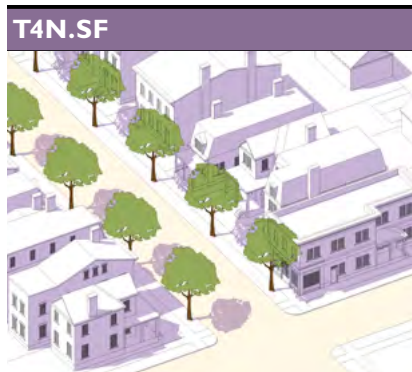


Table: 1703-2.30.A The Cincinnati Transect: Summary Table (continued)

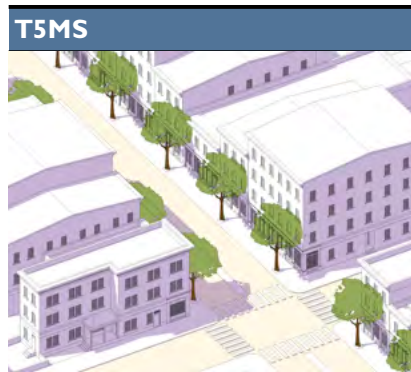
More Urban



| Zone(s) |
|-----------------------------------|
| T4 Neighborhood Small Footprint |
| Sub-Zone: T4N.SF-Open |
| Desired form |
| Detached or Attached |
| Narrow-to-Medium Lot Width |
| Small-to-Medium Footprint |
| Building at or Close to ROW |
| Small to No Side Setbacks |
| Up to 2½ Stories |
| Elevated Ground Floor |
| Primarily with Stoops and Porches |

| General Use |
|--|
| Primarily residential with smaller neighborhood-supporting uses in ancillary buildings, existing corner store buildings, and in the open sub-zone. |

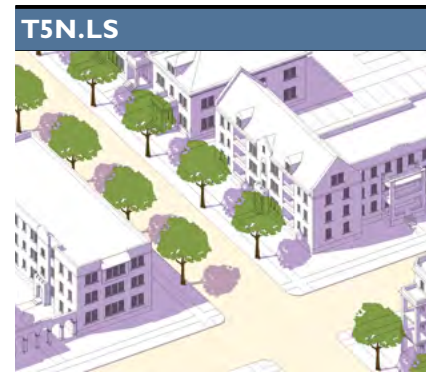
| Intent |
|--|
| To provide variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation alternatives. |
| The open sub-zone provides the same building form but allows for a more diverse mix of uses. |



| Zone(s) |
|--------------------------------|
| T5 Main Street |
| Sub-Zone: T5MS-Open |
| Desired form |
| Attached |
| Small-to-Medium Footprint |
| Simple Wall Plane along Street |
| Building at the ROW |
| Small to No Side Setbacks |
| Up to 5 Stories |
| Diverse Mix of Frontages |

| General Use |
|---|
| Primarily ground floor commercial uses with a mix of commercial and residential uses on the floors above. In the open sub-zone, the ground floor can be a combination of commercial and residential uses. |

| Intent |
|--|
| To provide a focal point for neighborhoods that accommodates neighborhood serving retail, service, and residential uses in compact, walkable urban form. |
| The open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time. |



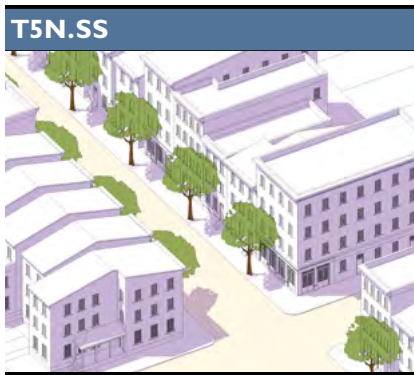
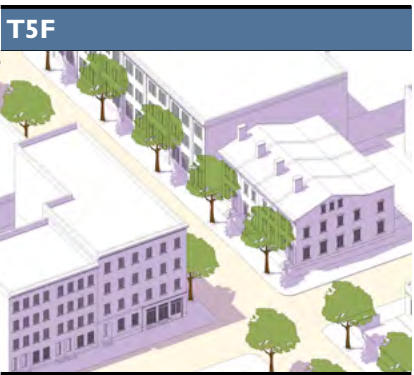
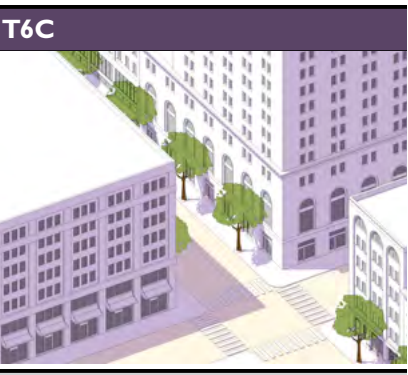
| Zone(s) |
|---|
| T5 Neighborhood Large Setback |
| Sub-Zone: T5N.LS-Open |
| Desired form |
| Attached or Detached |
| Medium-to-Large Footprint |
| Simple Wall Plane setback from the Street |
| Medium-to-Large Front Setback |
| Small to Medium Side Setbacks |
| Up to 4 Stories |
| Diverse Mix of Frontages |

| General Use |
|--|
| Primarily multi-unit residential with smaller neighborhood-supporting uses on the ground floor of the open sub-zone. |

| Intent |
|---|
| To provide a variety of urban housing choices, in medium-to-large footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation alternatives. |
| The open sub-zone provides the same building form but allows for a more diverse mix of uses. |

Table: 1703-2.30.A The Cincinnati Transect: Summary Table (continued)

More Urban

| | | |
|---|--|---|
|  |  |  |
| Zone(s) | Zone(s) | Zone(s) |
| T5 Neighborhood Small Setback | T5 Flex | T6 Core |
| Sub-Zone: T5N.SS-Open | | |
| Desired form | Desired form | Desired form |
| Attached or Detached | Attached | Attached |
| Small-to-Medium Footprint | Small-to-Large Footprint | Medium-to-Large Footprint |
| Simple Wall Plane along Street | Simple Wall Plane along Street | Simple Wall Plane along Street |
| Building at or Close to ROW | Building at the ROW | Building at ROW |
| Small to No Side Setbacks | Small to No Side Setbacks | No Side Setbacks |
| Up to 6 Stories | Up to 4 Stories | 4 Stories or More |
| Diverse Mix of Frontages | Diverse Mix of Frontages | Diverse Mix Of Frontages |
| | | Primarily Shopfronts |
| General Use | General Use | General Use |
| A diverse mix of residential building types, general retail, and small to medium-sized neighborhood supporting services and commercial uses. | Vertical and horizontal mixed use: retail, commercial, residential and light industrial uses on any floors. Ideal location for work/live conditions. | Vertical mixed use: retail, general commercial, and services on the ground floors with residential or commercial uses on upper floors. |
| Intent | Intent | Intent |
| To provide a variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation alternatives. | To provide an urban form that can accommodate a very diverse range of uses, including some light industrial, to reinforce the pattern of existing walkable neighborhoods and to encourage revitalization and investment. | To reinforce and enhance the vibrant, walkable urban, downtown and city core and to enable it to evolve into a complete neighborhood that provides locally and regionally serving service, retail, entertainment, civic, and public uses, as well as a variety of urban housing choices. This zone can also be used around transit nodes. |
| The open sub-zone provides the same building form but allows for a more diverse mix of uses. | | The open sub-zone provides the same building form but allows for a more diverse mix of uses. |

T5 Neighborhood Small Setback (T5N.SS)

I703-2.100 T5 Neighborhood Small Setback (T5N.SS)



A. Intent

To provide a variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation alternatives. The following are generally appropriate form elements in this zone:

Attached or Detached

Small-to-Medium Footprint

Simple Wall Plane along Street

Building at or Close to ROW

Small to No Side Setbacks

Up to 6 Stories

Diverse Mix of Frontages

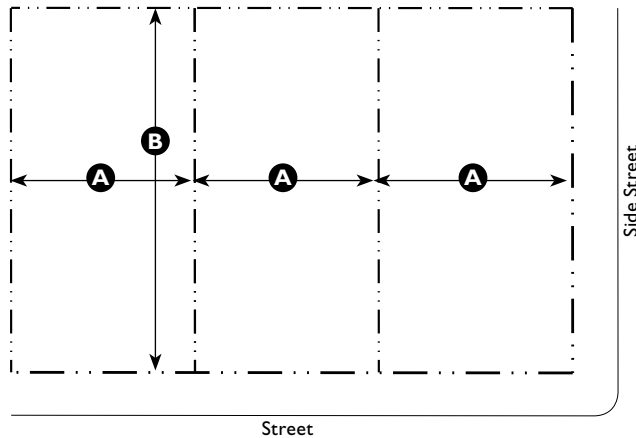
B. Sub-Zone(s)

T5N.SS-Open Zone (T5N.SS-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this transect zone and is illustrative only.

T5 Neighborhood Small Setback (T5N.SS)



Key

--- ROW / Lot Line

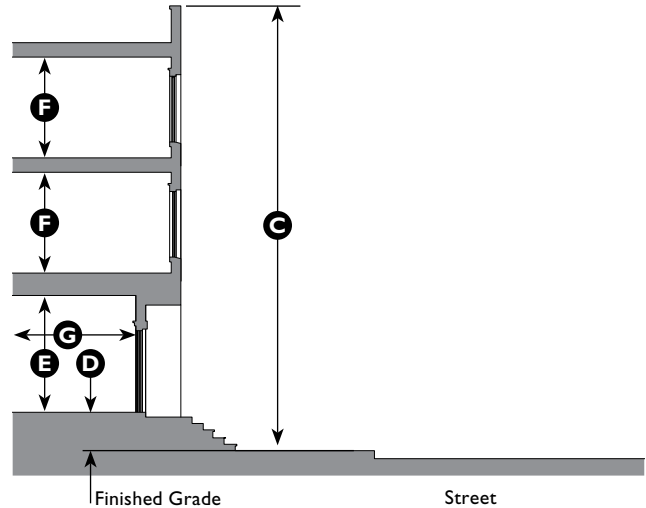
C. Allowed Building Types

| Building Type | Lot | | Standards |
|--------------------------|-------------------------|----------------|---------------------------|
| | Width A | Depth B | |
| Carriage House | n/a | n/a | 1703-3.40 |
| Rowhouse | 18' min.; 35' max. | 80' min. | 1703-3.90 |
| Multi-Plex: Small | 50' min.; 75' max. | 100' min. | 1703-3.100 |
| Multi-Plex: Large | 75' min.; 100' max. | 100' min. | 1703-3.110 |
| Stacked Flats | 100' min.; 200' max. | 100' min. | 1703-3.120 |
| Live/Work | 18' min.; 35' max. | 80' min. | 1703-3.130 |
| Main Street Mixed-Use | 25' min.; 150' max. | 100' min. | 1703-3.140 |
| Mid-Rise | 50' min.; 200' max. | 100' min. | 1703-3.160, 1703-3.180 |

D. Building Form

Height (See Section 1703-5.60)

| | | |
|---|----------------|----------|
| Main Building | 6 stories max. | C |
| Accessory Structure(s) | | |
| Accessory Dwellings | 2 stories max. | |
| Other | 1 story max. | |
| Ground Floor Finish Level Above Street Centerline | | D |
| Residential | 18" min. | |
| Service or Retail | 6" max. | |



Key

D. Building Form (continued)

Height (continued)

| | | |
|---|----------|----------|
| Ground Floor Ceiling | | E |
| Service or Retail | 14' min. | |
| Upper Floor(s) Ceiling | 8' min. | F |
| Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level. Within 20' of the rear lot line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings. | | |

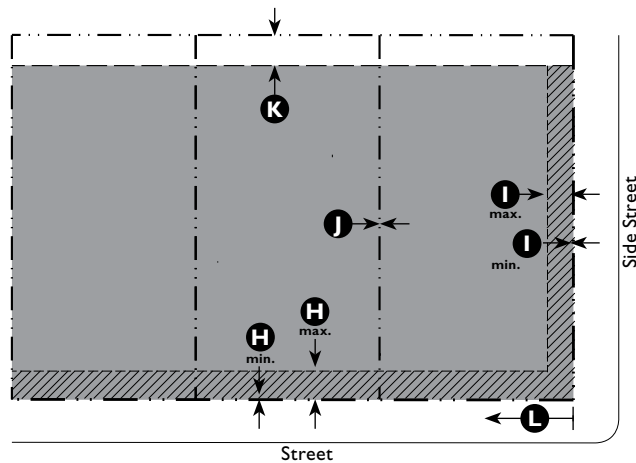
Footprint

| | | |
|---------------------------|----------|----------|
| Depth, Ground-Floor Space | 30' min. | G |
| Accessory Structure(s) | | |
| Width | 24' max. | |
| Depth | 32' max. | |

Miscellaneous

| | | |
|--|----------|--|
| Distance Between Entries, to | | |
| Ground Floor (Uses) | 50' max. | |
| Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades. | | |
| Any buildings wider than 100' must be designed to read as a series of buildings no wider than 50' each. | | |
| Administrative variations (Subsection 1703-8.30) are available if the project meets visitability standards for Ground Floor Finish Level Above Street Centerline 18" min. requirement. | | |

T5 Neighborhood Small Setback (T5N.SS)



Key

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- ▨ Facade Zone

E. Building Placement

Setback¹ (Distance from ROW / Lot Line)²

| | | |
|-------------------------------|----------|-----|
| Front | 10' max. | (H) |
| Side Street | 10' max. | (I) |
| Side | 0' min. | (J) |
| Rear | | (K) |
| Adjacent to Any T5 or T6 Zone | | |
| Zone | 0' min. | |
| Adjacent to Any Other Zone | | |
| Zone | 5' min. | |

Facade within Facade Zone

| | |
|-------------|----------|
| Front | 75% min. |
| Side Street | 50% min. |

Miscellaneous

Facade zone must be defined by a building within 30' of corner along the front. (L)

A building form with a chamfered corner is allowed only on corner lots and only if a corner entry is provided.

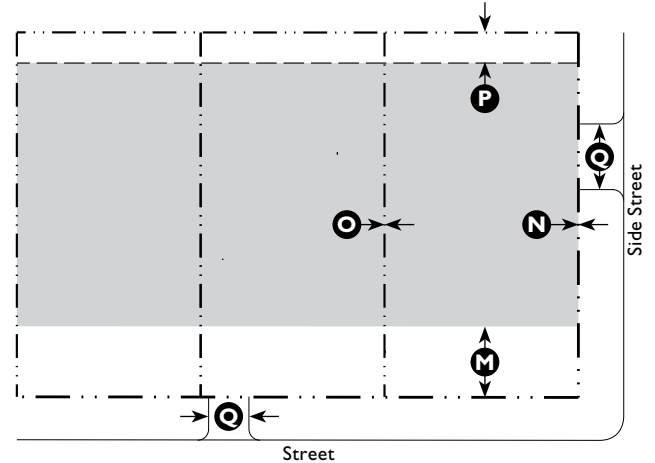
Entire ROW must be defined by a building or a 2' to 3' high fence or landscape wall.

Fence materials shall not include chain link, barbed or razor wire.

Landscape walls shall have a masonry or stucco finish.

¹ Where existing adjacent buildings are in front of the regulated minimum front setback, the building may be set to align with the front building facade of the most immediately adjacent property.

² Where the lot line extends to the centerline of the street, the setback is measured from the closest edge of the curb, or presumable curb, except where a public sidewalk exists, then the setback is measured from the closest edge of the public sidewalk.



Key

- ROW / Lot Line
- Parking Setback Line
- Parking Area

F. Parking

Required Spaces

| | |
|------------------------|--|
| Residential Uses | 1 per 1500 sf min. |
| Service or Retail Uses | |
| ≤ 3,500 sf | No spaces required |
| > 3,500 sf | 2 spaces/1,000 sf min. above first 3,500 sf; 4 per 1,000 sf max. |

Required parking may be reduced as set forth in Subsection 1703-5.50 (Parking).

For uses not listed above, see Table 1703-5.50.A (Parking Spaces Required).

Location (Distance from ROW / Lot Line)¹

| | | |
|---------------------|----------|-----|
| Front Setback | 40' min. | (M) |
| Side Street Setback | 5' min. | (N) |
| Side Setback | 0' min. | (O) |
| Rear Setback | | (P) |

| | |
|---------------------------------------|---------|
| Adjacent to Any T1, T2, T3 or T4 Zone | |
| Zone | 5' min. |
| Adjacent to Any Other Zone | |
| Zone | 0' min. |

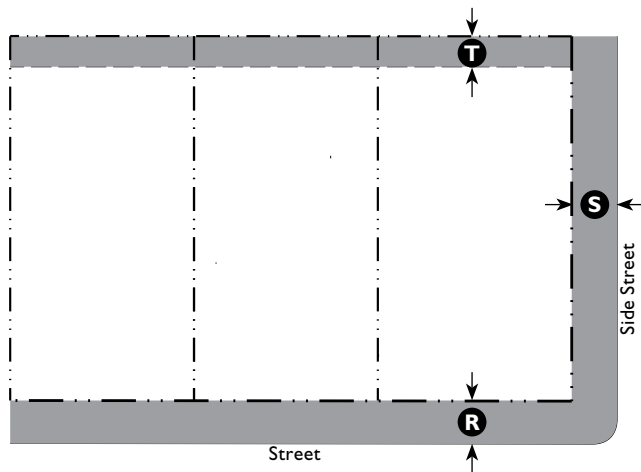
Miscellaneous

| | |
|------------------------------------|----------|
| Curb Cut or Parking Driveway Width | (Q) |
| ≤ 40 spaces | 14' max. |
| > 40 spaces | 18' max. |

All parking structures must be screened from the front street by habitable space at least 15' deep from street.

¹ Where the lot line extends to the centerline of the street, the setback is measured from the closest edge of the curb, or presumable curb, except where a public sidewalk exists, then the setback is measured from the closest edge of the public sidewalk.

T5 Neighborhood Small Setback (T5N.SS)


Key

- ROW / Lot Line
- Building Setback Line
- Encroachment Area

G. Encroachments

| Encroachment Type | R | S | T |
|---|----------------|----------------|----------------|
| | Front | Side St. | Rear |
| Frontage | | | |
| Shopfront: Awning ¹ | 14' max. | 14' max. | — |
| Other | 10' max. | 10' max. | — |
| Steps to Building Entrance | 5' max. | 5' max. | — |
| Architectural Features | 3' max. | 3' max. | — |
| Signage ¹ | A | A | — |
| Landscaping | A | A | A |
| Fences or Freestanding Wall | A ² | A ² | A ³ |
| Driveways, Walkways | A | A | A ⁴ |
| Utility Lines, Wires and Related Structures | A | A | A |
| Satellite Dish Antennas | — | — | A |

Encroachments are not allowed within a street ROW, alley ROW or across a lot line.

See Section 1703-4 (Specific to Frontage Types) for further refinement of the allowed encroachments for frontage elements.

¹ May encroach into the street ROW to within 2' of the face of curb.

² 4' max. height.

³ 6' max. height.

⁴ Driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

H. Signage
Maximum Sign Area Allowed

Building Signs Max. 1 sf per linear foot of building frontage

Ground Signs Max. 1 sf per linear foot of lot frontage

Allowed Sign Types
Building Signs

| | | |
|-------------------------|---------------------|-------------|
| Awning ⁶ | 1 per awning | 1703-5.80.K |
| Directory ⁶ | 1 per building | 1703-5.80.L |
| Marquee ⁶ | 1 per building | 1703-5.80.N |
| Projecting ⁶ | 1 per entry door | 1703-5.80.P |
| Suspended ⁶ | 1 per entry door | 1703-5.80.R |
| Wall ^{5,6} | 1 per establishment | 1703-5.80.S |
| Wall Mural ⁶ | 1 per building | 1703-5.80.T |
| Window ⁶ | 1 per shopfront | 1703-5.80.U |

Ground Signs

| | | |
|-----------------------------|---------------------|-------------|
| Landscape Wall ⁶ | 1 per building | 1703-5.80.M |
| Sandwich Board ⁶ | 1 per establishment | 1703-5.80.Q |
| Yard ⁶ | 1 per building | 1703-5.80.V |

See Subsection 1703-5.80 (Signs) for additional standards.

⁵ Changeable copy signs allowed for public and semi-public uses.

⁶ Allowed as identification sign for non-residential uses only.

T5 Neighborhood Small Setback (T5N.SS)

I. T5N.SS Use Table

| Use Type | Specific Use Standards | T5N | |
|--|------------------------|-----|------|
| | | SS | SS-O |
| Residential | | | |
| Dwelling | | P | P |
| Accessory Dwelling | | P | P |
| Home Occupation | 1703-5.100.H | P | P |
| Home Office | | UP | P |
| Retail | | | |
| General Retail, except with any of the following features: | | — | P |
| Alcoholic Beverage Sales | | — | — |
| Drive-through Services | 1703-5.100.F | — | — |
| Floor Area Over 10,000 sf | | — | — |
| Eating or Drinking | | | |
| Establishment, except with any of the following features: | | — | P |
| Alcoholic Beverage Sales | | — | UP |
| Drive-through Services | 1703-5.100.F | — | — |
| Floor Area Over 10,000 sf | | — | — |
| Operating between 10pm - 7am | | — | UP |
| Outdoor Entertainment | 1703-5.100.I | — | MUP |

| Key | |
|-----|---------------------------|
| P | Permitted Use |
| MUP | Minor Use Permit Required |
| UP | Use Permit Required |
| — | Use Not Allowed |

¹ Only allowed in accessory structure.

| Use Type | Specific Use Standards | T5N | |
|--|------------------------|----------------|------|
| | | SS | SS-O |
| Services | | | |
| Animal Services, except with any of the following features: | | — | P |
| Boarding | | — | UP |
| Automatic Teller Machine | 1703-5.100.B | — | P |
| Bank/Financial Services, except with the following features: | | — | P |
| Drive-Through Services | 1703-5.100.F | — | — |
| Day Care Center | 1703-5.100.E | P | P |
| Day Care Home: | 1703-5.100.E | | |
| Adult | | P | P |
| Type A (7 - 12 Children) | | UP | P |
| Type B (1 - 6 Children) | | P | P |
| Lodging: | | | |
| Bed & Breakfast | 1703-5.100.C | P | P |
| Inn | | MUP | P |
| Hotel | | — | P |
| Medical Services: | | | |
| Clinic | | — | P |
| Doctor Office | | — | P |
| Office: Professional | | — | P |
| Personal Services | | — | P |
| Recreation, Education, Public Assembly | | | |
| Cultural Institution | | UP | P |
| Meeting Facilities | | P | P |
| Park, Open Space, Playground | | P | P |
| Public Safety Facility | | P | P |
| Recreational Facility: | | | |
| Indoor ≤ 1,000 sf | | P | P |
| Indoor > 1,000 sf | | UP | UP |
| Outdoor | | MUP | MUP |
| Religious Assembly | | P | P |
| School: Public or Private | | P | P |
| Studio: Art, Music, Dance | | P ¹ | P |

Table Continues on Next Page - - - - ➔

T5 Neighborhood Small Setback (T5N.SS)

I. T5N.SS Use Table (continued)

| Use Type | Specific Use Standards | T5N | |
|--------------------------------------|------------------------|-----|------|
| | | SS | SS-O |
| Agriculture | | | |
| Community Gardens | I703-5.100.D | P | P |
| Industry, Manufacturing & Processing | | | |
| Artisan Production | | — | P |
| General Production | | — | — |
| Limited Production | | — | UP |
| Furniture and Fixture | | | |
| Manufacturing | | — | P |
| Media Production | | — | P |
| Printing and Publishing | | — | P |

| Use Type | Specific Use Standards | T5N | |
|--|------------------------|-----|------|
| | | SS | SS-O |
| Transportation, Communications, Infrastructure | | | |
| Parking Facility: Public or | | | |
| Private | | — | UP |
| Utility | | — | — |
| Wireless Telecommunications: 1703-5.100.K | | | |
| Antenna ≤ 20' tall | | P | P |
| Antenna > 20' tall | | MUP | MUP |
| Facility | | MUP | MUP |
| Accessory | | | |
| Accessory Building/Structure | | P | P |

Key

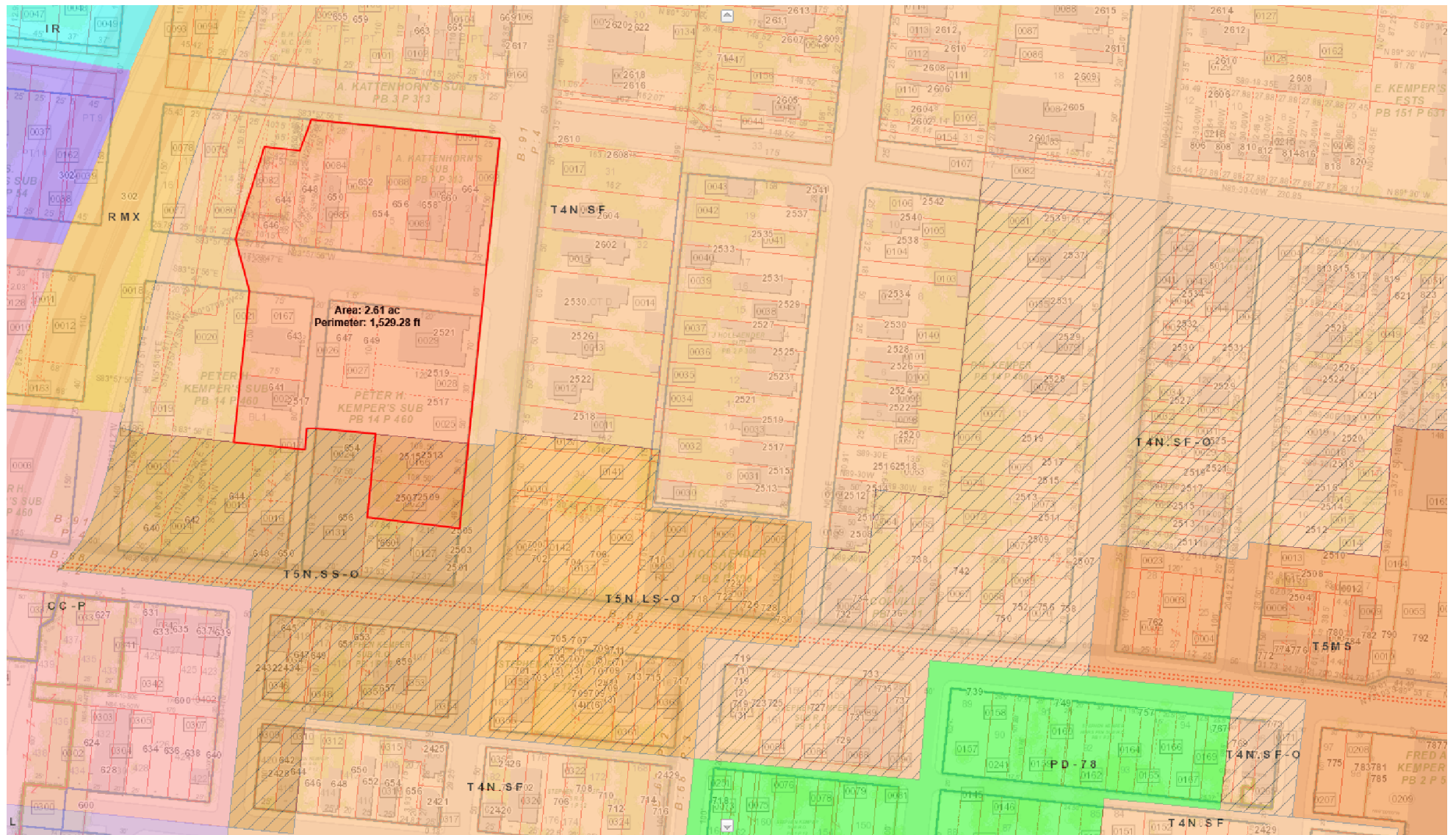
P Permitted Use

MUP Minor Use Permit Required

UP Use Permit Required

— Use Not Allowed

¹ Only allowed in accessory structure.



CAGIS Online Map

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