of pavement. Each separate landscaped area should include at least two street trees. These separate landscaped areas should also be adequately planted with shrubs or ground cover. Care should be taken to protect landscaped areas from damage by vehicles through the use of curbs, low walls or other similar construction.
6. Areas used for parking shall be landscaped and/or fenced in such a manner as to screen said areas from view from public streets and adjacent properties. Plant materials used for this purpose shall consist of linear or grouped masses of trees and shrubs as a means of providing screening.
7. Recommended Landscaping Material

a. Large Deciduous Trees (Shade or Street Trees)\*

Recommended Sizes: 3" - 3-1/2" caliper

- 1) Ginko (Ginko Biloba, male only)
- 2) "Superform" Norway Maple (Acer Platanoides)
- 3) Silver Linden (Tilia Tomentosa)
- 4) Autumn Purple White Ash (Fraxinus Americana)
- 5) Patmore Green Ash (Fraxinus Pennsylvanica)
- 6) Sycamore (Platanus Acerifolia-Bloodgood Strain)

Street trees should be planted 35 to 40 feet on center.

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\*Large Deciduous Trees Recommendations From The Department of Public Works' Urban Forestry Office, August, 1988.



b. Screen

1) Evergreen - Low

Spreading Yew (Taxus Cuspidata)  
Recommended Size: 18 - 24" spread  
Spacing: Two Staggered Rows, Three Feet on Center

2) Deciduous - High

European Hornbeam Upright (Carpinus Betulus  
Fastigiata)  
Recommended Size: 8 - 10 " High  
Spacing: Two Staggered Rows, 5 Feet on Center

3) Evergreen - High

Also clumps of evergreens to emphasize corners,  
etc.  
Austrian Pine (Pinus Nigra)  
Recommended Size: 6 - 8' High  
Spacing: Two Staggered Rows, 10 Feet on Center

c. Ground Cover

Recommend Sodding

d. Soil Removal and Placement

Soil removal and/or placement required during the development of a site or at any other time may only take place after submission of plans and specifications for said removal and/or placement have been submitted to and approved in writing by the City of Cincinnati.

L. Fences

Fences when required to screen parking and loading areas or when otherwise used by the site owner as a landscaping element shall be limited to a height of not more than eight (8) feet, shall be constructed with materials that have compatible and harmonious appearance with the principal building on the site, and shall be maintained in an orderly and attractive manner.

1. Fencing Exposed to View From the Street

Along public rights-of-way, the use of tubular steel picket fencing and gates not exceeding a height of eight (8) feet or masonry screen walls is desired. Fencing should not extend in front of the principal building or be erected between the building and an adjacent public street.

2. Fencing Not Exposed to Views From the Street

Chain link fencing, if used for security purposes should not exceed eight (8) feet in height, should be galvanized, aluminum or black vinyl coated for ease of maintenance and should be landscaped with vines or hedges. Chain link fences which have wood, metal or plastic slats woven into the material will not be permitted.

M. Utility Connections

Where utility service is underground in the street right-of-way abutting the redevelopment site, power and telephone cable service and other communication service feed lines shall be underground and the transformers shall be located in vaults (either underground, within buildings, or totally screened from view by acceptable structural techniques and/or landscaping). Earth satellite transmission stations shall be screened from view with landscaping or permanent screening elements as high as the receiving dish.

N. Signs

1. Signs shall be defined according to type of message conveyed:
  - a. Sign, Real Estate: A sign advertising the sale, rental or lease of the premises on which it is maintained.
  - b. Sign, Instructional: A sign conveying instructions with respect to the premises on which it is maintained, such as a sign designating the entrance to or exit from a parking area; a trespassing sign, danger, or similar signs.
  - c. Sign, Professional: A sign indicating the name and occupation of a professional person or group of associated professional persons.
  - d. Sign, Identification: A sign indicating the name of a permitted use, the name or address of a building, or the name of the management thereof.
  - e. Sign, Nameplate: A sign indicating the name and address of an occupant.
  - f. Sign, Announcement: A sign of temporary character such as a construction sign or a sign indicating the name of persons associated with, or events conducted upon the premises upon which the sign is maintained.

- g. Sign, Business: A sign directing attention to a business, commodity, or service conducted, sold or offered upon the same premises as those upon which the sign is maintained.
  - h. Sign, Trademark: An identification sign portraying a symbol or trademark, with or without lettering, of a business industry and which symbol or trademark has been used on signs in other locations and in printed advertising.
  - i. Sign, Projecting: A sign attached perpendicular to the building.
  - j. Sign, Advertising: A sign directing attention to a business commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises where the sign is maintained, including a billboard sign.
2. The following signs will be permitted:
- a. Non-illuminated real estate signs, as permitted and regulated in the R-1 Districts of the City of Cincinnati Zoning Code. These signs must be removed upon completion of sale, lease or hire.
  - b. Non-illuminated or indirectly illuminated professional signs as permitted and regulated in the R-2 District Zoning Ordinance 1964, City of Cincinnati.
  - c. Non-illuminated or indirectly illuminated instructional signs shall not exceed three (3) square feet in area per sign face. The top of the sign and mounting device shall not exceed a height of three (3) feet.
  - d. Identification or Trademark Signs, exclusive of flashing signs, are subject to the following limitations:
    - 1) Identification Signs shall be erected only as ground and wall signs.
    - 2) One (1) ground sign, other than a trademark sign, shall be permitted on the premises for each street frontage, provided that:
      - a) No such ground sign shall exceed a height of eight (8) feet above the grade.
      - b) The area of such a ground sign shall not exceed twenty (20) square feet per sign face, except that if such a sign is located more than twenty-five (25) feet from the boundary

line of the premises at the street from which the sign face is visible, one (1) additional square foot may be added for each two (2) feet of average setback in excess of twenty-five (25) feet, provided that the total sign area shall not exceed one hundred (100) square feet per sign face.

- 3) In addition to the ground sign permitted under subparagraph (b) above, one (1) trademark erected as a ground sign, shall be permitted on the same premises, provided that:
  - a) No such trademark sign shall exceed a height of thirty (30) feet above the grade.
  - b) The area of such trademark sign shall not exceed two-thirds ( $2/3$ ) of a square foot for each foot of street frontage up to a maximum sign area of one hundred (100) square feet.
- 4) Wall signs shall be permitted on the same premises, provided that:
  - a) No sign erected on the exterior of a building shall extend outward more than eighteen (18) inches from the wall and not beyond the horizontal limits of the wall.
  - b) No wall sign shall extend above the parapet or eave of a roof. No wall sign shall be placed on a tower or permitted above the roof of the primary building mass.
  - c) The area in square feet of a wall sign shall not exceed two (2) times the horizontal length of the building wall of the primary building mass to which the sign is attached up to a maximum sign area of one hundred and fifty (150) square feet per building or shall not exceed five (5) percent of the area of the facade to which the sign is attached (whichever is the lesser).
  - d) Wall signs printed or painted directly on the wall surface shall not be permitted. No signs shall be painted on or applied to roofs.
  - e) Wall signs with the individual letters applied directly to the wall surface shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol taking into account the size of caps and lower case and calculating the area enclosed by such a line.

- 5) Combination of Signs - a combination of ground and wall signs may be permitted provided the aggregated area of the two signs does not exceed the larger permitted area of either of the two signs. Mounting heights of either sign shall be controlled by the specific criteria of each individual sign type.
  - a) One (1) Announcement or Construction Sign denoting the architects, engineers, contractors and other related organizations shall be permitted during construction but shall be removed within ten (10) days after completion of construction. The size of Construction Signs shall be limited to thirty two (32) square feet.
  - b) A Future Tenant Identification Sign listing the name of future tenants, responsible agency or realtor and related subjects shall be permitted during construction but shall be removed within ten (10) days after completion of construction. The size of Future Tenant Identification Signs shall be limited to thirty two (32) square feet.

3. The following devices or signs will be prohibited:

- a. No sign or its lighting shall move, flash, or make noise.
- b. Colored lights and illuminated signs employing colors used in traffic signal lights are prohibited within one hundred (100) feet of any signalized intersection.
- c. Any imitation of official traffic signs or signals and the use of such words as "stop", "look", "danger", "go slow", "caution", or "warning" are prohibited.
- d. Fluorescent or day-glow colors in signs are prohibited.
- e. Permanent, portable (or roll-away) and temporary advertising or billboards are prohibited.
- f. Business name plate and projecting signs are prohibited.

O. Temporary Structures

Temporary structures shall not be placed or maintained on any site except during the construction of facilities approved by the City of Cincinnati. Within ten (10) days of the completion of such construction, the temporary structure shall be removed from the site and the area occupied by said structure shall be restored to meet all applicable covenants and surrounding site conditions. When a temporary structure is placed on a site, it must be located within the building setback lines.

P. Maintenance

Each site owner shall at all times keep his premises, buildings, improvements and appurtenances in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances and regulations pertaining to health and safety. Each site owner shall provide for the removal of trash and rubbish from his premises.

During construction it shall be the responsibility of each site owner to insure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner.

Q. Storm Water Drainage

Individual parcels and developments shall be built in accordance with the Stormwater Management Division and Ohio Basic Building Code Requirements, pertaining to the control of storm water drainage within their sites.

R. Flood Protection

Developments will abide by Cincinnati Building Codes and permit guidelines as they pertain to flooding.

Any deviation or variance to these guidelines will not be permitted except with the written approval of the Director of Buildings and Inspections, and only upon the submission of complete detailed plans prior to initial approval of development of the properties.

**APPENDIXES**

**APPENDIX A**  
**Industrial Firms and Commercial Establishments Located Within the Study Area**  
**November, 1990**

<u>Focus Area</u>	<u>Company Name</u>	<u>Address</u>
1	Ficks Reed	4900 Chalemar
1	Schulte Corporation	4909 Chalemar
1	Oakley Drive In	5033 Madison Rd.
1	Kett Tool Company	5055 Madison Rd.
1	Southwestern Publishing Company	5101 Madison Rd.
1	B & D Machinist	5205 Madison Rd.
1	Fisherman's Pro Shop	5207 Madison Rd.
1	Dairy Mart	5207 Madison Rd.
1	Rainbow Car Wash	5215 Madison Rd.
1	Queen City Self Storage	4775 Red Bank Expy.
1	ABC Bookkeeping	4777 Red Bank Expy.
1	Advanced Chiropractic	4777 Red Bank Expy.
1	Alexander's Hair	4777 Red Bank Expy.
1	Allstate Insurance	4777 Red Bank Expy.
1	Buckeye Pumps, Inc.	4777 Red Bank Expy.
1	Car Scope	4777 Red Bank Expy.
1	Electronic Systems USA	4777 Red Bank Expy.
1	Eastern Hills License Bureau	4777 Red Bank Expy.
1	Fujitsu Imaging Sys.	4777 Red Bank Expy.
1	Hickory Jims/Sweet Sydneys	4777 Red Bank Expy.
1	Izzy's	4777 Red Bank Expy.
1	Process Separations	4777 Red Bank Expy.
1	Springdale Cleaners	4777 Red Bank Expy.
1	State Farm Insurance Co.	4777 Red Bank Expy.
1	Union Hall Local 2029 UAW	4777 Red Bank Expy.
1	Wank Brickner Assn.	4777 Red Bank Expy.
1	Westhorn Company	4777 Red Bank Expy.
1	West Horn Realtors	4777 Red Bank Expy.
1	Emergency Veterinary Clinic	4779 Red Bank Expy.
1	The Workingman's Friend Oil Co.	4851 Red Bank Expy.
2	United Dairy Farmers	5311 Madison Rd.
2	Nutone Inc.	Madison & Red Bank Rds
2	Crest Craft	4625 Red Bank Rd.
2	Nightingale Medical Equip. Svs.	4721 Red Bank Rd.
2	The Adventurous Child	4731 Red Bank Rd.
	Backyard Playsets	
2	David S. Alex, C.P.A.	4790 Red Bank Expy.
2	Dubuis U.S.A.	4790 Red Bank Expy.
2	L & G Enterprises	4790 Red Bank Expy.
2	Michael Kadetz, C.P.A.	4790 Red Bank Expy.
2	Next Day Sign	4790 Red Bank Expy.
2	Olsten Technical Services	4790 Red Bank Expy.
2	Pat Ryan & Associates, Inc.	4790 Red Bank Expy.
2	T. Diane West, C.P.A.	4790 Red Bank Expy.
2	Video Town Movies & Music	4790 Red Bank Expy.
2	City Div. of Highways	4635 Hetzel
	(Dunbar Incinerator Facility)	
2	Electric Service Co.	5331 Hetzel



APPENDIX A Cont'd

2	Fame Tool & Mfg. Co.	5340 Hetzel
3	Talawanda Springs	3965 Rosslyn Dr.
3	Surgical Appliance Industries	3960 Rosslyn Dr.
3	Metcut Research, Inc.	3980 Rosslyn Dr.
3	Electronic Mng. System	3927 Brotherton
3	Forest Pharmaceutical	3941 Brotherton
3	GNB	4024 Brotherton
3	Dover Corp.	5000 Brotherton Rd.
3	Airecon Mfg. Corp.	5271 Brotherton
3	Davis & Sons Pallet Co.	4445 Corsica Pl.
3	A & A Leasing Co.	4004 Erie Ct.
3	Exhibit & Display Marketing	4004 Erie Ct.
3	Genesis Modular Exhibit	4004 Erie Ct.
3	Mayers Electric Co. Inc.	4004 Erie Ct.
3	Dymatron	Erie Ct.
3	Empire Custom Marble, Inc.	4021 Erie Ct.
3	CG&E Substation	Erie Ct.
3	Master Disposers	4031 Red Bank Expy.
3	Siebert Machinery Co.	4031 Red Bank Expy.
3	Super America	4205 Red Bank Expy.
3	Cincinnati Schroder, Inc.	4325 Red Bank Expy.
3	Madison Woods Apartments	5335-63 Tompkins Ave.
4	Red Bank Motors	Red Bank Expy.
4	Kam Awards	3949 Red Bank Expy.
4	Kammerer Sales Co.	3949 Red Bank Expy.
4	United Auto Workers	3953 Red Bank Expy.
4	Bolce Paint Co.	4011 Red Bank Expy.
4	Klee Chemical Coating	4011 Red Bank Expy.
4	The G & G Mfg. Co.	4015 Red Bank Expy.
4	Greive Inc.	3979 Erie Ave.
4	Ferguson Moving	3999 Erie Ave.

**APPENDIX B**  
**Future Widening Of Red Bank Expressway**  
**November, 1990**

A future improvement which will have a positive impact on industrial growth along the Madisonville Industrial Corridor is the widening of the Red Bank Expressway.

It is expected that the expressway will be widened 11 feet (i.e., one additional lane). The lane will run the length of the expressway, beginning at a point south of Madison Road and extending to the Brotherton Road intersection to the south. When completed the roadway will be five lanes from Erie Avenue to I-71.

To date the Red Bank Expressway has been widened from Madison Road to a point 2500 feet north of Brotherton Road. (Phase I)

The City plans to continue the widening (Phase II) from that point (2500 feet north of Brotherton) southwardly to Brotherton Road. Although contract plans have begun and the geotechnical report is being prepared, no construction funding will be authorized until 1991 or 1992. Initially the plans for the widening were expected to be completed in early 1990. The entire project is now expected to be completed in either 1991 or 1992.

APPENDIX C  
AN INFORMATION LEAFLET ON ZONING AND  
THE ZONING CODE OF THE CITY OF CINCINNATI, OHIO

Department of Buildings & Inspections

Department of City Planning

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What is Zoning and City Planning?

Zoning is a governmental program involving the separation of a city into districts or zones and the regulation of building development and the uses of land and buildings in such districts. Zoning is accomplished through the exercise of the police power of government. Its general goal is the preservation and protection of the public health, safety and welfare. Under zoning each individual property owner to some degree surrenders the right to develop and use his property in any way he wishes, and in return receives protection through the enforcement of similar controls on the property of his neighbors.

City Planning is a much broader type of activity than zoning. Planning involves the development, following research and analysis of data, of programs, plans and policies for the creation of a better community. The typical city plan emphasizes physical development - land and building uses, streets, parks, public buildings, educational facilities, utilities, public transportation, etc. However, non-physical factors also are taken into account in the modern plan - population trends, economic forecasts, social problems of the municipality. Zoning is one of the methods used to effectuate a plan - to help achieve the goals in planning. A zoning ordinance is based largely on the community's land use plan, which is an important part of the comprehensive city plan. As a general rule, therefore, the development of a city plan should precede the enactment of a zoning ordinance - although this often is not the case.

It also should be made clear at this time that zoning is quite different from municipal building codes, which prescribe in great detail the materials, methods, and techniques to be used in construction of buildings. Zoning also is in no way related to private restrictive covenants which are often inserted in deeds to property in order to control minimum house costs, architectural styles used in construction, land uses and other matters, and are legally enforced by private owners or community associations.

A Zoning Code is designed to guide the use of land and the location of buildings in a way that will enable private development to take place in a manner consistent with the general welfare of the community. It is designed to stabilize property values and to achieve an orderly pattern of land uses for the City. The Code consists of a text and a map. The text defines the districts and their characteristics, and sets down rules for the administration of the ordinance, while the map indicates the location and boundaries of the various districts or zones. The following material attempts to give a general summary of the text part of the Code.

By necessity this leaflet cannot recite the many features in the Code. Only a brief, incomplete recitation of the uses is possible and final reliance should

## APPENDIX C Cont'd.

not be made upon the contents of this leaflet in the case where building or investment programs are to be initiated.

The City is divided into the following zoning and overlay districts:

<u>Chapter</u>	<u>District</u>	<u>Title</u>
10	R-1A, R-1	Single-Family Low-Density
11	R-2	Single-Family Medium-Density
12	R-3	Two-Family
13	R-4	Multi-Family Low-Density
14	R-5	Multi-Family Medium-Density
15	R-6	Multi-Family High-Density
16	R-7	Multi-Family High-Density
17	R-V	Residence View
18	O-1A, O-1	Suburban Office
19	O-2	Urban Office
20	B-1	Neighborhood Business
21	B-2	Community Business
22	B-3	Retail-Wholesale Business
23	B-4	General Business
24	DD	Downtown Development
25	I-R	Institutional-Residential
26	M-1	Neighborhood Manufacturing
27	M-2	Intermediate Manufacturing
28	M-3	Heavy Manufacturing
29	RF-1	Riverfront Recreational-Residential
30	RF-2	Riverfront Commercial-Enclosed Industrial
31	RF-3	Riverfront Heavy Industrial
32	SHO	Special Housing Overlay
33	IDC	Interim Development Control
34	EQ	Environmental Quality
35	HD	Historic District
36	NHR	Neighborhood Housing Retention
37	R-B	Residence-Business Mixed Use

Group Projects: A development of two or more buildings on a parcel of ground. There are special requirements for access, height, density and open space that differ from the standard requirements of the existing zone district. (See Chapter 7 of the Zoning Code.)

Transition Zone: The R and R-V Districts may be further subdivided into Transition (T) Districts. All the regulations of the R District of which it is a part are applicable to the properties in the T District, except to the extent that they are modified by the Director of Buildings and Inspections who may permit uses as permitted in the least restricted abutting district after the holding of a public hearing. (See Chapter 8 of the Zoning Code.)

Planned Unit Development (PUD): The purpose of the planned unit development regulations is to provide for orderly improvement of a specific property while protecting the property's natural open space, ecological, topographical, geological, and historic features which may exist from damage which might occur from development permitted by conventional zoning and subdivision regulations

## APPENDIX C Cont'd.

and to allow for a more efficient and economic development of a specific property. The PUD regulations are intended to permit property to be used in a manner not permitted by the existing district regulations, without detriment to neighborhood properties. (See Chapter 9 of the Zoning Code.)

### Summary of the most prominent features of the various Zoning Districts

In all Zoning Districts there are two (2) types of uses, namely, the Permitted Uses and the Conditional Uses except for the M-2 and the M-3 Districts which also have Prohibited Uses.

Permitted Use shall be a use of land or buildings subject only to the minimum requirements and any other requirements specified for such use in the District where such use is located, and for which use a permit may be issued by the Director of Buildings and Inspections if all said requirements are complied with.

Conditional Use shall be a use of land or buildings subject not only to the minimum requirements and any other requirements specified for such use in the District where such use is located, but also to such additional requirements as the Director of Buildings and Inspections is empowered to impose, and for which use a permit may be issued by the Director of Buildings and Inspections only after a public hearing before abutting property owners has been held by the Director of Buildings and Inspections.

Prohibited Use shall be a use of land or buildings which shall not be permitted in the District where such use is located.

The following definitions are presented here for help in determining the number of dwelling units permitted by land area:

Dwelling Unit One (1) room or a suite of two (2) or more rooms in a building designed for or used by one (1) family for living and sleeping purposes and having only one (1) kitchen or kitchenette.

Dwelling Unit, Efficiency A dwelling unit consisting of two (2) habitable rooms or less and not exceeding five hundred (500) square feet in gross floor area including all rooms, measured within the outside walls of the dwelling unit.

Dwelling Unit, Intermediate A dwelling unit consisting of four (4) habitable rooms or less, and containing over five hundred (500) square feet but not more than seven hundred and fifty (750) square feet in gross floor area, including all rooms, measured within the outside walls of the dwelling unit.

APPENDIX C Cont'd.

Dwelling Unit, Regular A dwelling unit other than an efficiency or intermediate dwelling unit.

HEARING EXAMINER

The hearing examiner shall review and examine all information, conduct public hearings and prepare a record thereof, enter findings and conclusions; and approve, disapprove, or approve with specific conditions all applications for land use development in E.Q. Districts.

DIRECTOR OF BUILDINGS AND INSPECTIONS

The Director of Buildings and Inspections, or his designee, has the power to hear, decide, grant or deny applications for: conditional uses; extension of or substitution for a non-conforming use, transitional district uses; variances; and certificates of occupancy. Zoning Board of Appeals reviews any decisions of the Director of Buildings and Inspections.

SUMMARY OF ZONING CODE DISTRICTS

In the following table those uses above the solid line are PERMITTED USES (PER) and those uses below are CONDITIONAL USES (COND). The PUD uses are the uses below the dash line. For more complete information and requirements, see Zoning Code.

DISTRICT	PRINCIPAL USES	MAXIMUM HEIGHT	MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT
R-1A	(PER) Single-family dwellings, churches, elementary and high schools, publicly owned or operated recreational uses, country clubs	3 stories or 35 feet (whichever is less)	20,000 Sq. Ft.	20,000 Sq. Ft.
	(COND) Private, non-profit and non-commercial clubs, private and non-profit swim and tennis clubs, bed and breakfast inns			
	----- Detached or attached single-family dwellings		100,000 Sq. Ft.	20,000 Sq. Ft.
	(PUD) Historic buildings for multi-family dwellings		NONE	20,000 Sq. Ft.

APPENDIX C Cont'd.

DISTRICT	PRINCIPAL USES	MAXIMUM HEIGHT	MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT
R-1	Same as R-1A	Same as R-1A	10,000 Sq. Ft.	10,000 Sq. Ft.
(PER)				
(COND)	Same as R-1A, bed and breakfast homes			
(PUD)	Same as R-1A		100,000 Sq. Ft.	10,000 Sq. Ft.
DISTRICT	PRINCIPAL USES	MAXIMUM HEIGHT	MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT
R-2	R-1 uses, public administration buildings, libraries, museums, art galleries	Same as R-1	6,000 Sq. Ft.	6,000 Sq. Ft.
(PER)				
(COND)	Same as R-1, but with lesser restrictions			
(PUD)	Same as R-1A		100,000 Sq. Ft.	6,000 Sq. Ft.
R-3	R-2 uses, two-family dwellings, private and non-profit tennis clubs and swim clubs, shared housing for elderly	Same as R-2	5,000 Sq. Ft.	4,000 Sq. Ft.
(PER)				
(COND)	Same as R-2, child day-care center, bed and breakfast homes			
(PUD)	Detached or attached single-family dwellings, multi-family dwellings		50,000 Sq. Ft.	4,000 Sq. Ft.
	Historic buildings for multi-family dwellings		NONE	4,000 Sq. Ft.
R-4	R-3 uses, multi-family buildings, child day-care centers, homes for adjustment, crematories	45 feet	5,000 Sq. Ft.	(Eff.) 2,000
(PER)				
(COND)	Same as R-3, nursing and rest homes, limited parking facilities, offices for the practice of medicine, dentistry or optometry, bed and breakfast inns and homes			(Int.) 2,000
				(Reg.) 2,500

APPENDIX C Cont'd.

DISTRICT	PRINCIPAL USES	MAXIMUM HEIGHT	MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT
(PUD)	Office uses permitted in O-1A in PUD of 100 units or more, limited retail in PUD of 200 units or more		50,000 Sq. Ft.	As above
	Historic buildings for restaurants, art galleries, studios, etc.		5 Acres	-----
R-5				
(PER)	R-4 uses, nursing and rest homes	2 times the distance from bldg. line to center line of street	5,000 Sq. Ft.	(Eff.) 1,200
(COND)	Same as R-4, Fraternities and sororities			(Int.) 1,200
(PUD)	Same as R-4		50,000 Sq. Ft.	(Reg.) 1,500 As above
R-6				
(PER)	R-5 uses, fraternities, sororities, rooming houses, dwelling on lots less than 5,000 sq. ft. with conditions	Same as R-5	Same as R-5	(Eff.) 600
(COND)	Same as R-5, radio and television studios and antennae, parking facilities			(Int.) 800
(PUD)	Same as R-5		5,000 Sq. Ft.	(Reg.) 1,000 As above
R-7				
(PER)	R-6 uses, commercial greenhouses or nurseries, radio and television studios and antennae, offices for the practice of medicine, dentistry, optometry, limited office uses.	Same as R-5	Same as R-5	(Eff.) 400
(COND)	Same as R-6			(Int.) 550
(PUD)	Same as R-6		5,000 Sq. Ft.	(Reg.) 550 ) As above



APPENDIX C Cont'd.

R-V	(PER)	All forms of dwellings, churches, schools, bed and breakfast inns.			(Eff.) 1,200
			Same as R-5	Same as R-5	(Int.) 1,200
	(COND)	Limited parking facilities, bed and breakfast homes. (Provides for view protection)			(Reg.) 1,500

RF-1	(PER)	Residential uses of R-3, agricultural uses, churches, amphitheatres, recreational facilities, harbors, marinas, boat sales, ferry terminals	35 ft. above base flood elevation	10,000 Sq. Ft.	4,000 Sq. Ft.
	(COND)	Multi-family of R-3 PUD, hotels and motels, recreational vehicle parks, amusement parks, professional offices			

DISTRICT	PRINCIPAL USES	MAXIMUM HEIGHT	MINIMUM LOT AREA PER DWELLING UNIT	MAXIMUM FLOOR AREA RATIO
R-B (PER)	R-7 uses, offices, delicatessens, barber and beauty shops, shoe repair, tailoring, home occupations, arts and crafts, including studios and workshops	Same as R-5	NONE	3.00
0-1A (PER)	R-5 uses, offices, banks, funeral homes, art studios, art galleries, recording studios, hospitals, educational and research facilities	Same as R-5	Same as R-5	.60
(COND)	Same as R-5			

APPENDIX C Cont'd.

DISTRICT	PRINCIPAL USES	MAXIMUM HEIGHT	MINIMUM LOT AREA PER DWELLING UNIT	MAXIMUM FLOOR AREA RATIO
0-1 (PER)	R-7 uses, 0-1A uses, limited barber and beauty shops, medical, dental, and prosthetic labs	Same as R-5	Same as R-7	1.75
(COND)	Same as R-7, optical laboratories, veterinary clinics and community correctional facilities			
0-2 (PER)	Multi-family, offices, business and professional services, banks, radio and television studios, limited M-1 uses, scientific research facilities, community correctional facilities	100 ft.	NONE	5.00
(COND)	Parking lots for contiguous buildings, veterinary clinics			
B-1 (PER)	All forms of dwellings, churches, schools, offices, banks, limited types of retail stores and personal services, parking lots and garages, bed and breakfast inns and homes	30 ft.	Same as R-4	NONE
(COND)	Art supplies, hobby shops			
B-2 (PER)	B-1 uses, homes for adjustment, funeral homes, retail sales, business, personal and repair services, eating, drinking and entertainment places, advertising signs, post office, medical, dental and prosthetic labs, veterinary clinics, hospitals, scientific research facilities	85 ft.	Same as R-5	NONE
(COND)	Residential uses on first floor, outdoor eating places			

**APPENDIX C Cont'd.**

B-3 (PER)	B-2 uses, wholesale distributors, warehouses, hotels and motels, printing, outdoor eating places	Same as B-2	Same as R-6	NONE
(COND)	Auto upholstery, off-site motor vehicle storage lots			

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B-4 (PER)	B-3 uses, bakeries, trade schools, gas stations, automobile sales, service and repair, kennels, contractors' yards, repair trades, outdoor recreation, some M-1 uses, community correctional facilities	Same as B-2	Same as R-7	NONE
(COND)	Drive-in theaters, machine shops			

---

I-R (PER)	Hospitals, clinics, educational facilities, scientific research facilities, permitted uses of the most restrictive district abutting or across the street from the I-R lot	NONE	2 acres	4.0
(COND)	Conditional uses of the most restrictive district abutting or across the street from the I-R lot			

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**DD** The Downtown Development District permits offices, multi-family buildings, retail sales and services, business services, entertainment uses and various public buildings. Uses such as light manufacturing, wholesale, transportation terminals, public utility stations and hotels and motels are permitted in limited areas of the district. Floor area bonuses are given to buildings containing public amenities. Certain regulations have provisions that vary according to the location of the development within the district. These subdistricts control height limit, zero setback, retail continuity, skywalks, parking, floor area limit and land uses. (See Chapter 24 of the Zoning Code.)

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DISTRICT	PRINCIPAL USES	MAXIMUM HEIGHT	MINIMUM LOT AREA	MAXIMUM FLOOR AREA RATIO
M-1 (PER)	Office buildings, laboratories, printing establishments, light manufacturing uses, food products industries, churches, agricultural uses, wholesale, topsoil sale, airports	2 stories or 35 feet (Whichever is less)	10,000 Sq. Ft.	.60 (Maximum Building Coverage 40%)
(COND)	Parking facilities, machine shops			

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**APPENDIX C Cont'd.**

<b>DISTRICT</b>	<b>PRINCIPAL USES</b>	<b>MAXIMUM HEIGHT</b>	<b>MINIMUM LOT AREA</b>	<b>MAXIMUM FLOOR AREA RATIO</b>
M-2 (PER)	O-2 uses, B-4 uses, M-1 uses, concrete plants, truck terminals medium manufacturing uses, gas stations, community correctional facilities. (Many prohibited uses. See Zoning Code.)	NONE except when within 100 ft. of R Dis- trict, then same as R District	NONE	NONE
(COND)	Limited bulk storage of acid, non-ferrous metal smelting, correctional facilities.			
M-3 (PER)	M-2 uses, heavy manufacturing uses, (Some prohibited uses, see Zoning Code)	Same as M-2	NONE	NONE
(COND)	Junk yards, stockyards, petroleum refining, metal smelting, correctional facilities			
RF-2 (PER)	M-1 uses needing barge access, hotels and motels, professional offices, harbors, marinas, boat building and sales, river terminals with enclosed storage, blending and packaging operations, petroleum reclamation	NONE except when within 500 ft. of R or RF-1 Districts	NONE	NONE
(COND)	M-2 uses needing barge access, barge fleeting.			
RF-3 (PER)	M-1 uses needing barge access, river terminals with enclosed storage, blending and packaging operations, barge fleeting, shipyards, refineries	NONE	NONE	NONE
(COND)	M-2 and M-3 uses needing barge access, outdoor storage of chemicals, minerals, aggregate, salvage and reclamation			

APPENDIX C Cont'd.

OVERLAY DISTRICTS

SHO (Special Housing Overlay) A district which allows, in selected locations, well-designed, intensive housing development not hampered by conventional subdivision requirements or the regular area, dimension, or density controls and to protect the environment and the privacy of both the residents of such developments and those who live nearby while allowing the construction of dwellings which make more efficient use of the land and are thus more affordable.

---

IDC (Interim Development Control) A district which may be overlaid over any other district. It is the purpose of this chapter to provide for the application of interim development controls pending the study and adoption of proposed amendments to the Zoning Code in order to protect the integrity and purposes of such proposed amendments by preventing establishment of uses inconsistent with such proposed amendments and sound, comprehensive planning.

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EQ (Environmental Quality) A district which may be overlaid over any other district. An EQ district may be applied to a geographic area of the city exhibiting special and distinctive environmental characteristics which are of significant value to the public; and which characteristics include natural phenomena such as unique geologic strata, soil formations, slopes, vegetation, water flow, significant scenic views or other similar natural features (EQ-HS); or which characteristics include man-made qualities such as substantial public investment including structures, parks, plazas, landscaping, streets, or other public improvements (EQ-PI) as well as public investment in business district plans which coordinate public and private investment (EQ-UD).

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HD (Historic District) A district which may be overlaid over any other district. It is the purpose of this chapter to promote the conservation, protection, restoration, rehabilitation, use, and overall enhancement of structures, sites and districts within the city having special historic, architectural, community, or aesthetic interest or value.

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NHR (Neighborhood Housing Retention) A district which may be overlaid over any other district. It is the purpose of this chapter to promote the availability of decent, safe and sanitary housing for low-income residents of the city. It is intended that the displacement of low-income residents is minimized by controlling demolition of the existing housing stock.

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**APPENDIX D**  
**Summary of Eligibility Findings**

This summarizes a study, done by the Office of Architecture and Urban Design, Department of Public Works, to determine if the Madisonville Industrial Corridor qualifies as a blighted or deteriorating area as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

The findings of that eligibility study are based on surveys and analysis of the parcels and structures contained in the study area. The study area includes fifteen blocks along Red Bank Expressway from Madison Road south to the convergence of Duck Creek with the Fairfax Corporate limit. For a specific boundary description of this area refer to pages 3-5 in this Madisonville Industrial Corridor Urban Renewal Plan document. As required by Cincinnati Municipal Code Section 725-14, copies of the eligibility documentation (detailed information of this analysis) are on file with the City Planning Department.

**Conditions of the Study Area**

- A. As a whole, one hundred twenty-one (121) of one hundred seventy-eight (178), equalling sixty-eight (68) percent of structures/vacant parcels in the study area fulfilled the criteria identified in the Cincinnati Municipal Code Section 725-1-B(a), Blighted Area.

All blocks within the study area show the presence of the following blighting factors:

1. Age

Forty-seven (47) percent of the buildings in the study are forty (40) years of age or greater.

2. Obsolescence

Obsolescence occurs in nine (9) percent of the buildings in the area.

3. Dilapidation/Deterioration

Fifty-two (52) percent of the structures in the study area were found to have dilapidation or deterioration. This factor was found in twelve (12) of the fifteen (15) blocks.

4. Abandonment/Excessive Vacancies

Abandonment/excessive vacancies were found to be present in thirty-eight (38) percent of the structures/vacant parcels in the study area. Only Block 16, which has only one structure, had no abandonment/excessive vacancies present.

5. Faulty Lot Layout/Overcrowding/Inadequate Loading or Parking

This factor was found in fourteen (14) percent of the structures/vacant parcels in the study area.

## APPENDIX D Cont'd

### 6. Deleterious or Incompatible Land Use/Inadequate Site Conditions

This factor was found to be present in thirty-two (32) percent of the structures/vacant parcels in the study area. This factor is present in ten (10) of the fifteen (15) blocks.

### 7. Periodic Flooding

Twenty-five (25) percent of the structures/vacant parcels in the study area are subject to periodic flooding. This is a substantial factor in five (5) of the blocks which fall within the area in the Duck Creek flood plain.

### 8. Inadequate Public Facilities or Right-of-Way

This factor is the widest spread, found in seventy-two (72) percent of the structures/vacant parcels in the study area, occurring in all blocks except Block 14, which has only three (3) parcels.

### 9. Unused Railroads or Service Stations, Landfills/Junkyards

These factors were found in less than four (4) percent of the structures/vacant parcels in the area.

B. Structures and vacant parcels meeting the criteria are reasonably distributed throughout the area. Eleven (11) of the fifteen (15) blocks had at least fifty (50) percent of the total number of structures with three or more factors and vacant parcels with two or more factors.

C. Additionally, at least 25 percent of the structures, reasonably distributed throughout the area are deteriorated or deteriorating; or the public improvements are in general state of deterioration.

1. One hundred (100) of one hundred forty-nine (149) structures in the area are deteriorated or deteriorating. These structures are distributed in 12 of the 15 blocks in the area.

The conclusion drawn from this data is that the number, degree and distribution of blighting factors as documented in this eligibility report warrant the designation of the Madisonville Industrial Corridor as a "blighted area" as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

APPENDIX D Cont'd.

MADISONVILLE INDUSTRIAL CORRIDOR

12/90

BLOCK NO.	NO. OF UNITS	NO. OF UNITS BLIGHTING INFLUENCE	PERCENTAGE
1	20	13	65
2	10	5	50
3	12	8	67
4			DELETED
5	7	3	43
6	15	10	67
7	2	2	100
8	17	14	82
9	16	12	75
10	16	13	81
11	6	5	83
12	21	19	90
13	22	15	68
14	3	1	33
15	10	1	10
16	1	0	0
TOTALS	178	121	68



## Credits

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