

February 10, 2026

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

ESTABLISHING Interim Development Control Overlay District No. 89, “Data Centers” as an overlay district for a period of three months, pursuant to Chapter 1431, “Interim Development Control Overlay District Regulations,” of the Cincinnati Municipal Code.

Summary:

In January 2026, the City Manager directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study regarding the potential impacts of data centers and propose an Interim Development Control (IDC) Overlay District within the City of Cincinnati for the duration of the study. The City Planning Commission voted to direct DCPE to undertake a zoning study and recommend that City Council establish IDC Overlay District No. 89, “Data Centers.”

The City Planning Commission recommended the following on February 6, 2026, to City Council:

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the City of Cincinnati as shown in Exhibit A; and,
- 2) **ADOPT** the Department of City Planning and Engagement staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, Establishment of IDC Overlay Districts, as discussed on pages 1 – 3 of this report; and,
- 3) **RECOMMEND** that City Council establish Interim Development Control (IDC) Overlay District No. 89, “Data Centers,” for a period of three months, finding it to be in the interest of the general public’s health, safety, and welfare during the course of the Department of City Planning and Engagement study, which recommendation includes:
 - a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and
 - b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled “Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 89, ‘Data Centers,’ and Designation of Administrative Reviewer.”

Motion to Approve: Mr. Samad
Seconded: Ms. Albi

Ayes: Ms. Beltran
Mr. Dansby
Mr. Eby
Ms. Albi
Mr. Samad
Ms. Sesler
Mr. Weber

THE CITY PLANNING COMMISSION

A handwritten signature in black ink that reads "Katherine Keough-Jurs". The signature is written in a cursive, flowing style.

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement