



# ZONING\*

\* THIS DOCUMENT COVERS ZONING IN THE CITY OF CINCINNATI.



## ZONE CHANGE

**-Zoning Code:** Land use and development are regulated by the City's Zoning Code.

**-Zone Change:** A property owner can request a zone change if he or she wants to use their land in a way not permitted by the base zoning district.

**-Criteria includes but not limited to:**

- nearby/adjacent zoning districts
- consistency with neighborhood plans and Plan
- Planning Department analysis
- impact on public health and safety

**-Example:** If you want to build a one-family house, the land parcel you plan to use must be zoned to allow one-family residences and not to allow manufacturing.

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## PD

**Planned Development (PD):** A PD designates an area or district for multiple and compatible land uses, like housing, commerce, and recreation, all within one contained development.

**-Criteria:** Find detailed criteria for the approval of PD proposals in Cincinnati's Municipal Code, Chapter 1429, Section II:

<https://bit.ly/2XXbsAT>



## VARIANCE

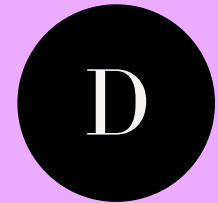
**-Variance:** A zoning variance allows an applicant to develop or use property in a way not otherwise permitted by the City's zoning code.

**Area Variance:** Varies regulations related to yard, setback, height, and other "dimensional" requirements.

**-Use Variance:** Varies the allowed use of property.

**-Criteria:** Traditionally, a zoning variance requires the requester to show that strict application of the zoning code would result in unnecessary hardship or practical difficulty specific to the parcel in question. Find more specific details on Cincinnati's criteria here:

<https://bit.ly/3qGbpFM>



## ROLES

**-Community:** Most procedures for zoning code changes strongly recommend that the requester present their request to the community council, and all require the Planning Department to provide notification to property owners in close proximity to the property where the change is requested. These are opportunities for residents to engage with the property owner and opportunities for residents to speak at any public hearings.

**-HOWEVER:** The Zoning Hearing Examiner, City Planning Commission, and City Council Members may only base their votes on the narrow criteria prescribed for each type of zone change request. In this way, it is very different than tax abatement or TIF votes, where City Council can base its votes on broader resident objections.

**-Property Owner:** Applies for Zone Change.





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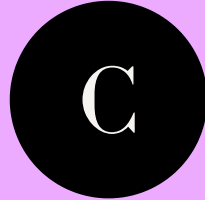
## ROLES

**-Department of Buildings and Inspections:** Enforces zoning code. Zoning Hearing Examiners in the Department of Buildings and Inspections decide requests for zoning code variances.

**-Planning Department:** Creates City plans and neighborhood plans that determine zoning. Manages City Planning Commission meetings and processes that vote to approve or disapprove zoning code changes and Planned Developments.

**-Planning Commission:** Votes to approve or disapprove Planned Developments and Zone Changes.

**-City Council:** Votes to approve or disapprove Planned Developments, and on zoning code changes.



## CONTACT

### **-Buildings + Inspections**

- Call: 513-352-3271
- Website: <https://www.cincinnati-oh.gov/buildings/>

### **-Planning Department**

- Call: 513-352-4845
- Website: <https://www.cincinnati-oh.gov/planning/>

### **-Planning Commission**

- Call: 513-352-4845
- Website: <https://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/>

### **-City Council:**

<https://www.cincinnati-oh.gov/council/>



## RESOURCES

**-City of Cincinnati Zoning Map:** <https://cagis.hamilton-co.org/cagisonline/>

**-City of Cincinnati Zoning Code:** [https://library.municode.com/oh/cincinnati/codes/code\\_of\\_ordinances?nodeId=TIXIZOCOCI](https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TIXIZOCOCI)



## FIND US

**-Action Tank:** [www.actiontankusa.org](http://www.actiontankusa.org)

**-Northside Community Council:** <http://northsidecommunitycouncil.nationbuilder.com/>

**-TENZING:** [https://www.instagram.com/tenzing\\_art/?hl=en](https://www.instagram.com/tenzing_art/?hl=en)

