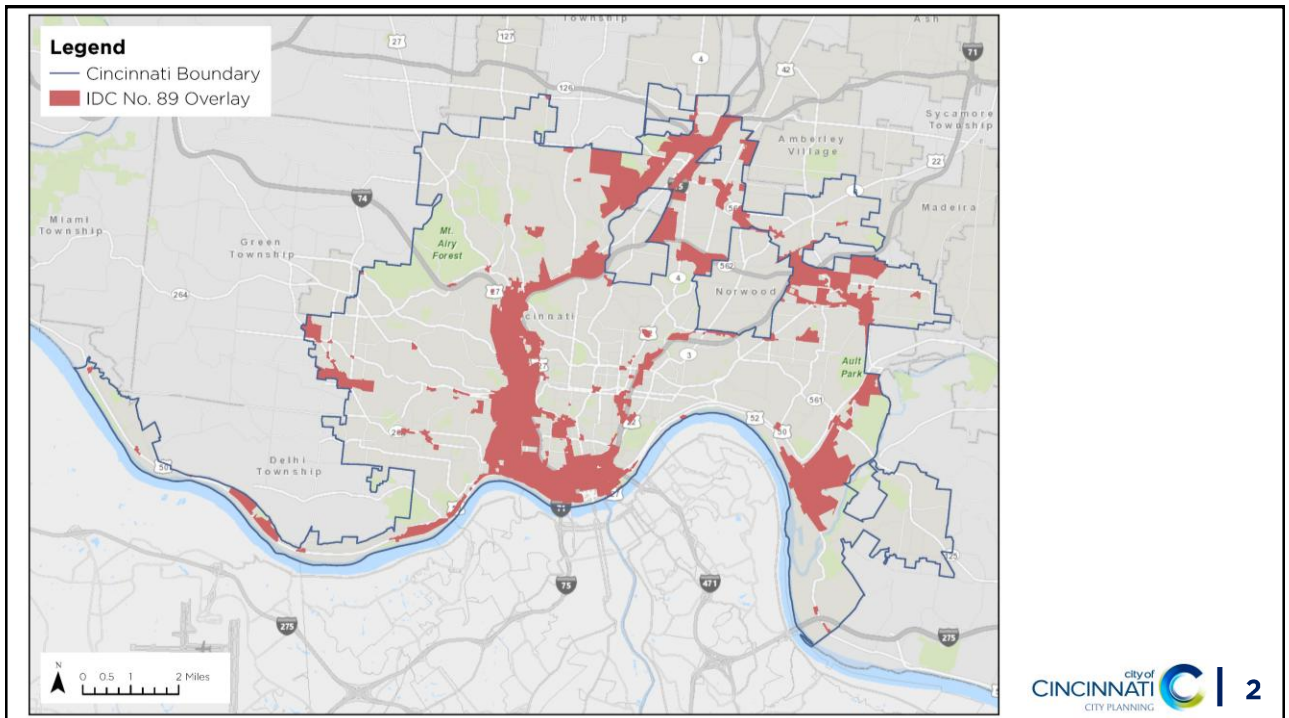


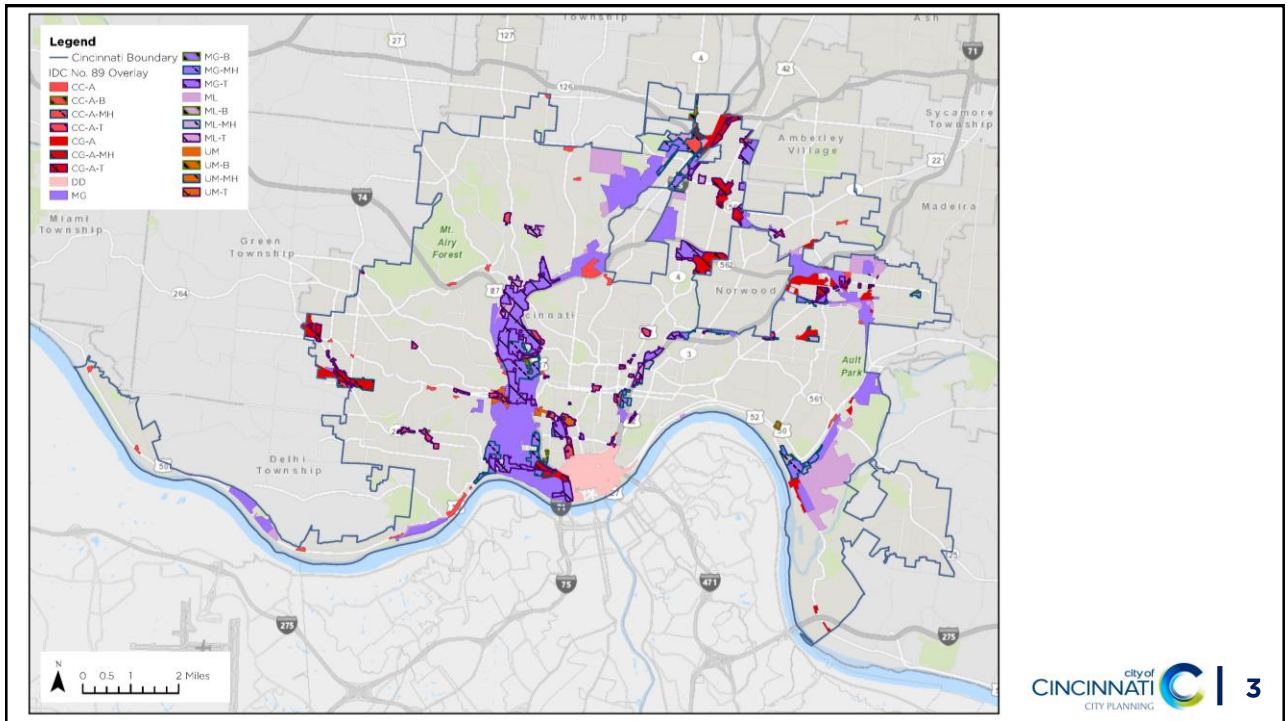
Proposed 9-month Extension of Interim Development Control Overlay District #89 “Data Centers”

Growth & Housing Committee
March 31, 2026

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3

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.
- **February 6, 2026** – City Planning Commission recommended approval for the establishment of IDC 89
- **February 11, 2026** – City Council established IDC 89 until May 11, 2026
- **March 6, 2026** – City Planning Commission recommended extension of IDC 89

4

Zoning Study

- Define “Data Center” in the Zoning Code
- Make policy recommendations – appropriate zoning districts for data centers
- Process includes:
 - Analyzing existing conditions
 - Researching best practices in other cities
 - Conducting public engagement
 - Legislative process

Criteria for One-year IDC District

- **Ongoing Study** – Studying potential amendments to Cincinnati Zoning Code that would affect the IDC district
- **Study Completion** – Study not yet complete
- **Inconsistent Use** – Changes in use, construction of new structures, alteration/demolition of existing structures would be inconsistent with preliminary objectives or findings

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

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”

Recommendation

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

- **EXTEND** Interim Development Control (IDC) Overlay District No. 89, “Data Centers,” for a period of nine additional months, or until the Department of City Planning and Engagement’s zoning study is complete and implemented.