

1

Bridging Cincinnati's Form-Based Code and the Comprehensive Plan

# Locate & Prioritize Walkable Urban Neighborhoods

LOCATE  
WALKABLE  
URBAN PLACES



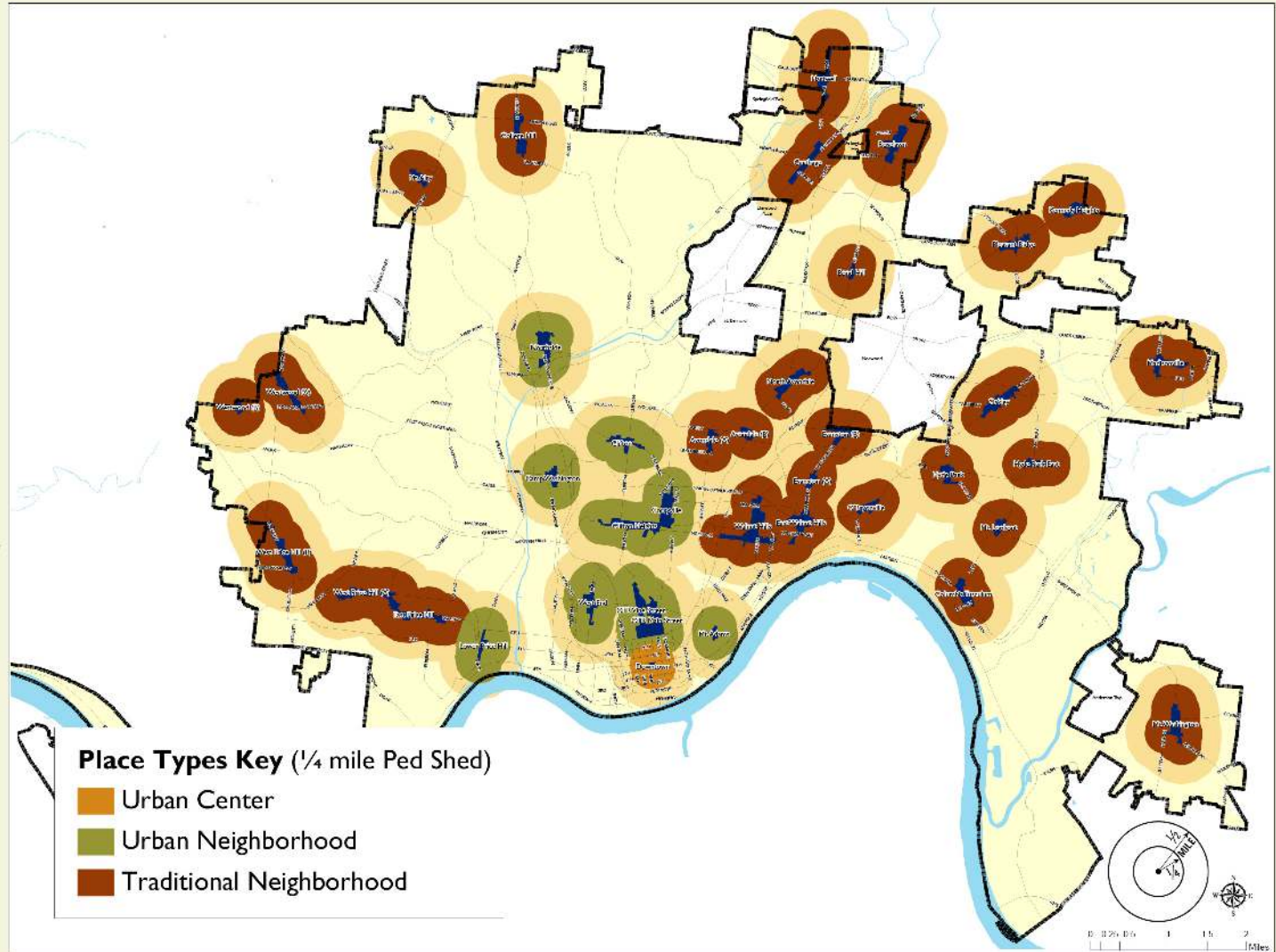
MAKE THEM A  
PRIORITY



DEFINE  
THEIR UNIQUE  
ASPECTS AND  
FORM



UTILIZE THEM  
AS A  
FRAMEWORK



## Cincinnati's Neighborhood Framework



# 2

Establishing a Foundation for the Comprehensive Plan and Code

## Understand the Neighborhood Patterns

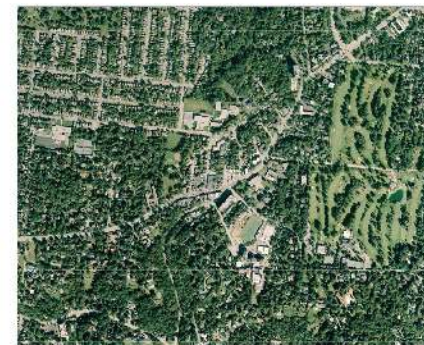
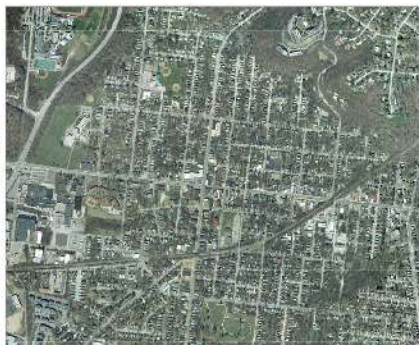
Madisonville

Northside

Oakley Square

O'Bryonville

Aerial Photograph



Transportation Network

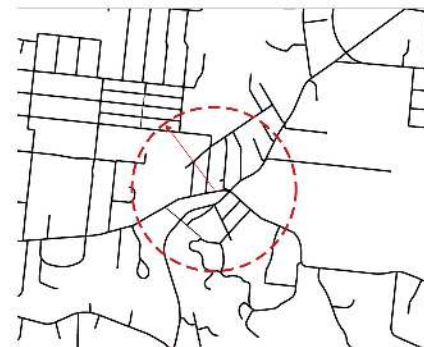


Figure Ground











# 3

Creating a Palette of Local Places Based on Urban Form

## Establish a Hierarchy of Walkable Community Types

	Less Urban				More Urban	
	Traditional Neighborhood	First Suburb Neighborhood	Village	Streetcar Neighborhood	Urban Neighborhood	Urban Center/ Downtown
Illustration						
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, fourplexes, 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 corner stores 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, fourplexes, 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 uses 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/longer neighborhood main streets and a higher percentage of T4 neighborhoods along the corridors.	This community type is primarily 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 as small percentage (less than 10%) of these areas that have a larger footprint and taller 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-to high-rise vertical mixed use buildings with ground floor retail and upper floor commercial or residential uses. This 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 as 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 Transect Zones	T1   T2   T3   T4   T5   T6	T1   T2   T3   T4   T5   T6	T1   T2   T3   T4   T5   T6	T1   T2   T3   T4   T5   T6	T1   T2   T3   T4   T5   T6	T1   T2   T3   T4   T5   T6
Activity Mix	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, entertainment
Key	<div> <div>X</div> = Not part of community type           <div>X</div> = Primary part of community type           <div>X</div> = Minor part of community type         </div>					



# 4

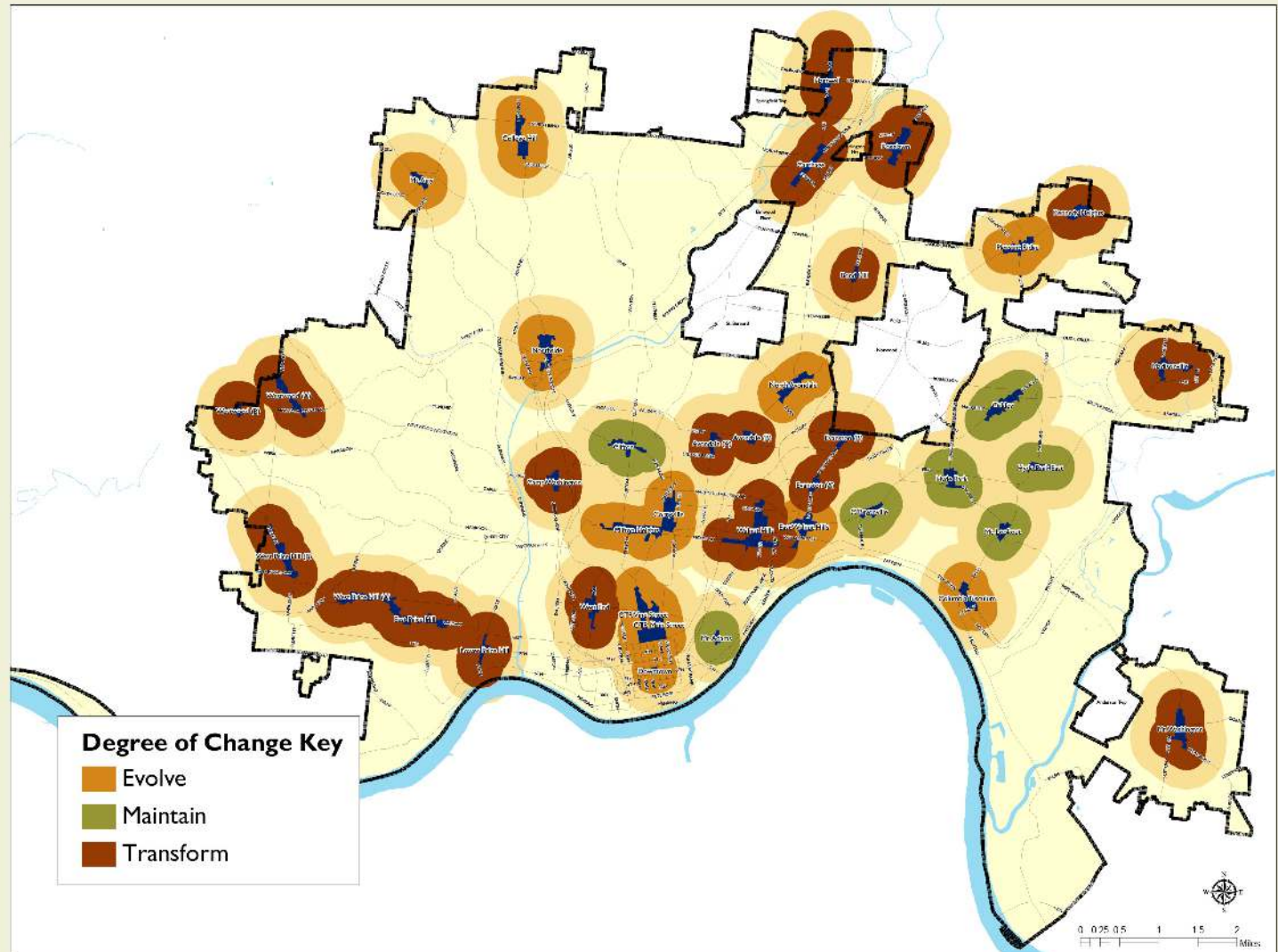
Prioritizing 42 Neighborhoods for Form-Based Code Application

## 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



**Desired Degree of Change**

# 5 Tying the Large and Small Scale Together

## Establish Form-Based Policy

Community Type	Elements	Intent	Policy
<div>Traditional Neighborhood</div> <div></div> <div>T1 T2 T3 T4 T5 T6</div>	<div></div>	<div>Preserve/Maintain</div> <div>Urban Neighborhood_Center_Preserve</div>	Urban Neighborhood_Center_Preserve
<div>First Suburb Neighborhood</div> <div></div> <div>T1 T2 T3 T4 T5 T6</div>		<div>Evolve</div> <div>Urban Neighborhood_Center_Evolve</div>	Urban Neighborhood_Center_Evolve
		<div>Transform/Create</div> <div>Urban Neighborhood_Center_Transform</div>	Urban Neighborhood_Center_Transform
<div>Village</div> <div></div> <div>T1 T2 T3 T4 T5 T6</div>		<div>Preserve/Maintain</div> <div>Urban Neighborhood_Neighborhood_Preserve</div>	Urban Neighborhood_Neighborhood_Preserve
		<div>Evolve</div> <div>Urban Neighborhood_Neighborhood I_Evolve</div>	Urban Neighborhood_Neighborhood I_Evolve
		<div>Transform/Create</div> <div>Urban Neighborhood_Neighborhood_Transform/Create</div>	Urban Neighborhood_Neighborhood_Transform/Create
<div>Street Car Neighborhood</div> <div></div> <div>T1 T2 T3 T4 T5 T6</div>		<div>Preserve/Maintain</div> <div>Urban Neighborhood_Corridor_Preserve/Maintain</div>	Urban Neighborhood_Corridor_Preserve/Maintain
		<div>Evolve</div> <div>Urban Neighborhood_Corridor_Evolve</div>	Urban Neighborhood_Corridor_Evolve
		<div>Transform/Create</div> <div>Urban Neighborhood_Corridor_Transform/Create</div>	Urban Neighborhood_Corridor_Transform/Create
<div>Urban Neighborhood</div> <div></div> <div>T1 T2 T3 T4 T5 T6</div>		<div>Preserve/Maintain</div> <div>Urban Neighborhood_Civic Space_Preserve/Maintain</div>	Urban Neighborhood_Civic Space_Preserve/Maintain
		<div>Evolve</div> <div>Urban Neighborhood_Civic Space_Evolve</div>	Urban Neighborhood_Civic Space_Evolve
		<div>Transform/Create</div> <div>Urban Neighborhood_Civic Space_Transform/Create</div>	Urban Neighborhood_Civic Space_Transform/Create
<div>Urban Center/ Downtown</div> <div></div> <div>T1 T2 T3 T4 T5 T6</div>			



# 6

Comprehensively Documenting Form Characteristics

## Extract the Urban DNA of Cincinnati

**Townhouse: Detached**



**Townhouse: Attached**



**Mansion Apartment/Apartment House**



## Building Types



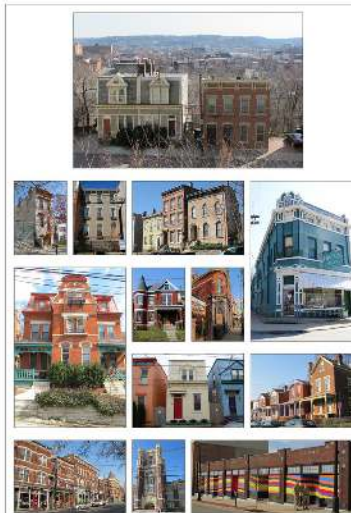
**Frontage Types**

Cincinnati, Ohio  
April 18, 2012



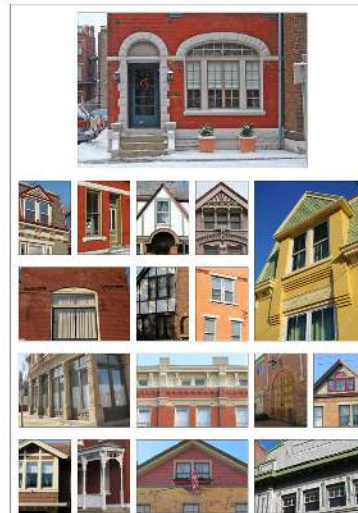
**Public Spaces**

Cincinnati, Ohio  
April 18, 2012



**Character: Buildings**

Cincinnati, Ohio  
April 18, 2012



**Character: Materials**

Cincinnati, Ohio  
April 18, 2012





# 7

Calibrating a Cincinnati-Specific Transect

## Determine the Form Characteristics of Neighborhoods





# 8

Calibrating a Cincinnati-Specific Transect

## Determine the Form Characteristics of Neighborhoods





9

Hosting Multiple 5-Day Charrettes

## Engage a Diverse Community of 297,000 People





# 10

## Removing Barriers for and Incentivizing Thriving Reurbanization

# Translate the Vision Into a Code

Specific to Transect Zones

1703-2.80

### T5 Main Street (T5MS)

1703-2.80 T5 Main Street (T5MS)



#### A. Intent

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

The following are generally appropriate 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 Frontages

#### B. Sub-Zone(s)

T5MS-Open Zone (T5MS-O)

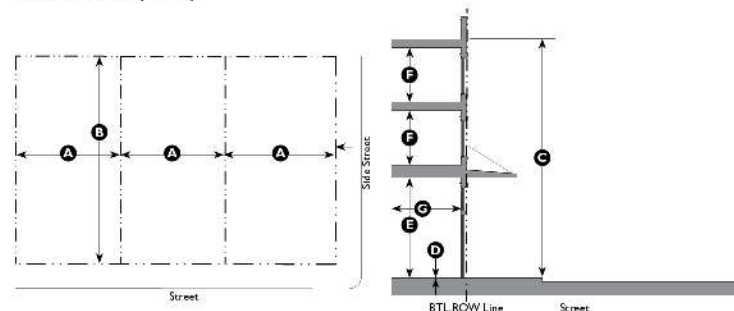
The open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

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

1703-2.80

Specific to Transect Zones

### T5 Main Street (T5MS)



#### Key

--- ROW / Lot Line

#### C. Allowed Building Types

Building Type	Lot		Standards
	Width <b>A</b>	Depth <b>B</b>	
Main Street	25' min.;	100' min.	1703-3.140
Mixed-Use	150' max.		
Mid-Rise	100' min.;	180' min.	1703-3.160,
	200' max.		1703-3.180

#### D. Building Form

Height		
Main Building	2 stories min.;	<b>C</b>
	5 stories max.	
Accessory Structure(s)	1 story max.	
Ground Floor Finish Level above Sidewalk	6" max.	
Ground Floor Ceiling	14' min.	<b>D</b>
Upper Floor(s) Ceiling	8' min.	<b>E</b>
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.		

#### Key

--- ROW Line

#### D. Building Form (continued)

Footprint		
Depth, Ground-Floor Space	40' min.	<b>G</b>
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 150' must be designed to read as a series of buildings no wider than 75' each.		



# 11

Considering the Broad Range of Users

## Ensure Clarity and Usability

1703-3.90

Specific to Building Types

1703-3.90 Rowhouse



Classically detailed brick Rowhouses are stepped down a steep sidewalk.



Rowhouses with covered stoops acting as a single building



A row of minimally-detached three-bay Rowhouses

### A. Description

The Rowhouse Building Type is a small- to medium-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. This 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 appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

Syn: **Townhouse**

T3E	T3N
<b>T4N.MF</b>	<b>T4N.SF</b>
T5MS	T5N.LS
T5C	<b>T5N.SS</b>
	<b>T5F</b>

### Key

**T#** Allowed **T#** Not Allowed

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

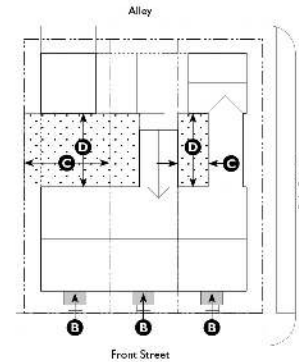
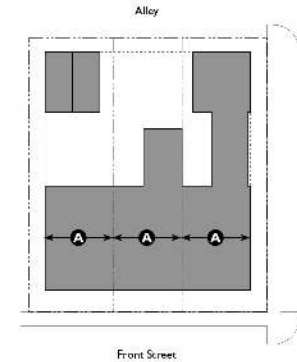
City of Cincinnati Form-Based Code

3-16

Specific to Building Types

1703-3.90

Rowhouse



### Key

--- ROW / Lot Line      --- Setback Line  
 --- Shared Lot Line<sup>1</sup>      ■ Building  
<sup>1</sup>Rowhouses may have a shared Lot Line.

### B. Number of Units

Units per Rowhouse	1 per floor max.
Rowhouses per Lot	1 max.
Rowhouses per run	2 min.; 8 max.

### C. Building Size and Massing

#### Height

Per transect zone standards in Section 1703-2 (Specific to Transect Zones).

#### Main Body

Width per Rowhouse 18' min.; 36' max. **A**  
 The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.

### Key

--- ROW / Lot Line      ■ Frontage  
 --- Setback Line      □ Private Open Space

### D. Allowed Frontage Types

Porch: Engaged	1703-4.60
Porch: Projecting	1703-4.50
Scoop	1703-4.70

### E. Pedestrian Access

Main Entrance Location	Front street	<b>B</b>
Each unit shall have an individual entry facing a street.		

### F. Private Open Space

Width	8' per unit min.	<b>C</b>
Depth	8' per unit min.	<b>D</b>
Area	100 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.  
 Required private open space shall be located behind the main body of the building.

City of Cincinnati Form-Based Code

3-17



# 12

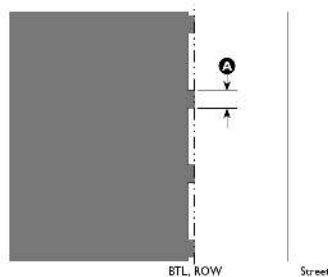
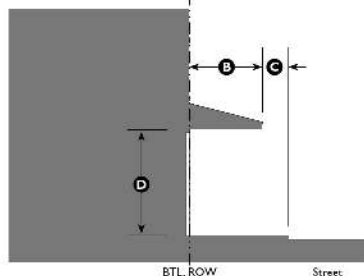
Focusing on Creating Good, Walkable Urbanism

## Regulate the Details That Matter

1703-4.110

Specific to Frontage Types

### 1703-4.110 Shopfront



#### Key

--- ROW / Lot Line

Setback Line/BTL

#### A. Description

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

#### B. Size

Distance between Glazing	2' max.	A
Ground Floor Transparency	75% min.	
Depth of Recessed Entries	5' max.	

#### C. Awning

Depth	4' min.	B
Setback from Curb	2' min.	C
Height, Clear	8' min.	D

#### D. Miscellaneous

Residential windows shall not be used.  
Doors may be recessed as long as main facade is at BTL.  
Operable awnings are encouraged.  
Open-ended awnings are encouraged.  
Rounded and hooped awnings are discouraged.  
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 formal pilastered bays

4-12

City of Cincinnati Form-Based Code

1703-5.80

Supplemental to Transect Zones

### T. Wall Mural Sign

T3E	T3N	T4N.MF	T4N.SF	
T5MS	T5N.LS	T5N.SS	T5P	T6C

#### Description

The Wall Mural Sign Type is flat against a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements. These signs are intended to be visible from a greater distance and are accompanied by additional signage on the primary facade at the business entrance. Wall Mural Signs that provide off-site signage for a business or do not provide signage for a specific business (artistic wall mural) are subject to approval by the Director. Billboards are not considered wall mural signs and are prohibited within the Form-Based Code areas.

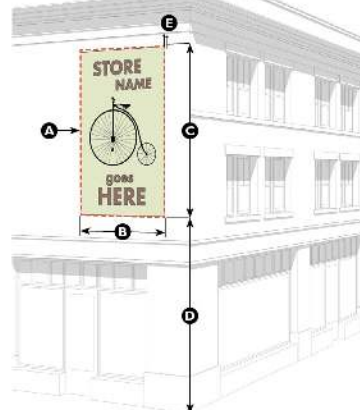
#### Size

##### Signable Area

Area	1000 sf max.	A
Width	60' max.	B
Height	50' max.	C

#### Location

Height Above Ground	3' min.	D
Projection	8" max.	E



### U. Window Sign

T3E	T3N	T4N.MF	T4N.SF	
T5MS	T5N.LS	T5N.SS	T5F	T6C

#### Description

The Window Sign Type is often professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, applied directly on the inside of a window. Window signs offer a high level of craftsmanship and visibility, and are often used for small professional offices.

#### Size

##### Signable Area

Area per Shopfront		
Window	20% max.	A
Width	5' max.	B
Height	36" max.	C

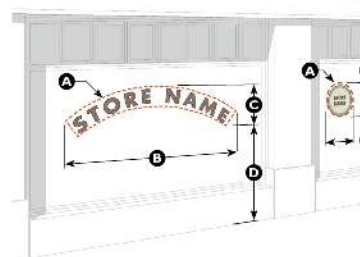
#### Location

Height Above Ground	5' min.	D
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Window Signs shall be applied directly to the inside of the glass.

#### Miscellaneous

Applied plastic or vinyl cut letters are strongly discouraged.  
Window Signs shall have a clear background.



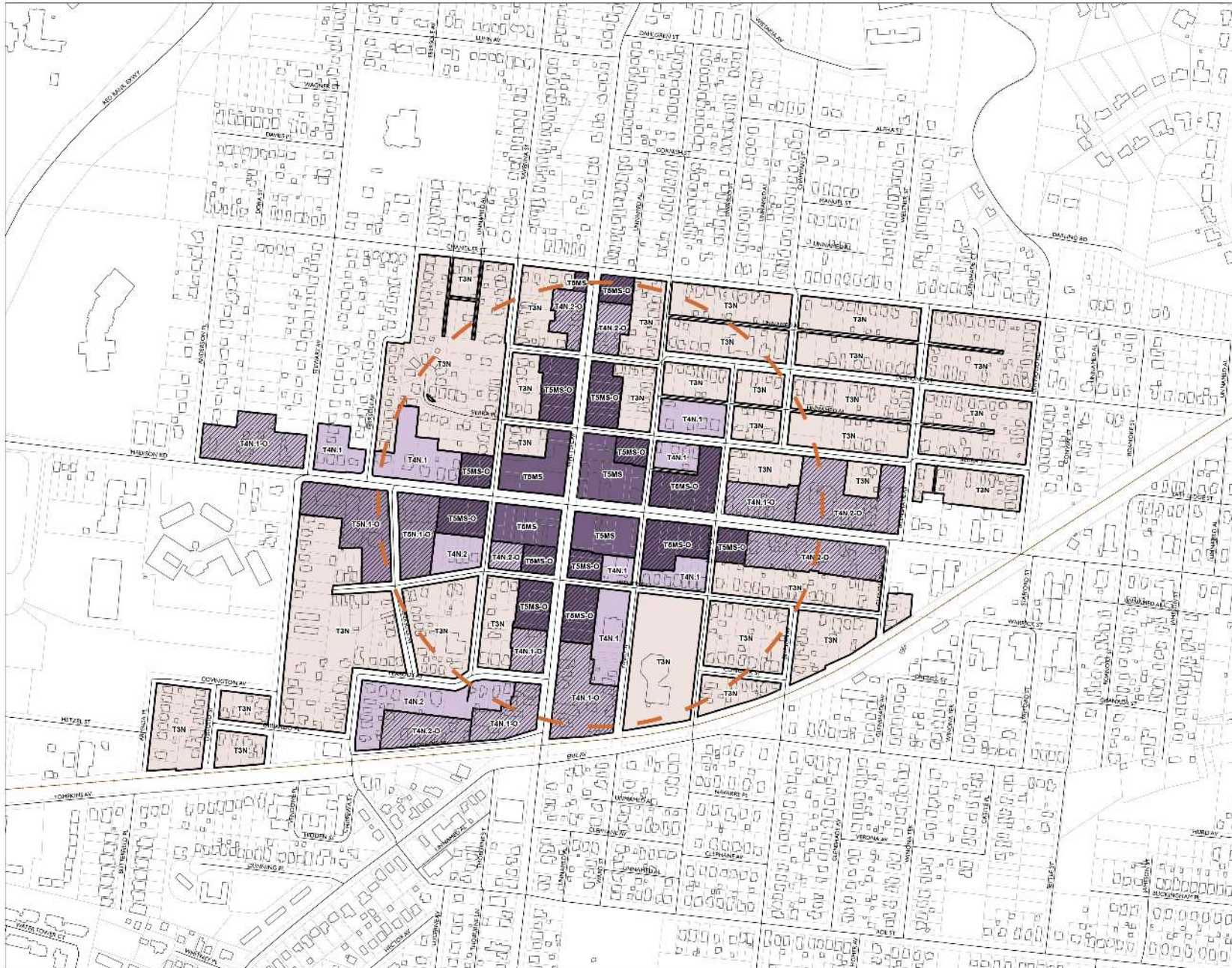
5-30

City of Cincinnati Form-Based Code




















# Madisonville

Compact  
Walkable  
Area

## Legend

-  Parc Poly Merged Cons
-  Streets
-  Railroads
- TRANSECT**
-  T3N
-  T4N.1
-  T4N.1-O
-  T4N.2
-  T4N.2-O
-  T5N.1-O
-  T5MS
-  T5MS-O



0 100 200 400 600 Feet





# Walnut Hills

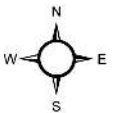
Compact  
Walkable  
Area

## Legend

- Parc Poly Merged Cons
- Streets
- Railroads

### TRANSECT

- T4N.1-O
- T4N.2
- T4N.2-O
- T5MS
- T5MS-O
- T5N.1
- T5N.1-O
- T5N.2-O



0 100 200 400 600 Feet





# Westwood

Compact  
Walkable  
Area

## Legend

Parc Poly Merged Cons

Streets

Railroads

### TRANSECT

T3E

T3N

T4N.1

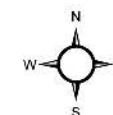
T4N.1-O

T5N.1-O

T5N.2-O

T5MS

T5MS-O



0 100 200 400 600 Feet