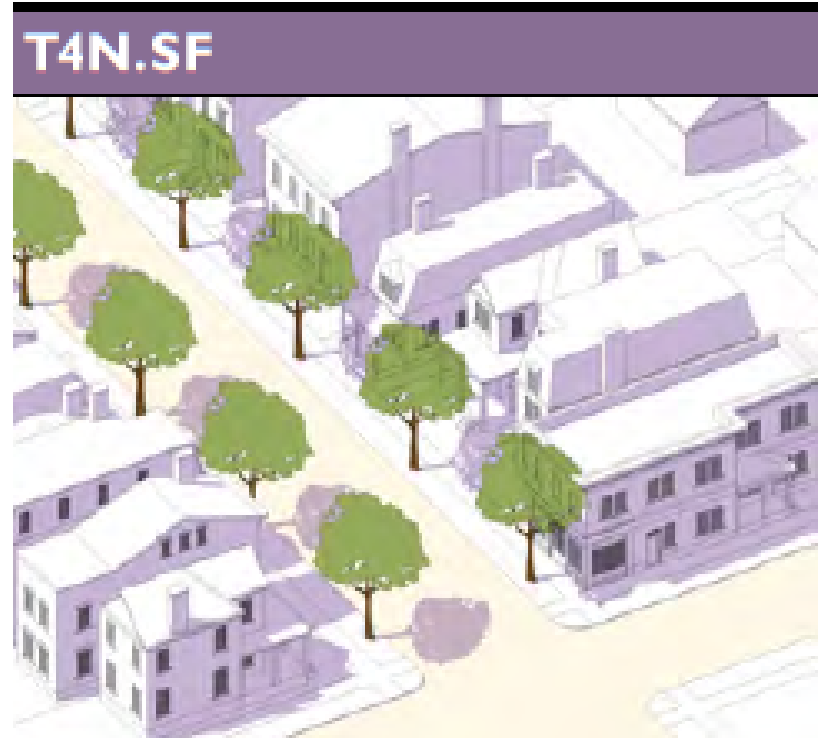


# CITY OF CINCINNATI FORM-BASED CODE

## MAYSQUARE DEVELOPMENT WALNUT HILLS NEIGHBORHOOD - CINCINNATI



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

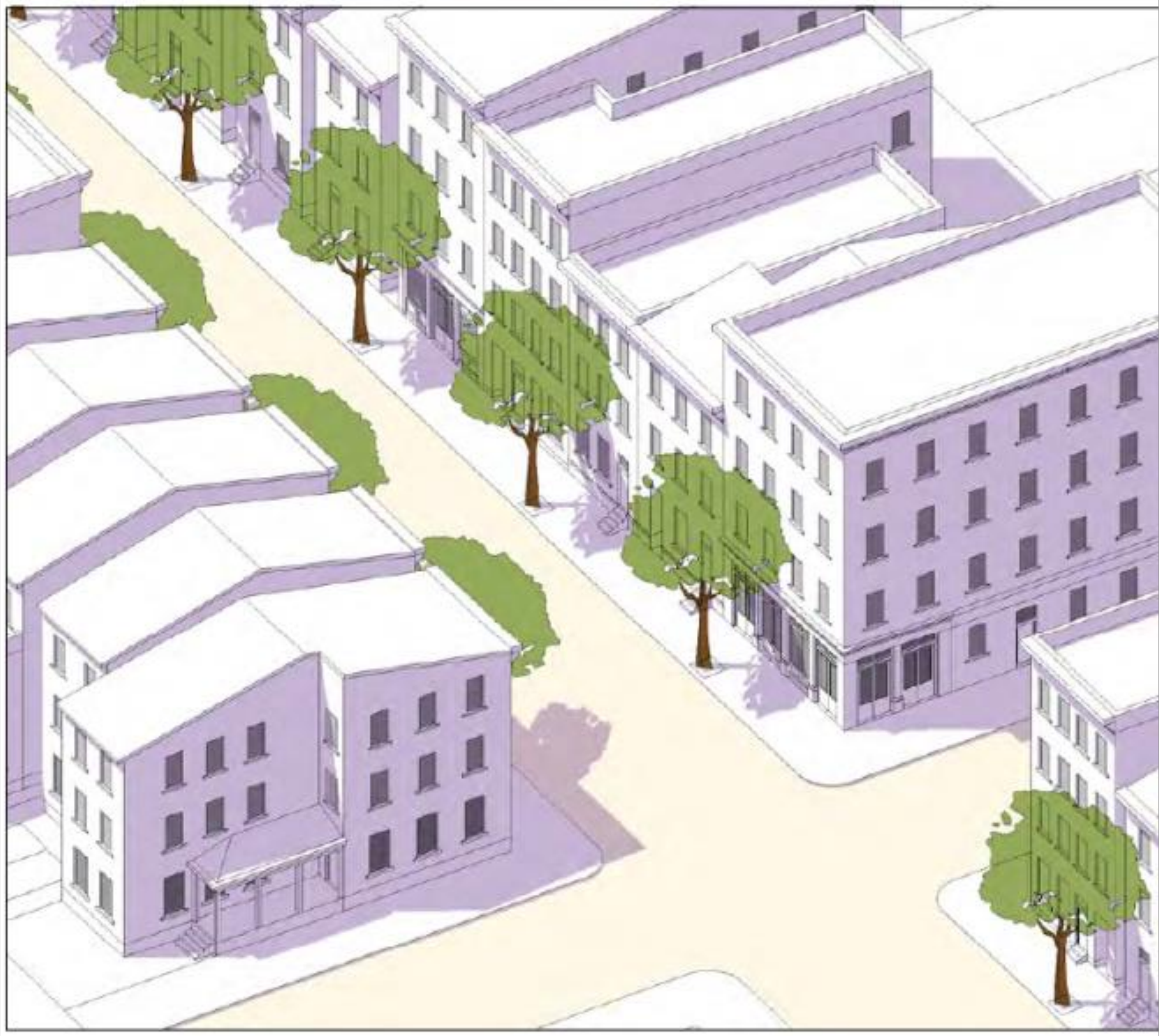
General Use
Primarily residential with smaller neighborhood-supporting uses in ancillary buildings, existing corner store buildings, and in the open sub-zone.

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.

**T4 Neighborhood Small Footprint (T4N.SF)**  
1703-2.70 T4 Neighborhood Small Footprint (T4N.SF)



**T5 Neighborhood Small Setback (T5N.SS)**  
1703-2.100 T5 Neighborhood Small Setback (T5N.SS)



Zone(s)
T5 Neighborhood Small Setback
Sub-Zone: T5N.SS-Open
Desired form
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

General Use
A diverse mix of residential building types, general retail, and small to medium-sized neighborhood supporting services and commercial uses.

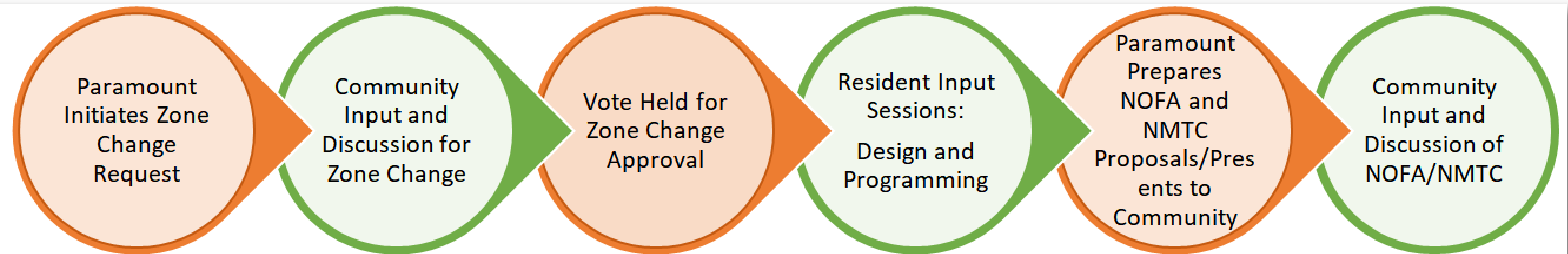
Intent
To provide a variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation alternatives.
The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



# ZONING TIMELINE / SUMMARY

**MAYSQUARE** DEVELOPMENT  
WALNUT HILLS NEIGHBORHOOD - CINCINNATI

**May Square:** *“Creating charismatic spaces to live and work in vibrant Walnut Hills”.*



Notes:

NOFA: Notice of Funding Authorization

City of Cincinnati Loan Program necessary for workforce housing component

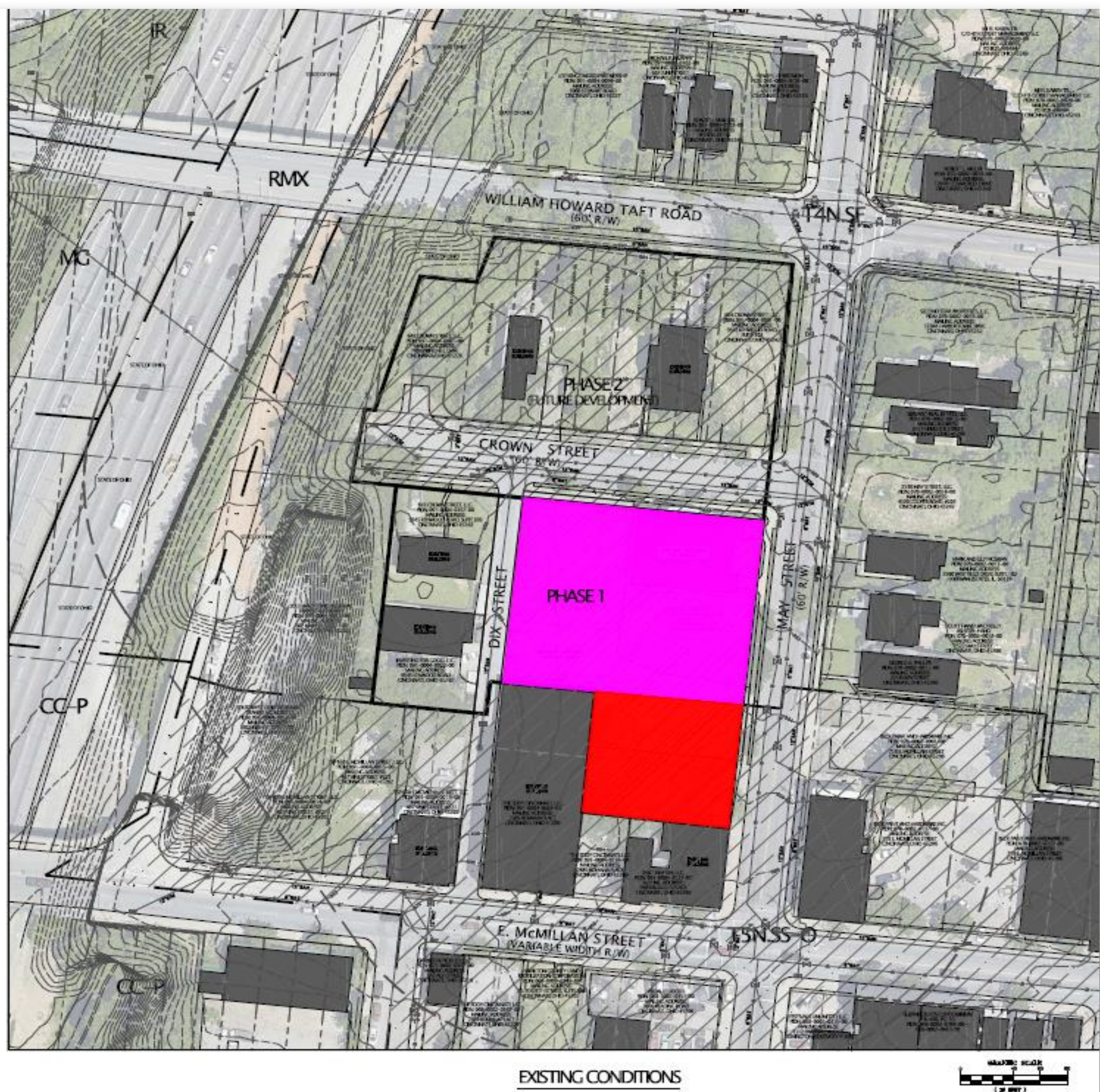
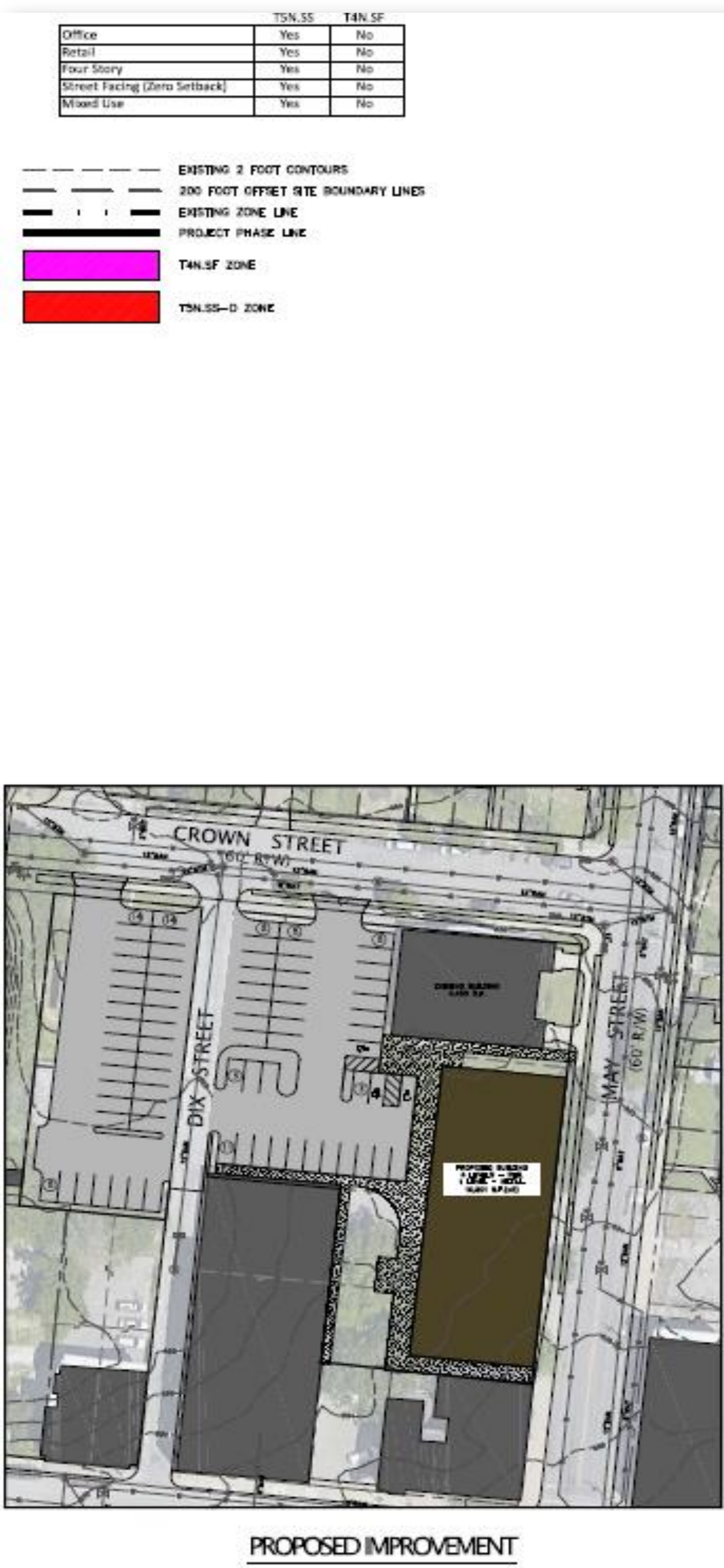
NMTC: New Market Tax Credits

Federal Tax Credit Program necessary for the workforce housing component and requires a retail component



# ZONING NEIGHBORHOOD PLAN

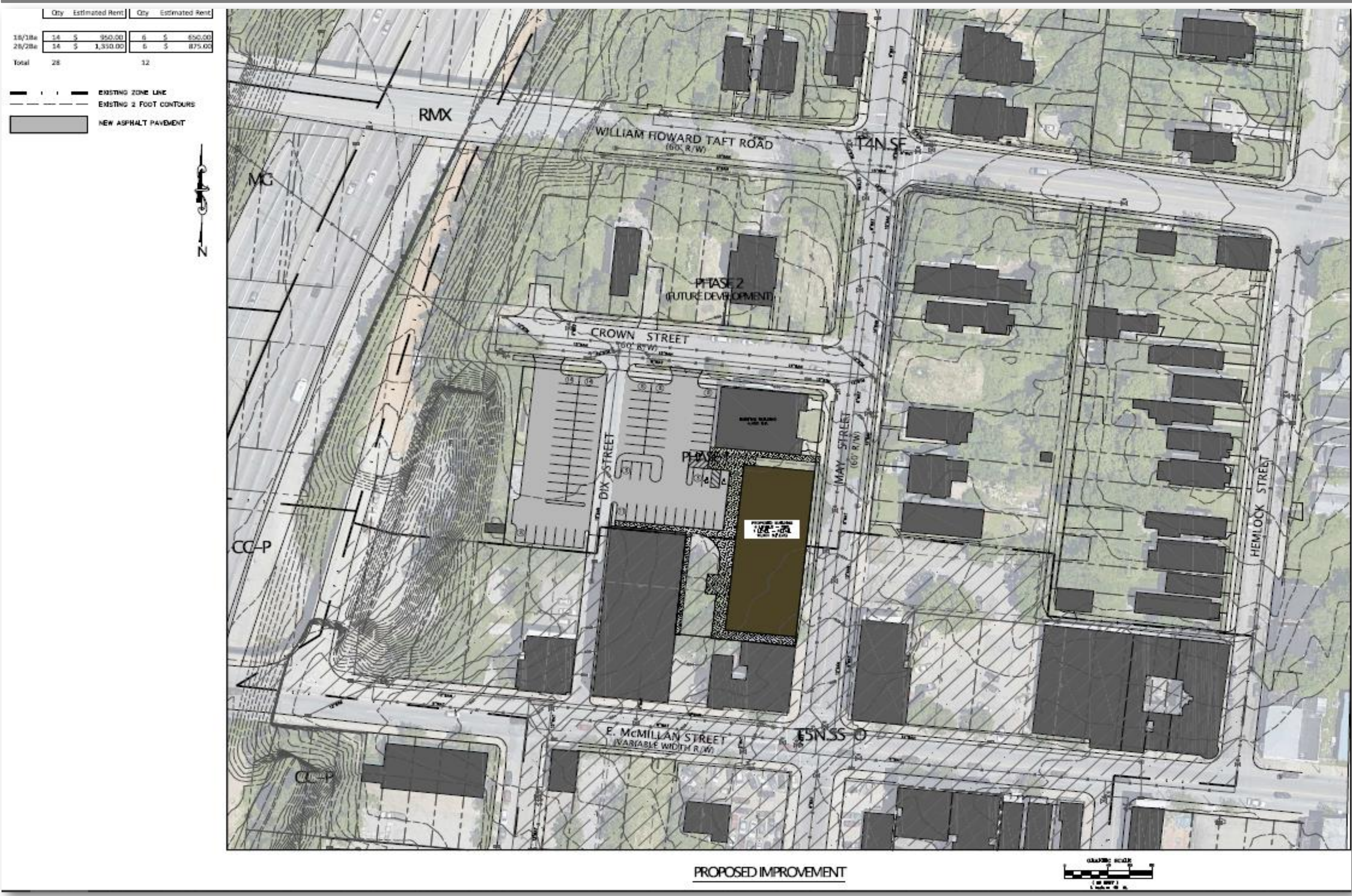
## MAYSQUARE DEVELOPMENT WALNUT HILLS NEIGHBORHOOD - CINCINNATI





# ZONING NEIGHBORHOOD PLAN

MAYSQUARE DEVELOPMENT  
WALNUT HILLS NEIGHBORHOOD - CINCINNATI





# DESIGN / DISCUSSION

**MAYSQUARE** DEVELOPMENT  
WALNUT HILLS NEIGHBORHOOD - CINCINNATI

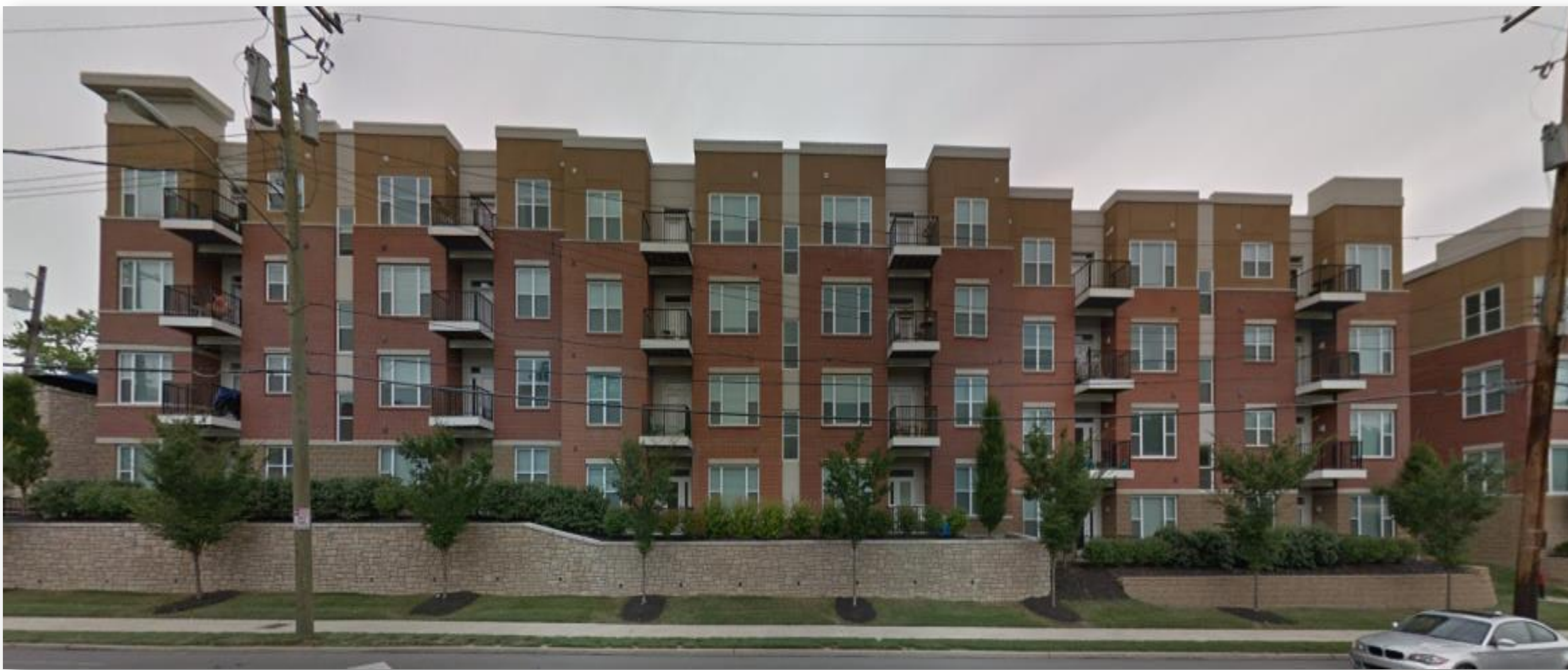
(C) Washington Town Center



(B) Main St. Oxford Ohio



(A) Delta Flats





# DESIGN / DISCUSSION

**MAYSQUARE** DEVELOPMENT  
WALNUT HILLS NEIGHBORHOOD - CINCINNATI



(D) The Poste

(E) Shaw Mixed Use



(F) Portland Multi Family



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