



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda

Housing & Growth

Chairperson Mark Jeffreys
Vice Chair Anna Albi
Councilmember Jeff Cramerding
Councilmember Ryan James
Councilmember Evan Nolan
Councilmember Meeka Owens
Councilmember Seth Walsh

Tuesday, February 10, 2026

10:00 AM

Council Chambers, Room 300

SPECIAL MEETING

PRESENTATIONS

Establishment of Interim Development Control Overlay District #89 "Data Centers"

Stacey Hoffman, City Planning Division Manager

AGENDA

- [202600542](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 2/10/2026, **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.

Sponsors: City Manager
Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment A](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)
- [202600622](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 2/10/2026, regarding Attached is the presentation for Interim Development Control Overlay District No. 89, "Data Centers"

Sponsors: City Manager
Attachments: [Transmittal](#)
[Presentation](#)

ADJOURNMENT

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

EMERGENCY

DBS

- 2026

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.

WHEREAS, the rapid construction of new data centers, driven primarily by the increased demand for artificial intelligence, cloud services, and digital transformation, gives rise to the possibility for significant changes to land uses that have the potential to adversely impact living conditions, energy costs, health, safety, and quality of life throughout the City; and

WHEREAS, in response to these concerns, the City Manager directed the Department of City Planning and Engagement to undertake a zoning study of certain areas of the City and commence the process for establishing an Interim Development Overlay District (“IDC”) over the study area during the pendency of the zoning study; and

WHEREAS, the City Planning Commission at its regularly scheduled meeting on February 6, 2026, and pursuant to Cincinnati Municipal Code Section 1431-05, affirmatively recommended that the Council establish an IDC over the study area to ensure that any development during the pendency of the City’s land use study is appropriate and does not detrimentally or adversely impact the implementation of any potential zoning code map amendments that may result from the zoning study; and

WHEREAS, a committee of Council considered the establishment of an IDC to regulate the study area during the pendency of the City’s study and further considered the City Planning Commission’s affirmative recommendation of the proposed IDC; and

WHEREAS, the Council finds that placing interim development controls over the study area during the pendency of the Department of City Planning and Engagement’s study and review is consistent with Plan Cincinnati (2012) and its “Live” Initiative goal which seeks to support and stabilize Cincinnati’s neighborhoods (page 160); and

WHEREAS, the Council further finds that the proposed IDC is in the interest of the public’s health, safety, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council makes the following findings:

- A. The City Manager has directed the Department of City Planning and Engagement to undertake a zoning study within the CC-A, “Commercial Community Auto-Oriented,” CG-A, “Commercial General Auto-Oriented,” UM, “Urban Mix,” DD, “Downtown Development,” ML, “Manufacturing Limited,” and MG, “Manufacturing General,” zoning

- B. districts in the City (“Study Area”) to investigate the potential impacts of the development of data centers, defined as facilities whose primary purpose is storage, processing, or management of digital data, within the Study Area, and to make recommendations on the adoption of zoning code text amendments that affect permitted land uses within the Study Area.
- C. At its regularly scheduled meeting on February 6, 2026, the City Planning Commission affirmatively recommended that the Council establish an Interim Development Control Overlay District (“IDC”) over the Study Area, set forth on the map as shown in Attachment “A,” attached hereto and incorporated herein, to remain in effect while the Department of City Planning and Engagement conducts its zoning study concerning the development of data centers within the Study Area.
- D. The potential zoning code text amendments considered in the zoning study will require study and review by the City Planning Commission, City Administration, and City Council prior to adoption.
- E. The establishment of an IDC over the Study Area for a three-month period is necessary to protect the public interest and ensure that any new development is consistent with the preliminary objectives of the City’s study during the pendency of the review of the area.

Section 2. That, pursuant to Cincinnati Municipal Code Section 1431-05, the official City zone map is amended to superimpose Interim Development Control Overlay District No. 89, “Data Centers” (“IDC District No. 89”), over the Study Area.

Section 3. That, pursuant to Cincinnati Municipal Code Sections 1431-07 and 1431-15, the Council adopts the Application Review Guidelines for IDC District No. 89, attached hereto as Attachment “B” and incorporated herein by reference, which shall be used by the City Planning Commission in its review of permit applications subject to the guidelines.

Section 4. That, when reviewing permit applications pursuant to Section 3 herein, the City Planning Commission shall be authorized to exercise the same authority granted to the Zoning Hearing Examiner and the Historic Conservation Board, as applicable, to hear and decide applications for variances, special exceptions, conditional uses, certificates of appropriateness, and other development permissions governed by the zoning code.

Section 5. That IDC District No. 89 shall remain in effect for three months following the effective date of this ordinance.

Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to impose interim development controls over the Study Area to ensure that the substance and purpose of the planning, land use, and zoning solutions that may result from the Department of City Planning and Engagement's study and review are not prematurely destroyed or impaired.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

ATTACHMENT A

Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 89, “Data Centers,” and Designation of Administrative Reviewer

Section I. Applications Subject to Review:

The following applications shall be reviewed by the City Planning Commission during the pendency of Interim Development Control Overlay District No. 89, “Data Centers”:

- (a) Building permits for:
 - i. new construction of data centers;
 - ii. alteration, modification, or expansion of data centers;
 - iii. changes in use to a data center; and
 - iv. site improvements associated with data centers.

- (b) Certificates of compliance for:
 - i. new construction of data centers;
 - ii. alteration, modification, or expansion of data centers;
 - iii. changes in use to a data center; and
 - iv. site improvements associated with data centers.

- (c) Certificates of appropriateness for:
 - i. new construction of data centers;
 - ii. alteration, modification, or expansion of data centers;
 - iii. changes in use to a data center; and
 - iv. site improvements associated with data centers.

For the purposes of this section, “data center” shall mean a facility whose primary purpose is the storage, processing, or management of digital data,

Section II. Designated Administrative Reviewer:

Council designates the Department of City Planning and Engagement as the staff reviewing authority for Interim Development Control Overlay District No. 89, “Data Centers.”

Section III. Application Review Guidelines:

In addition to any other necessary reviews and approvals as required by the Cincinnati Municipal Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application's failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Neighborhood Compatibility and Community Character.* The proposal has a density, scale, size, location, programmatic configuration or function, and use that is compatible with the prevailing site development patterns of adjacent and abutting properties and will not have a material net cumulative adverse impact on the community's health or general welfare.
- b) *Zoning.* The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- c) *No Other Practical Uses.* There are no other practical or economic uses of the subject property currently permitted in the underlying zoning district.
- d) *Power and Utility Coordination.* The proposal includes electrical grid impact studies and demonstration of available electrical capacity to serve the proposed use without adverse impacts to existing customers and is designed to avoid disharmonious development patterns.
- e) *Water Use and Availability.* The proposal is designed to avoid excessive water consumption that may impair service to existing customers or exceed the public water system capacity.
- f) *Stormwater Management.* The proposal is designed to address and minimize potential adverse effects relating to off-site stormwater runoff owing to any relative increase in impervious surface area or decrease in vegetative land cover related to the proposed development.
- g) *Guidelines.* The proposal conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
- h) *Plans.* The proposal conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- i) *Proposed Zoning Amendments.* The proposal is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects.* Whether the proposal is likely to impose any adverse effect on the access to the property by fire, police, or other public services; traffic conditions; sonic impacts; air quality; or the development, usefulness or value of neighboring land and buildings.
- k) *Public Benefits.* Whether the proposed work is likely to provide any economic or other public benefits to the City.

February 6, 2026

**Honorable City Planning Commission
Cincinnati, Ohio**

SUBJECT: A report and recommendation on the establishment of Interim Development Control (IDC) Overlay District No. 89, “Data Centers” in the City of Cincinnati for a period of three months.

ATTACHMENTS:

Provided in addition to this report are:

- Exhibit A – Overlay District Map
- Exhibit B – IDC Review Criteria

BACKGROUND:

In January 2026, the Department of City Planning and Engagement received a directive from the City Manager to conduct a zoning study regarding the potential impacts of data centers and propose an Interim Development Control (IDC) Overlay District over certain zoning districts within the City of Cincinnati for the duration of the study. The rapid construction of new data centers, driven primarily by the increased demand for artificial intelligence, cloud services, and digital transformation, gives rise to the possibility for significant changes to land uses that have the potential to adversely impact living conditions, energy costs, health, safety, and quality of life throughout the City. Currently, there is no definition for data centers, so they are classified as indoor storage uses for zoning purposes. The zoning study will result in a definition for data centers and make recommendations for potential Zoning Code text amendments.

The proposed subject area for the IDC Overlay District includes properties within the City of Cincinnati in zoning districts that currently allow indoor storage, because that is how data center applications are currently classified. The following zoning districts comprise the proposed IDC Overlay District, encompassing over 22,000 individual parcels:

- Commercial Community Auto-Oriented “CC-A”
- Commercial General Auto-Oriented “CG-A”
- Urban Mix “UM”
- Downtown Development “DD”
- Manufacturing Limited “ML”
- Manufacturing General “MG”

Pursuant to Section 1431-01 of the Cincinnati Zoning Code, the purpose of the Interim Development Control (IDC) Overlay District is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in areas where potential development could be detrimental or have adverse impacts on the implementation of approved amendments to the Cincinnati Zoning Code, approved or adopted plans, or current planning, land use or zoning studies.

CRITERIA FOR AN IDC DISTRICT:

According to Cincinnati Zoning Code Section 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:

- (a) *Proposed Amendments.* Amendments to the Cincinnati Zoning Code have been approved or are under consideration through the following actions:

- (1) The City Planning Commission has approved amendments to the Cincinnati Zoning Code; or
- (2) The City Planning Commission has approved or adopted a comprehensive plan, community plan, urban design, urban renewal plan or other planning document which contains recommendations to amend the Cincinnati Zoning Code; or
- (3) The City Planning Commission, City Council or the City Manager has directed City Administration to study planning, land use, or zoning issues in the proposed IDC Overlay District boundary.

The criteria in Section (a)(3) above have been met because the City Manager has directed the Department of City Planning and Engagement to study land use issues related to data centers in the City of Cincinnati.

- (b) *Study and Review.* The proposed amendments may substantially affect permitted uses in the area of consideration and will require the study and review by the City Planning Commission, City administration, and Council prior to adoption; and

The study could result in proposed amendments to the City's Zoning Code and/or Zoning Map; these amendments may affect permitted uses and will require the study and review by the City Planning Commission, City Administration, and City Council prior to their adoption.

- (c) *Public Interest.* The protection of the public interest requires that interim development controls be imposed during the period of study and review by the City Planning Commission.

The additional review of permits by the City Planning Commission will protect the public interest by ensuring that data center development does not occur without further review by City staff and City Planning Commission during the course of the study. Additionally, the study may result in proposed amendments to the City's Zoning Code and/or Zoning Map.

Section 1431-09 – Three-Month IDC Overlay Districts

Council may establish IDC Overlay Districts to remain in effect for three months without prior notice, advertisement, or public hearing. The Director of City Planning has the duty to give notice of the establishment of the district and the time and place of a public hearing on the extension of the district for an additional nine-month period within ten business days of the establishment of an IDC Overlay District, by placing an advertisement in a newspaper of general circulation and, if less than 100 parcels of property are within the district, by sending the notice to all owners of record.

REGULATIONS AND GUIDELINES FOR THE IDC:

The area proposed for the boundary of IDC Overlay District No. 89 would be the officially recognized boundary of the zoning study in the City of Cincinnati as shown on the attached map in Exhibit A.

According to §1431-15, the City Planning Commission has the duty to review applications in the established IDC Overlay District No. 89.

- (a) *Applications Subject to Review.* Specify which of the following permit applications are to be reviewed by the City Planning Commission.

- The Department of City Planning and Engagement recommends that the following permits be reviewed:
 - Building permits, certificates of compliance, and certificates of appropriateness for new construction of data centers; alterations, modification, or expansion of data centers; changes in use to a data center; and site improvements associated with data centers.

(b) *Application Review Guidelines.* Adopt application review guidelines for each application subject to review specified in § 1431-15 for the purposes of providing the City Planning Commission with criteria for the exercise of its authority, as granted in this chapter.

- The Department of City Planning and Engagement recommends application review guidelines as written in Exhibit B.

(c) *Administrative Review.* Designate the city department, division, or official responsible for conducting the administrative review of these applications.

- The Department of City Planning and Engagement recommends that it be designated as the administrative reviewer for IDC Overlay District No. 89.

ANALYSIS:

If the City Planning Commission affirmatively recommends a zoning study of the properties within the proposed IDC Overlay District boundary, as directed by the City Manager, an IDC Overlay District could help to ensure the compatibility of any facilities resembling data centers while the Department of City Planning and Engagement studies the appropriate land uses for the subject zoning districts.

The proposed IDC Overlay District could be established for an initial three months, with a future option to extend an additional nine months if City Council so desires. In order to establish the IDC Overlay District, City Council must receive an affirmative recommendation from the City Planning Commission.

If the three-month IDC is established, a notice of the establishment of the district and the time and place of a public hearing on the extension of the district for an additional nine-month period will need to be sent within ten business days of the establishment. Because there are over 100 parcels of property within the proposed district, notice of the City Planning Commission meeting would not be sent to all owners of record. Rather, it would be circulated by placing an advertisement in a newspaper of general circulation.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

Plan Cincinnati does not specifically address the concerns related to the establishment of IDC Overlay District No. 89, “Data Centers,” however conducting a zoning study in this scenario is consistent with two Initiative Areas. It is consistent with the Compete Initiative Area in the Strategy to “build a streamlined and cohesive development process” (p. 111) because the lack of a definition for data centers within the zoning code makes the regulation and approval process more complex. Secondly, there is consistency with the Sustain Initiative Area to “steward resources and ensure long-term viability” (p. 179) and the action step to “analyze the implications and potential costs and benefits associated with land use changes” (p. 204) because the environmental impact of data centers—especially regarding water use and power demand—has caused concern nationwide. More research needs to be conducted regarding appropriate regulation tools to ensure a high quality of life for Cincinnati residents.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

- 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.”

Respectfully submitted:



Sophia Ferries-Rowe, City Planner
Department of City Planning and Engagement

Approved:

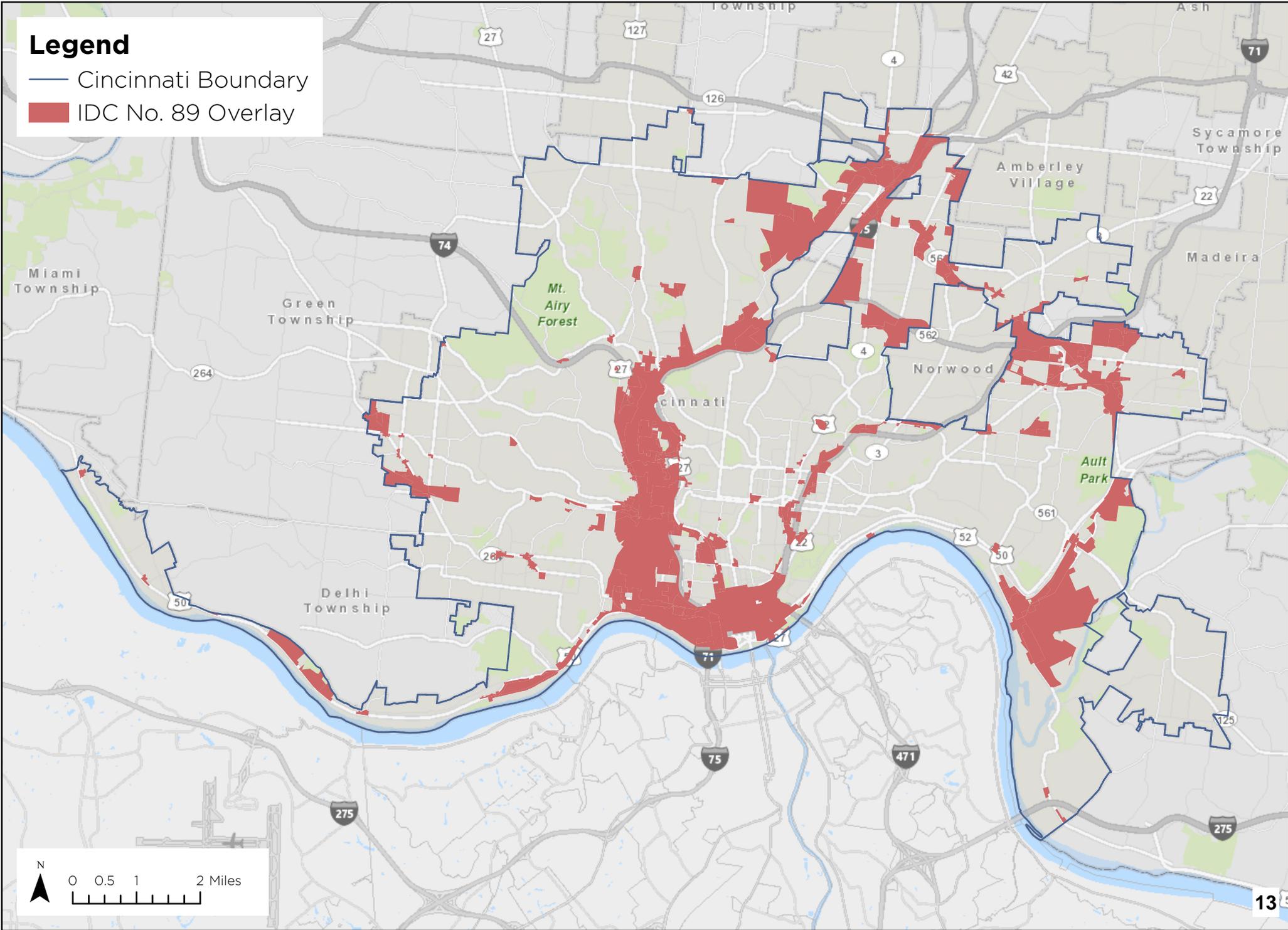


Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Interim Development Control Overlay District No. 89, "Data Centers"

Legend

- Cincinnati Boundary
- IDC No. 89 Overlay



**Regulations and Application Review Guidelines for
Interim Development Control Overlay District No. 89,
“Data Centers,” and
Designation of Administrative Reviewer**

Section I. Applications Subject to Review:

The following applications shall be reviewed by the City Planning Commission during the pendency of Interim Development Control Overlay District No. 89, “Data Centers”:

(a) Building permits for:

- i. new construction of data centers;
- ii. alteration, modification, or expansion of data centers;
- iii. changes in use to a data center; and
- iv. site improvements associated with data centers.

(b) Certificates of compliance for:

- i. new construction of data centers;
- ii. alteration, modification, or expansion of data centers;
- iii. changes in use to a data center; and
- iv. site improvements associated with data centers.

(c) Certificates of appropriateness for:

- i. new construction of data centers;
- ii. alteration, modification, or expansion of data centers;
- iii. changes in use to a data center; and
- iv. site improvements associated with data centers.

Section II. Designated Administrative Reviewer:

Council designates the Department of City Planning and Engagement as the staff reviewing authority for Interim Development Control Overlay District No. 89, “Data Centers.”

Section III. Application Review Guidelines:

In addition to any other necessary reviews and approvals as required by the Cincinnati Municipal Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application's failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Neighborhood Compatibility and Community Character.* The proposal has a density, scale, size, location, programmatic configuration or function, and use that is compatible with the prevailing site development patterns of adjacent and abutting properties and will not have a material net cumulative adverse impact on the community's health or general welfare.
- b) *Zoning.* The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- c) *Power and Utility Coordination.* The proposal includes electrical grid impact studies and demonstration of available electrical capacity to serve the proposed use without adverse impacts to existing customers and is designed to avoid disharmonious development patterns.
- d) *Water Use and Availability.* The proposal is designed to avoid excessive water consumption that may impair service to existing customers or exceed the public water system capacity.
- e) *Stormwater Management.* The proposal is designed to address and minimize potential adverse effects relating to off-site stormwater runoff owing to any relative increase in impervious surface area or decrease in vegetative land cover related to the proposed development.
- f) *Guidelines.* The proposal conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
- g) *Plans.* The proposal conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- h) *Proposed Zoning Amendments.* The proposal is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- i) *Adverse Effects.* Whether the proposal is likely to impose any adverse effect on the access to the property by fire, police, or other public services; traffic conditions; sonic impacts; air quality; or the development, usefulness or value of neighboring land and buildings.
- j) *Public Benefits.* Whether the proposed work is likely to provide any economic or other public benefits to the City.

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

February 10, 2026

To: Members of the Housing and Growth Committee
From: Sheryl M. M. Long, City Manager
Subject: Presentation – Emergency Ordinance for Interim Development Control Overlay District No. 89, “Data Centers”

202600622

Attached is the presentation for Interim Development Control Overlay District No. 89, “Data Centers”

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



1

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.

2

2

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

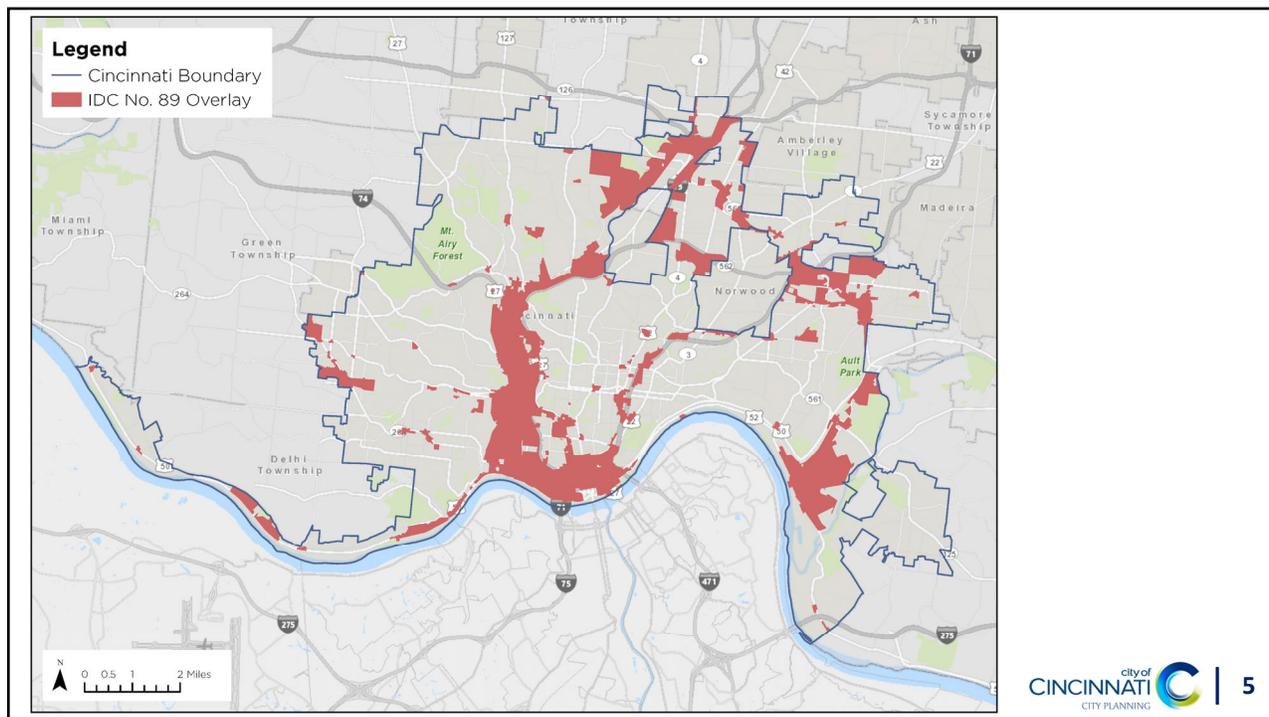
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Establishing an IDC

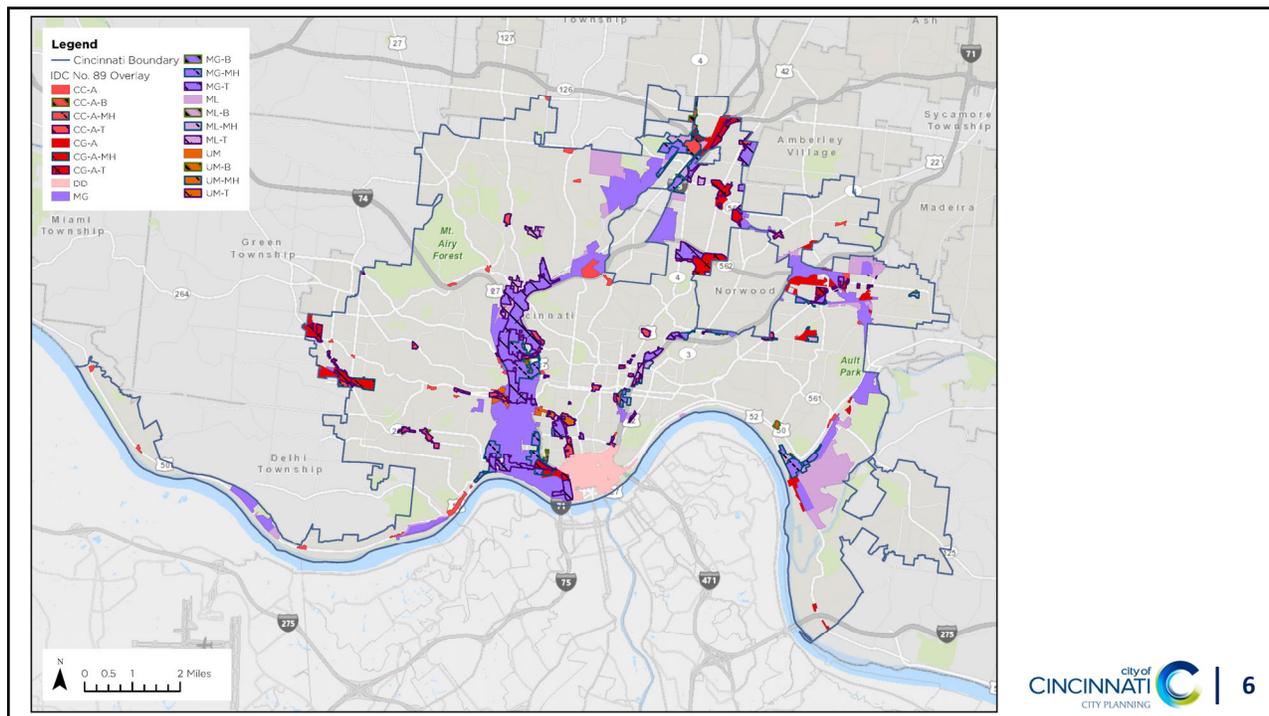
- **Ensures compatibility** of any proposed data centers while the study occurs
- **§ 1431-05, Establishment of IDC Overlay Districts**
City Council may establish an IDC Overlay District if the City Planning Commission gives them an affirmative recommendation on the finding that:
 - I. Proposed Amendments
 - 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

4

4



5



6

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

7

7

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”

8

8

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:
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