



**Establishment of Interim Development Control  
Overlay District #89 “Data Centers”  
in Cincinnati**

Housing and Growth Committee  
February 10, 2026

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## Background

- **January 2026** – City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement to conduct a zoning study of Data Centers and establish an Interim Development Control (IDC) Overlay District for the duration of the study.

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## Zoning Study

- Define “Data Center” in the Zoning Code
- Process includes:
  - Analyzing existing conditions
  - Researching best practices in other cities
  - Conducting public engagement
  - Legislative process

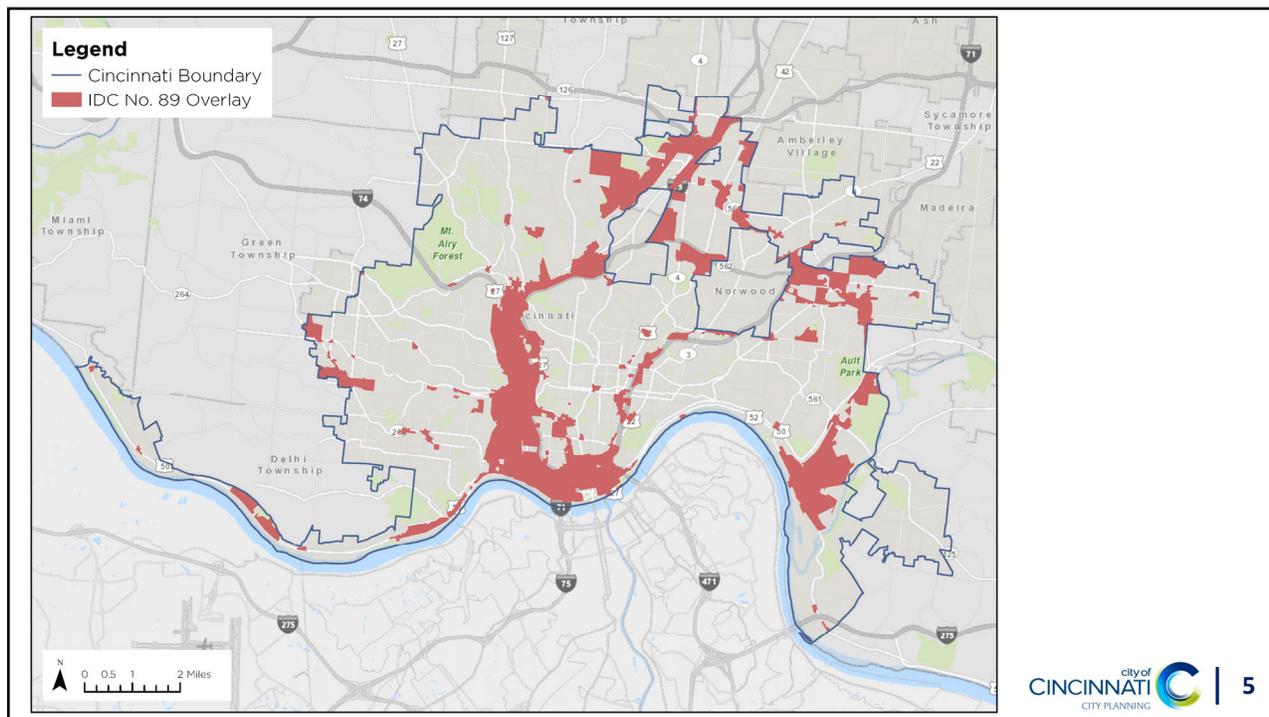
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## Establishing an IDC

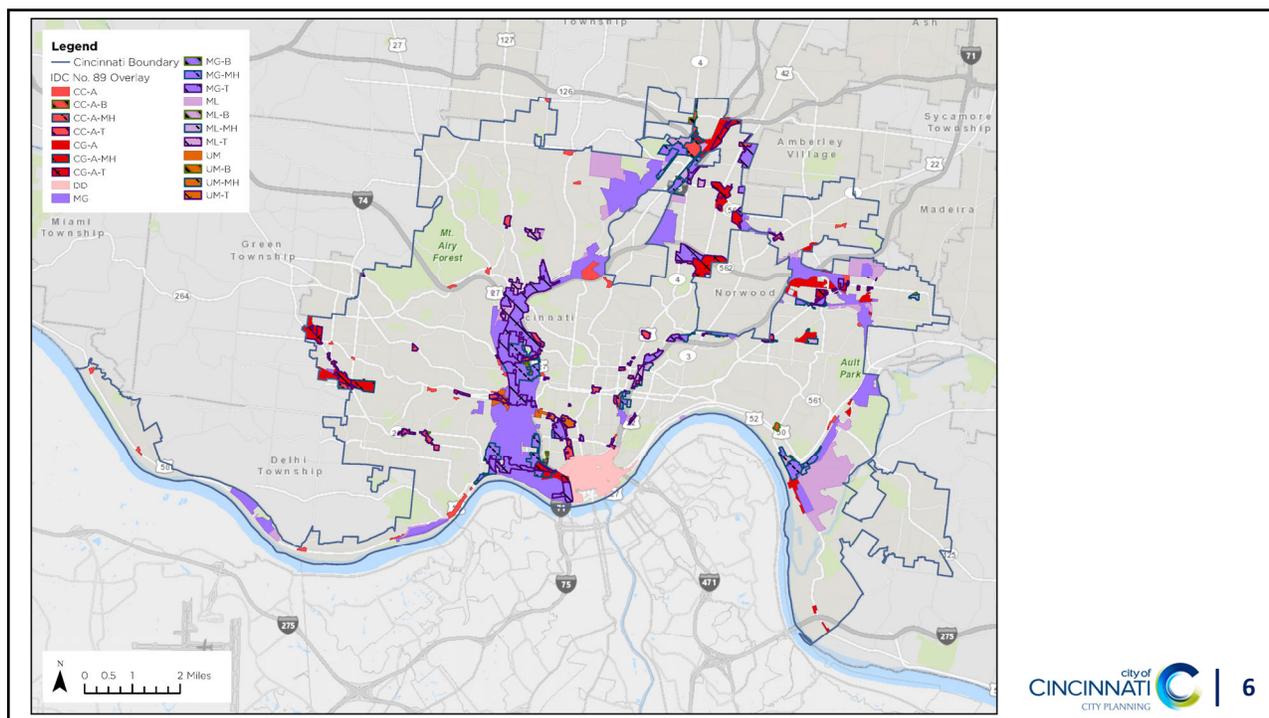
- **Ensures compatibility** of any proposed data centers while the study occurs
- **§ 1431-05, Establishment of IDC Overlay Districts**  
City Council may establish an IDC Overlay District if the City Planning Commission gives them an affirmative recommendation on the finding that:
  - I. Proposed Amendments
  - II. Study and Review
  - III. Public Interest
- **Three months + option to extend for nine months**
  - Notice must be sent within 10 days of initial establishment

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## Permits for Review During IDC

DCPE recommends review of:

- Building permits
- Certificates of compliance
- Certificates of appropriateness

FOR

Data Centers
New construction
Alterations, modification, or expansion of data centers
Changes in use to a data center
Site improvements associated with data centers

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## Consistency with Plans

### *Plan Cincinnati (2012)*

#### Compete Initiative Area

- **Strategy:** “Build a streamlined and cohesive development process”

#### Sustain Initiative Area

- **Strategy:** “Steward resources and ensure long-term viability”
- **Action Step:** “Analyze the implications and potential costs and benefits associated with land use changes”

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# Recommendation

The City Planning Commission recommends that City Council take the following actions:

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the zoning districts demonstrated 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 – 2 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.”