

AMENDING certain provisions of the Over-the-Rhine Local Historic District Conservation Guidelines governing the conservation and development of the Over-the-Rhine Local Historic District in the Over-the-Rhine, Pendleton, and Mt. Auburn neighborhoods.

WHEREAS, Council enacted Ordinance No. 195-2003, on June 18, 2003, to establish a consolidated Over-the-Rhine Local Historic District from the Over-the-Rhine (South) and Over-the-Rhine (North) Local Historic Districts and adopt conservation guidelines to promote the conservation and development of the consolidated Over-the-Rhine Local Historic District (the “OTR Historic District”) in the Over-the-Rhine, Pendleton, and Mt. Auburn neighborhoods; and

WHEREAS, Council enacted Ordinance No. 62-2017, on March 16, 2017, to authorize the Administration to apply for and accept grant monies through the Federal FY 2017 Certified Local Government Grant Program to revise and update the OTR Historic District Conservation Guidelines, enabling the Urban Conservator and community stakeholders, including the Over-the-Rhine Foundation, residents, developers, and design professionals to collaborate and develop comprehensive amendments to the OTR Historic District Conservation Guidelines; and

WHEREAS, following a public staff conference, the Historic Conservation Board, at its regularly scheduled meeting on August 3, 2020, and upon considering the factors outlined under Cincinnati Municipal Code Section 1435-07-2-B, recommended approval of the proposed amendments to the OTR Historic District Conservation Guidelines and further recommended adoption of the amended OTR Historic District Conservation Guidelines to govern the conservation and development of the OTR Historic District; and

WHEREAS, upon receipt of the recommendation of the Historic Conservation Board, the City Planning Commission, following two regularly scheduled meetings held on December 2, 2022, and April 7, 2023, and upon considering the factors outlined under Cincinnati Municipal Code Section 1435-07-2-B(c), recommended approval and adoption of the OTR Historic District Conservation Guidelines, as amended and attached to this ordinance as Attachment A and incorporated herein by reference (“Revised OTR Historic District Conservation Guidelines”), to govern the future conservation and development of the OTR Historic District; and

WHEREAS, Council finds that the Revised OTR Historic District Conservation Guidelines are in accordance with Cincinnati Municipal Code Section 1435-07-02-C and promote the conservation, development, and use of the OTR Historic District and its special historic, architectural, community, and aesthetic interest and value; and

WHEREAS, Council finds that the amended OTR Historic District Conservation Guidelines conforms to Plan Cincinnati (2012), particularly the “Sustain” goal, which aims to preserve the City’s built history as described on page 197, and the second and eighth policy principles, which seek to build on and preserve the City’s historic resources as described on pages 75 and 81; and

WHEREAS, Council considers the adoption of the amended OTR Historic District Conservation Guidelines to be in the best interest of the City and the general 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, pursuant to Chapter 1435 of the Zoning Code of the City of Cincinnati, Council hereby adopts revised conservation guidelines for the Over-the-Rhine Local Historic District in the form attached to this ordinance as Attachment A and incorporated herein by reference ("Over-the-Rhine Local Historic District Conservation Guidelines"), which Over-the-Rhine Local Historic District Conservation Guidelines shall govern the conservation and development of the Over-the-Rhine Local Historic District in the Over-the-Rhine, Pendleton, and Mt. Auburn neighborhoods.

Section 2. That the Over-the-Rhine Local Historic District Conservation Guidelines adopted by Council pursuant to Section 1 of this ordinance shall take effect and be in force for all certificate of appropriateness applications submitted to the Administration from and after July 8, 2023.

Section 3. That the conservation guidelines for the Over-the-Rhine Local Historic District adopted pursuant to Section 4 of Ordinance No. 195-2003, approved by Council on June 18, 2003, shall continue in force and effect for all certificate of appropriateness applications duly submitted and deemed complete and accepted by the Administration on or before July 7, 2023.

Section 4. That the Over-the-Rhine Local Historic District Conservation Guidelines adopted by Council pursuant to Section 1 of this ordinance shall supersede the conservation guidelines for the Over-the-Rhine Local Historic District adopted pursuant to Section 4 of Ordinance No. 195-2003, approved by Council on June 18, 2003, in their entirety from and after July 8, 2023.

Section 5. That the Clerk of Council is hereby directed to notify the Historic Conservation Board, the City Planning Commission, the Director of City Planning and Engagement, the Director of Buildings and Inspections, and the City Solicitor of Council's adoption of the revised Over-the-Rhine Local Historic District Conservation Guidelines.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk