

February 9, 2022

**To:** Mayor and Members of City Council  
**From:** John C. Curp, Interim City Manager  
**Subject:** **Ordinance – Removal of Density Restrictions from Zoning Code**

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Transmitted is an Ordinance captioned:

MODIFYING Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by amending the provisions of Section 1405-03, "Specific Purposes of Multi-Family Subdistricts," Section 1405-07, "Development Regulations," Section 1407-07, "Development Regulations," Section 1409-09, "Development Regulations," Section 1410-07, "Development Regulations," Section 1413-07, "Development Regulations," and Section 1415-09, "Development Regulations," to reduce or remove density limitations in certain zoning districts and thereby remove a barrier to the creation of housing within the city.

Summary

On May 7, 2021, the Department of City Planning received an Ordinance sponsored by Councilmember Liz Keating that would remove land area/unit (density) limitations in the zoning code to allow for construction of more housing within Multi-Family, Office, Commercial, Urban Mix, Manufacturing, and Riverfront zoning districts. The removal of these limitations is among the strategies the City Administration recommended for increasing the supply, availability, and affordability of housing within the City in a March 16, 2021 report to City Council. Upon receipt of this Ordinance, the Department of City Planning initiated the process for its consideration by the City Planning Commission and City Council.

The proposed ordinance only impacts zoning regulations that impose land area/unit (density) limitations. There are other forms of regulating density in the zoning code that this proposed ordinance does not impact—including use restrictions, building height, setbacks, Overlay Districts (Historic, Hillside, Urban Design), parking requirements, etc. Density in Single-Family zoning districts is not affected by this proposal, as density in these areas is primarily regulated by minimum lot size versus a land area/unit limitation.

The proposed elimination of density restrictions is consistent with *Plan Cincinnati* (2012) and the *Green Cincinnati Plan* (2018)

The City Planning Commission failed to approve the zone change at their February 4, 2022 meeting.

cc: Katherine Keough-Jurs, AICP, Director  
Department of City Planning and Engagement