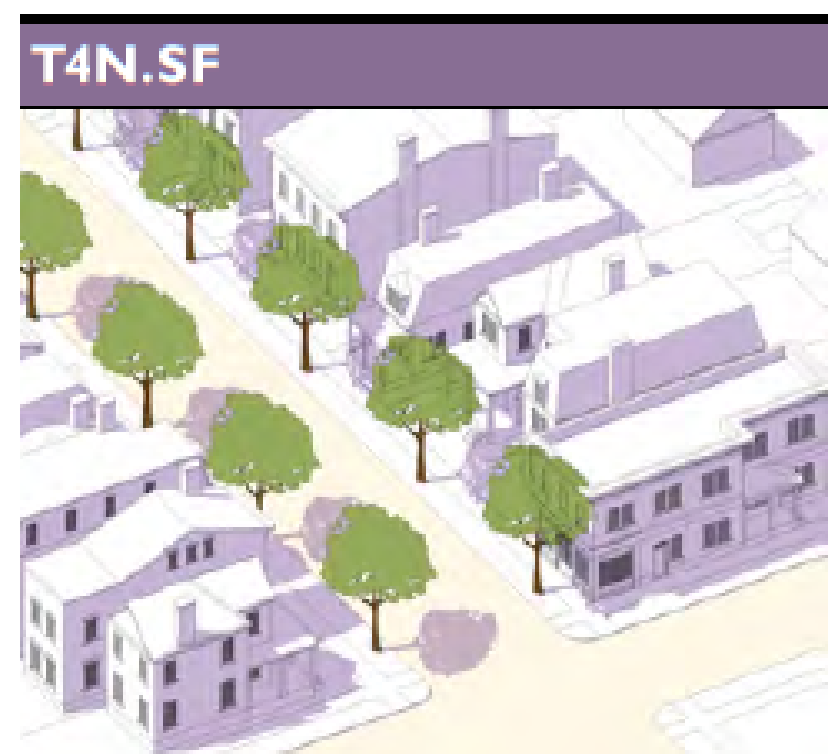


From the City of Cincinnati's Zoning Text

****Not Proposed Design****



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

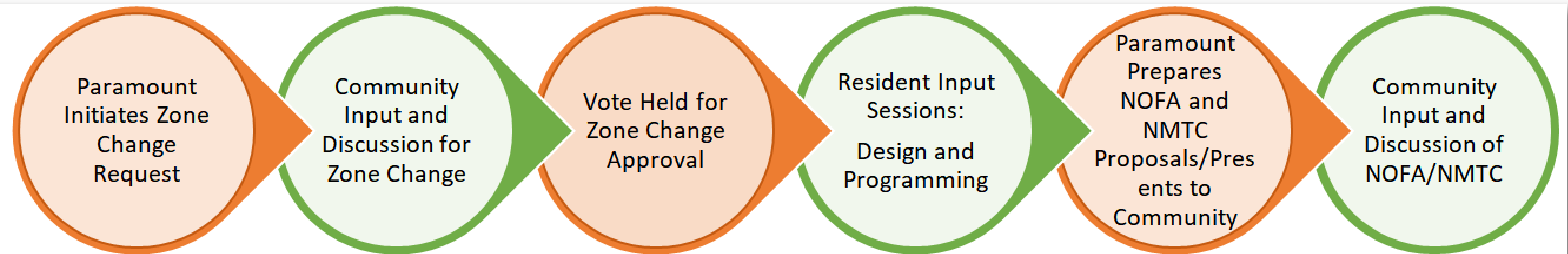
General Use
A diverse mix of residential building types, general retail, and small to medium-sized neighborhood supporting services and commercial uses.

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

	TSN SS	T4N SF
Office	Yes	No
Retail	Yes	No
Four Story	Yes	No
Street Facing (Zero Setback)	Yes	No
Mixed Use	Yes	No

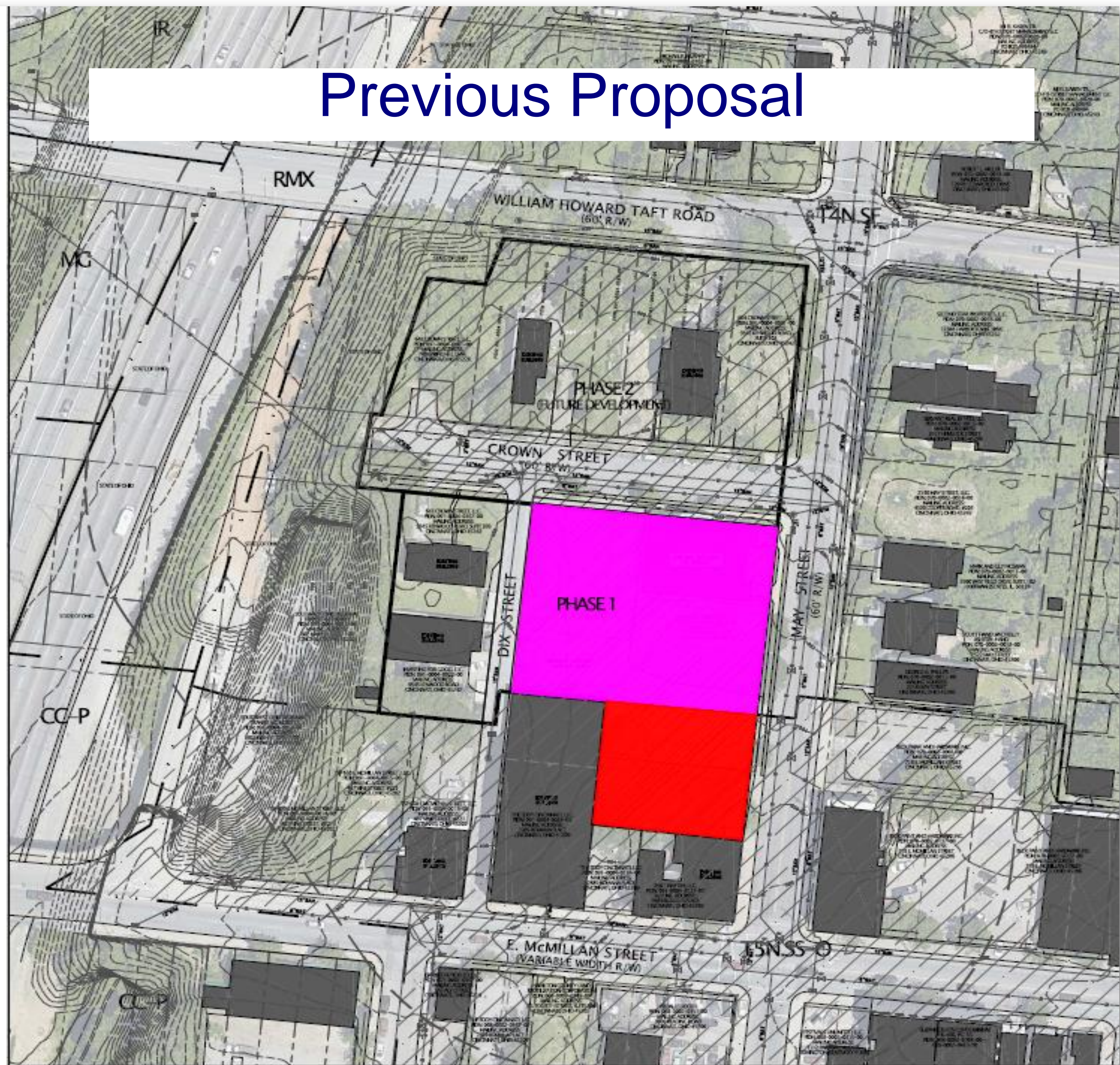
- EXISTING 2 FOOT CONTOURS
- - - 200 FOOT OFFSET SITE BOUNDARY LINES
- - - EXISTING ZONE LINE
- - - PROJECT PHASE LINE
- T4N SF ZONE
- TSN SS-D ZONE



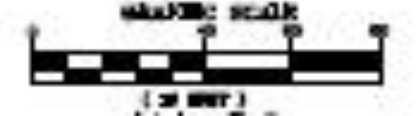
Previous Proposal



PROPOSED IMPROVEMENT



EXISTING CONDITIONS



ZONING NEIGHBORHOOD PLAN

MAYSQUARE DEVELOPMENT
WALNUT HILLS NEIGHBORHOOD - CINCINNATI

	TSN SS	T4N SF
Office	Yes	No
Retail	Yes	No
Four Story	Yes	No
Street Facing (Zero Setback)	Yes	No
Mixed Use	Yes	No

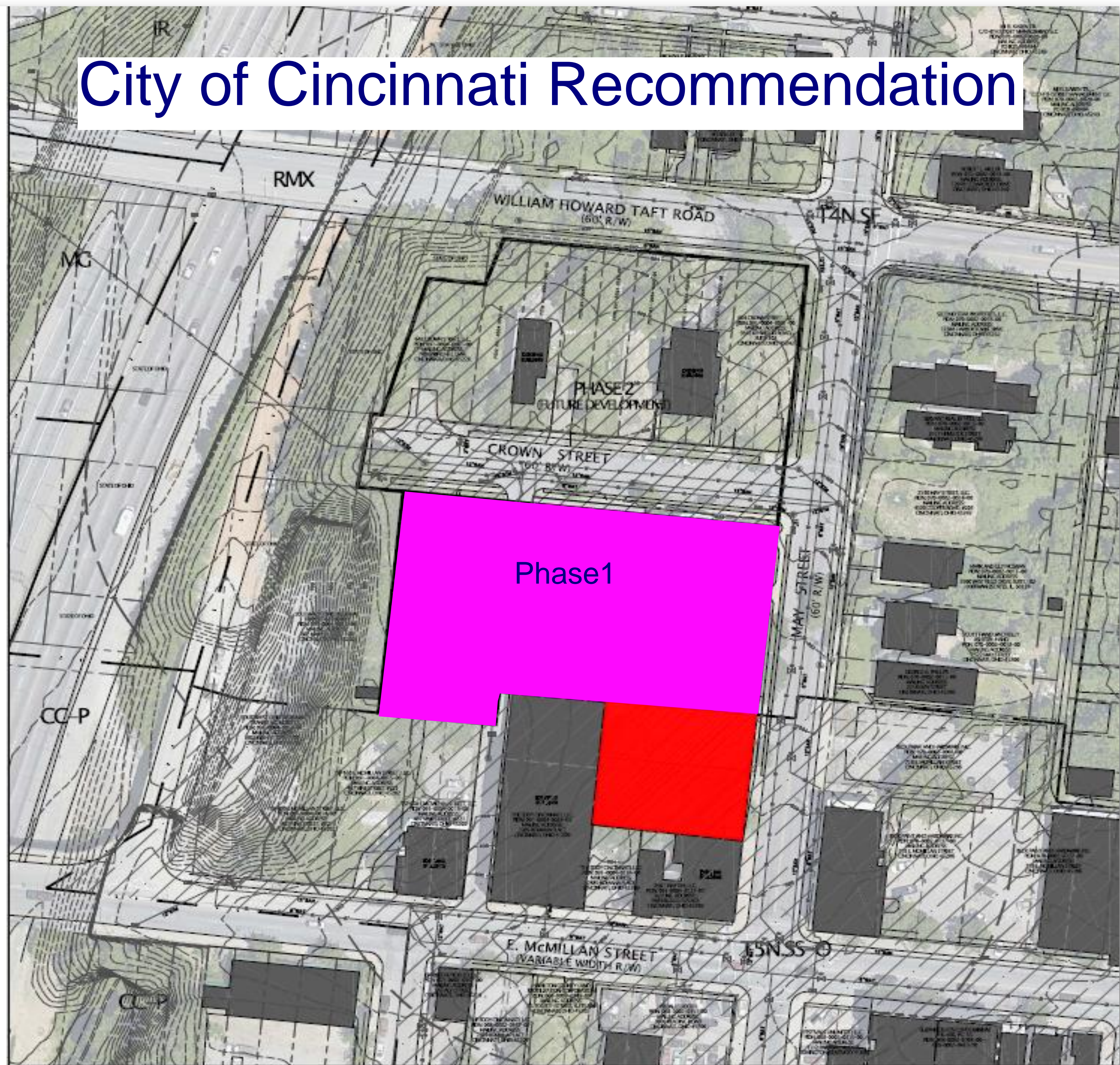
- EXISTING 2 FOOT CONTOURS
- - - 200 FOOT OFFSET SITE BOUNDARY LINES
- - - EXISTING ZONE LINE
- - - PROJECT PHASE LINE
- T4N SF ZONE
- TSN SS-D ZONE



City of Cincinnati Recommendation



PROPOSED IMPROVEMENT



EXISTING CONDITIONS



ZONING NEIGHBORHOOD PLAN

MAYSQUARE DEVELOPMENT
WALNUT HILLS NEIGHBORHOOD - CINCINNATI

