



City of Cincinnati

DBS

AWB

An Ordinance No. _____

- 2021

ESTABLISHING Urban Parking Overlay District #2, "Camp Washington," in the Camp Washington neighborhood as an urban parking overlay district to lift minimum off-street parking requirements in the area.

WHEREAS, the Camp Washington neighborhood contains a high-density, mixed-use, urban environment that promotes and encourages walkability and provides the foundation for a healthy and attractive neighborhood; and

WHEREAS, lifting minimum off-street parking requirements in certain designated areas of the Camp Washington neighborhood will encourage and promote physical development that strengthens the desirable characteristics of the urban neighborhood; and

WHEREAS, the reduction or elimination of minimum off-street parking requirements will further promote development in Camp Washington as these requirements increase the cost of development and therefore pose a major obstacle to the redevelopment of Camp Washington, the reutilization of existing buildings, and the conversion of existing buildings to more productive uses; and

WHEREAS, the proposed urban parking overlay district applies only to off-street parking regulations and will not affect the off-street loading requirements of the Cincinnati Municipal Code; and

WHEREAS, the City Planning Commission at its regularly scheduled meeting on June 4, 2021 affirmatively recommended that the City Council establish an urban parking overlay district for the Camp Washington neighborhood to lift minimum off-street parking requirements in that area; and

WHEREAS, a committee of Council held a public hearing on the proposed urban parking overlay district following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the establishment of an urban parking overlay district for the Camp Washington neighborhood, finding it in the interest of the general public's health, safety, and welfare; and

WHEREAS, the Council finds that establishing an urban parking overlay district for the Camp Washington neighborhood is consistent with Plan Cincinnati (2012), including the Strategy under Goal 2 in the Live Initiative Area to "Become more walkable" (p. 157) and the Strategy under Goal 2 of the Sustain Initiative Area to "Preserve our built history," which specifically recommends that the City "develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings" (p.197); and

WHEREAS, the Council finds that establishing an urban parking overlay district for the Camp Washington neighborhood is consistent with the Made in Camp Plan (2018), including the recommendation to “[d]o something dramatic to jumpstart the business district” (p.19) and to “analyze parking requirements and make necessary changes” (p. 23); and

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

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

Section 1. That, pursuant to Cincinnati Municipal Code 1425-04, the area of the City of Cincinnati’s official zoning map shown on the map attached hereto as Exhibit A and incorporated by reference is hereby amended to superimpose Urban Parking Overlay District #2, “Camp Washington,” over the existing zoning district within the designated area.

Section 2. That Cincinnati Municipal Code Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-19, and 1425-21 are hereby declared inoperable in Urban Parking Overlay District #2, “Camp Washington,” to the extent they require the establishment, provision, or maintenance of off-street parking requirements. That Cincinnati Municipal Code Sections 1425-03, 1425-05, 1425-07, 1425-09, 1425-19, and 1425-21 shall continue to have an operative effect in Urban Parking Overlay District #2, “Camp Washington,” to the extent they require the establishment, provision, or maintenance of loading facilities.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2021

John Cranley, Mayor

Attest: _____
Clerk

EXHIBIT A

Ex.A: Proposed Urban Parking Overlay District #2: Camp Washington

