

Common Questions about Zoning, Planned Development and Zone Changes

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What is Zoning and City Planning?

Zoning regulates the use and development of land. It is designed to place compatible uses together and protect property values by preventing incompatible uses in close proximity to each other. City Planning involves the development of programs, plans and policies for the creation of a better community. Zoning and a Neighborhood Master Plan are closely related. The City Planning Department helps neighborhoods develop Master Plans that are approved by Planning Commission and City Council. The City Planning Department also develops and administers the Zoning Code. Zoning Districts are assigned to encourage the implementation of the approved Neighborhood Master Plan. Zoning is enforced by the Department of Buildings and Inspections. A more complete description of land use and zoning can be found at the [Zoning Administration](#) web-site.

What is the Zoning Code?

The Zoning Code regulates the use and development of all private property in the City and consists of a map and text documents. The map assigns every property to a zoning district. The text document regulates the use and development for each district. The Zoning Code does not regulate the public right-of-way including streets, sidewalks and tree lawn. Use of the public right-of-way is controlled by other chapters of the CMC.

The text is contained in Title XIV-The Zoning Code of the [Cincinnati Municipal Code](#) (CMC).

What are Zoning Districts?

Residences, businesses, and semi-public uses (church, schools, etc) are located on a parcel (or in some cases several parcels) of land and each parcel is assigned to a zoning district. Properties of similar uses and lot size are grouped into a zoning district. There are 30 zoning districts in Cincinnati. The most common districts in the Hyde Park neighborhood are five residential districts, three multi-family districts, an office district, and three commercial zoning districts. There are also Environmental Quality (EQ) and Hillside (HS) overlay districts that help maintain the ambiance and character of neighborhood business districts and hillsides. In addition there are three Planned

Development (PD) districts. The chapter of the Zoning Code for each district is shown in parenthesis.

SF-20 Single Family-Large Lot (Chapter 1403)	20,000 sq. ft. lot
SF-10 Single Family-Low Density (Chapter 1403)	10,000 sq. ft. lot
SF-6 Single Family-Medium Density (Chapter 1403)	6,000 sq. ft. lot
SF-4 Single Family-Moderate High Density (Chapter 1403)	4,000 sq. ft. lot
SF-2 Single Family-High Density (Chapter 1403)	2,000 sq. ft. lot
RM-2 Multi-Family-Low Density (Chapter 1405)	2000 sq. ft. lot per unit
RM-1.2 Multi-Family-Medium Density (Chapter 1405)	1200 sq. ft. lot per unit
RM-0.7 Multi-Family-High Density (Chapter 1405)	700 sq. ft. lot per unit
OL Office Limited (Chapter 1407)	
CN-P Commercial Neighborhood-Pedestrian Oriented (Chapter 1409)	
CN-M Commercial Neighborhood-Mixed (Pedestrian/Auto) Oriented (Chapter 1409)	
CC-A Commercial Community-Automobile Oriented (Chapter 1409)	
PD Planned Development (Chapter 1429)	
HS Hillside Overlay District (Chapter 1433)	
UD Urban Design Overlay District (Chapter 1437)	

What zoning district is the property located in?

To determine the zoning district of any property you may use the Cincinnati Area Geographic Information System or [CAGIS](#) (City map) or contacts below. The official published zoning map is available through the office of the Clerk of Council, located in Room 308 of City Hall, phone 513-352-3246. This on-line version may, occasionally, differ from the official version and should be relied upon for general information purposes only. If you need additional information on zoning districts and restrictions, contact [Zoning Administration](#) at (513) 352-2430. You may also contact Zoning Administration in-person at the Permit Center at 805 Central Ave., Suite 500, Cincinnati, Ohio 45202.

What are the use regulations for each zoning district?

The permitted and accessory uses vary widely from district to district. There are also conditional uses and special exceptions for each district that may be approved by the Zoning Hearing Examiner after a Public Hearing. The use regulations for each zoning district are specified in [Chapters 1400 to 1451](#) of the [Cincinnati Municipal Code](#).

Are there additional development regulations that apply?

There are additional development regulations that apply to all properties. Site development regulations include the maximum height and minimum setback of the primary and accessory structures. The regulations on Site Development Regulations (Chapter 1419), Parking (Chapter 1425), and Signs (Chapter 1427) also regulate how the property may be developed. For properties located in an urban design district (Chapter 1437) or Hillside (Chapter 1433) or Historic District (Chapter 1435), there are additional development guidelines that may be more restrictive than the base zoning district regulations.

What is a Variance?

A variance is relief from any of the dimensional regulations of the zoning district. Common variances granted in Hyde Park are for less than the minimum required side and rear principal structure setback from the property lines. Variances are approved by the Zoning Hearing Examiner after a Public Hearing. Variances are described in [Chapter 1445](#) of the Zoning Code

What is a Planned Development?

A Planned Development (PD) is a custom zoning district with the allowed uses, density and development regulations specifically tailored to the concept of the PD. Although there are no fixed uses, density or development regulations in a PD, it would be expected that the developer would submit convincing evidence of compatibility with surrounding uses to Planning Commission and City Council for approval. All existing PD's in Hyde Park are residential developments. They are Marjorie P. Lee, Marburg Square (Marburg and Wasson), Sawgrass and Greenhouse Lanes (off Marburg near Wasson) and the north end of short Herschel Avenue. Planned Developments are described in [Chapter 1429](#) of the Zoning Code.

What is the process for a Zone Change or to establish a Planned Development?

The process to establish a PD is the same as the process for a zone change. A PD is a zone change to a customized zoning district to suit the developer's concept. All zone changes begin with an application to the City by the developer. The Planning Department then schedules a Staff Conference which is a public meeting to hear opinions on the proposed development. The Planning Department prepares a report which includes the public's comments and professional planning staff analysis. The report contains a recommendation which is submitted to the Planning Commission.

The Planning Commission meetings are open to public and there is an opportunity for the public to comment on each matter before the Planning Commission. After hearing from the public and Commission discussion, the Planning Commission votes to Approve, Approve with changes, Disapprove, or Postpone the Planning Staff recommendation.

The next step is a public hearing before the City Council Neighborhoods Committee which accepts public comment on the matter. The Neighborhoods Committee then votes to send the matter to City Council or hold on their agenda.

The final step is a vote by City Council. The Mayor can veto City Council decisions that are by a simple majority (5 votes). The Mayor's veto can be over-ridden with a super majority (6 votes) of City Council.

You may contact Gary Wollenweber or the City Zoning Department for more information wollenweber@fuse.net
513-321-4009

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This zoning summary was developed using November 2017 information on the City of Cincinnati website. It is not a complete list of all districts or zoning regulations. The user should rely on the official information available from the City for any decisions.