

February 10, 2026

To: Members of the Housing and Growth Committee

From: Sheryl M. M. Long, City Manager

202600542

Subject: Emergency Ordinance – Interim Development Control Overlay District No. 89,
“Data Centers”

Transmitted is an Emergency Ordinance captioned:

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.

The City Planning Commission recommended the establishment of the Interim Development Control (IDC) Overlay District at its meeting on February 6, 2026.

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.”

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