Locate & Prioritize Walkable Urban Neighborhoods

LOCATE WALKABLE URBAN PLACES

MAKE THEM A PRIORITY

DEFINE THEIR UNIQUE ASPECTS AND FORM

UTILIZE THEM AS A FRAMEWORK

Cincinnati’s Neighborhood Framework

Place Types Key (1/4 mile Ped Shed)
- Urban Center
- Urban Neighborhood
- Traditional Neighborhood
Creating a Palette of Local Places Based on Urban Form

Establish a Hierarchy of Walkable Community Types

Less Urban

Illustration

Traditional Neighborhood

First Suburb Neighborhood

Village

Streetcar Neighborhood

Urban Neighborhood

Urban Center/Downtown

Description

This community type is primarily composed of T3 neighborhoods, which are mostly single-family homes on small to medium-sized lots. This community type also has a small percentage (approximately 10-20%) of T4 with small footprint, medium-density housing types—such as duplexes, townhouses, rowhouses, and small apartment buildings—that are either typically along a major corridor or in areas transitioning from the single-family homes into a neighborhood main street. The neighborhood typically includes one or more main streets (T5) or corners within a short walking distance from a large percentage of homes that are an important part of their walkability. There is typically an interconnected network of streets and small to medium block sizes, unless interrupted with topography constraints or other natural or infrastructure breaks.

This community type is primarily composed of T3 neighborhoods, which are mostly single-family homes. The lots are likely larger or wider than those in a Traditional Neighborhood and some homes may have garage doors on the front. This community type also has a small percentage (approximately 10-20%) of T4 with small footprint, medium-density housing types—such as duplexes, townhouses, rowhouses, and small apartment buildings—that are either typically along a major corridor or in areas transitioning from the single-family homes into a neighborhood main street. This community type is typically adjacent to a more auto-dependent development and the walkable portion is usually quite small. In many instances the walkable areas have been compromised by a newer auto-dependent development. The neighborhood typically includes a small main street (T5) within a short walking distance of a smaller percentage of homes.

This community type is similar to a traditional neighborhood except that it has historically developed as an independent town before being annexed into the City. This means that it has more public infrastructure in place, such as a town hall or courthouse, post offices, etc. The civic users are prominent and typically located within, or near, the T5 main street areas and at major intersections/crossroads.

This community type is similar to a Traditional Neighborhood, except that it has historically developed around a street car network and, therefore, was able to support larger/larger neighborhood main streets and a higher percentage of T4 neighborhoods along the corridors.

This community type is primarily composed of T4 neighborhoods, which are most commonly composed of attached and semi-detached rowhouse building types, and a high percentage of T5 main street areas. There is often a small percentage (less than 10%) of these areas that have a larger footprint and smaller buildings within them (T6), frequently along major corridors. There is typically an interconnected network of streets and small to medium block sizes, unless interrupted with topography constraints or other natural or infrastructure breaks.

This community type is primarily composed of T6 containing mid-rise high-rise vertical mixed-use buildings with ground floor retail and upper floor commercial or residential areas. The area serves as one of the primary employment and civic centers for the City and includes residential and institutional uses and entertainment venues, such as stadiums. The edges of this area may transition to T5 or it transitions into Urban Neighborhoods.

Local Example

Staff to fill in local examples

Staff to fill in local examples

Staff to fill in local examples

Staff to fill in local examples

Staff to fill in local examples

Staff to fill in local examples

Corresponding Transverse Zones

Residential, Retail, Service, Community/Civic Use

Residential, Retail, Service, Community/Civic Use

Residential, Retail, Service, Community/Civic Use

Residential, Retail, Service, Community/Civic Use

Residential, Retail, Service, Community/Civic Use

Residential, Retail, Service, Community/Civic Use

Activity Mix

X = Not part of community type

x = Primary part of community type

X = Minor part of community type

Key
4 Prioritizing 42 Neighborhoods for Form-Based Code Application

Designate a Desired Degree of Change

**Maintain:** Protect & Enhance. Little Change Needed.

**Evolve:** Opportunities for Small, Incremental Public and Private Investment and Change

**Transform:** Desire and Opportunities for Major Improvements

**Degree of Change Key**
- Evolve
- Maintain
- Transform

**Desired Degree of Change**
### Establish Form-Based Policy

<table>
<thead>
<tr>
<th>Community Type</th>
<th>Elements</th>
<th>Intent</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional Neighborhood</td>
<td>Center</td>
<td>Preserve/Maintain</td>
<td>Urban Neighborhood_Center_Preserve</td>
</tr>
<tr>
<td>First Suburb Neighborhood</td>
<td></td>
<td>Evolve</td>
<td>Urban Neighborhood_Center_Evolve</td>
</tr>
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<td></td>
<td></td>
<td>Transform/Create</td>
<td>Urban Neighborhood_Center_Transform</td>
</tr>
<tr>
<td>Village</td>
<td>Neighborhood</td>
<td>Preserve/Maintain</td>
<td>Urban Neighborhood_Neighborhood_Preserve</td>
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<tr>
<td></td>
<td></td>
<td>Evolve</td>
<td>Urban Neighborhood_Neighborhood_Evolve</td>
</tr>
<tr>
<td></td>
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<td>Transform/Create</td>
<td>Urban Neighborhood_Neighborhood_Transform/Create</td>
</tr>
<tr>
<td>Street Car Neighborhood</td>
<td>Corridor</td>
<td>Preserve/Maintain</td>
<td>Urban Neighborhood_Corridor_Preserve/Maintain</td>
</tr>
<tr>
<td></td>
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<td>Evolve</td>
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<tr>
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<td>Transform/Create</td>
<td>Urban Neighborhood_Corridor_Transform/Create</td>
</tr>
<tr>
<td>Urban Neighborhood</td>
<td>Civic Space</td>
<td>Preserve/Maintain</td>
<td>Urban Neighborhood_Civic Space_Preserve/Maintain</td>
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<td>Urban Neighborhood_Civic Space_Transform/Create</td>
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</tbody>
</table>
Comprehensively Documenting Form Characteristics

Extract the Urban DNA of Cincinnati

Building Types
Calibrating a Cincinnati-Specific Transect

Determine the Form Characteristics of Neighborhoods

T3 Estate (T3E)

T4 Neighborhood Medium Footprint (T4N.1)

T3 Neighborhood (T3N)

T4 Neighborhood Small Footprint (T4N.2)
Calibrating a Cincinnati-Specific Transect

Determine the Form Characteristics of Neighborhoods

T5 Main Street (T5MS)

T6 Core (T6C)

T5 Neighborhood (T5N)
Engage a Diverse Community of 297,000 People
Translate the Vision Into a Code

Specific to Transect Zones

A. Intent
To provide a focal point for neighborhoods that accommodate neighborhood serving retail, service, and residential uses in compact, walkable urban form.

The following are generally acceptable form elements in this Zone:

- Attached
- Small-to-Medium Footprint
- Simple Wall Plane along Street
- Buildings at the ROW
- Small to No Side Setbacks
- Up to 4 Stories
- Diverse Mix of Proportions

General note: The drawing above is intended to provide a brief overview of the Transect Zone and is illustrative only.

City of Cincinnati Form-Based Code 2.29

B. Zone Zoning (TSMZ-TSMS)
TSMZ-Open Zone (TSMZ-O3)
The open subzone 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.

City of Cincinnati Form-Based Code 2.30
11 Considering the Broad Range of Users

Ensure Clarity and Usability

Specific to Building Types

1703.3.90 Rowhouse

A. Description
This Rowhouse Building Type is a small-to-moderate-sized, typically attached structure that consists of 2-8 Rowhouses placed side-by-side. In a feature unique to Cincinnati, this Type may also occasionally be detached with minimal separations between the buildings. The Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables community-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

Syn Townhouse

B. Number of Units

<table>
<thead>
<tr>
<th>Units per Rowhouse</th>
<th>1 per floor max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rowhouses per Lot</td>
<td>1 max.</td>
</tr>
<tr>
<td>Rowhouses per min.</td>
<td>2 min., 8 max.</td>
</tr>
</tbody>
</table>

C. Building Size and Massing

- **Main Body**
  - Width per Rowhouse: 18’ min., 30’ max.
  - The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.

- **Porch**
  - Required for Townhouses
  - Frontage
  - Setback Line
  - Private Open Space

D. Allowed Frontage Types

- Ponds Engaged
- Ponds Proportioning
- Scoop
- 1703.4-40
- 1703.4-50
- 1703.4-70

E. Pedestrian Access

- Park
- Parkway Location
- Trash Area
- Each unit shall have an individual entry facing a street.

F. Private Open Space

- Width 8’ per unit min.
- Depth 8’ per unit min.
- Required within setbacks and driveways shall not be included in the private open space calculation.

- Area 100’ of min.

General Note: Photos on this page are illustrative, not regulatory.

City of Cincinnati Form-Based Code

3.16
Regulate the Details That Matter

Specific to Frontage Types

1703-4.110 Shopfront

Key
--- ROW / Lot Line
Setback Line / STIL

A. Description
In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an entrance along the public way. This type is intended for retail use. It has substantial glass at the street level and may include an awning that may overhang the sidewalk. It may be used in conjunction with other frontage types.

B. Size
Distance between Glazing
3'-6" max. (A)
Ground Floor Transparency
75% min. (B)
Depth of Recessed Entrance
5' max. (C)

C. Awnings
Depth
4' max. (A)
Setback from Curb
3'-6" min. (B)
Height, Clear
8' min. (C)

D. Miscellaneous
Residential windows shall not be used.
Doors may be recessed as long as main facade is at STL.
Operable windows are encouraged.
Open-ended awnings are encouraged.

Miscellaneous:
Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

An example of a shopfront with a recessed doorway

An example of a shopfront with folding plantation folds

City of Cincinnati Form-Based Code
Westwood
Compact Walkable Area

Legend
- Pure Poly Merged Cons
- Streets
- Railroads
- Transect
  - T3E
  - T3N
  - T4N.1
  - T4N.1-O
  - T5N.1-O
  - T5N.2-O
  - T5MS
  - T5MS-O

0 100 200 400 600 Feet