

Camp Washington Zoning Proposed Changes – 11/30/2018

The Camp Washington Community Board was established in 1975 to help save houses in distress, build homeownership, and generally improve the quality of life in The Camp. In 2015, the Community Board used a grant from PNC Bank to fund a process to develop a new neighborhood plan, building upon the 2009 Industrial Area Plan. The Camp Washington Community Council and the Camp Washington Business Association joined in to get input from their respective constituents. Over a two-year period, stakeholders at nearly thirty (30) community council and business association meetings, as well as other open group meetings, hammered out and then voted in favor of the plan.

The plan is called “Made in Camp – Crafting a Way Forward for Camp Washington”. The plan was overwhelmingly approved by the Cincinnati Planning Commission and the Cincinnati City Council in June 2018.

The official Made in Camp plan gives the community access to many City of Cincinnati resources, including the ability to begin studying zoning, transportation, recreation, housing development and industrial land-uses. The Community Council has requested a zoning study of the Colerain Corridor from Hopple to Marshall. The Council also requested an Interim Development Control (IDC) to prevent the demolition of buildings along this corridor until the zoning study is completed.

The neighborhood’s Colerain Avenue corridor, as the neighborhood’s traditional business district, is a high-value and underutilized pedestrian district currently zoned CC-A, or Commercial Community – Auto-oriented. The Camp Washington Community Council requested the city to study whether CC-A designation was still appropriate, or whether the more pedestrian-friendly Urban Mix (UM) is better suited for the business district along Colerain Avenue.

The CC-A district designation is intended for areas that provide for easy automobile access, entirely appropriate for parcels along or close to Hopple Street, as it allows for building placement and drive-thru’s almost anywhere on a parcel. However, in the rest of the Camp’s already-built business district, there’s no or little setback from the street, existing buildings are mostly built right up against the street line. CC-A is really only appropriate if you are intent on demolition of existing structures, and is meant for non-walkable neighborhoods. CC-A is meant for shopping centers and box stores, which mostly doesn’t apply in this portion of the Colerain Avenue corridor.

The Urban Mix (UM) designation, on the other hand, is meant to preserve, create and enhance pedestrian-oriented streets to encourage retail, entertainment, residential and office vitality and improve the quality of life for district residents, visitors and workers. UM is meant to provide quality public spaces in urban streets by maintaining the physical continuity of the street edge created by buildings. The UM designation is much more appropriate for the walkable business district of Camp Washington along Colerain Avenue and adjacent parcels not close to Hopple Street.

UM & CC-A Zoning Designations Permitted Uses Chart

The permitted uses of the CC-A and UM designations are actually more similar than different, as one can see in the following chart created specifically to compare the two codes. With UM, a commercial building can easily become mixed-use commercial/residential, whereas with the current CC-A designation, a conditional use variance would need to be obtained.

We have yet to find a parcel in the considered district that does not already conform to the Urban Mix designation, but anything that could be currently considered non-conforming can continue, as long as the property owner wants it to.

As well, in instances where a parcel owner wants to initiate a new project for his business on his parcel but is unsure of how the UM designation will impact the project, there would be little to no impact when compared with CC-A.

CC-A & UM Comparison Chart

P = Permitted

C = Conditional

L = Limitation (Limitation codes are at the bottom of the chart)

Use Classifications	CC-A	Use Classifications	UM
Residential Uses		Residential Uses	
Bed and breakfast home	—	Bed and breakfast home	P
Day care home - Adult	P	Day care home - Adult	P
Day care home - Type A	L3	Day care home - Type A	L2
Day care home - Type B	—	Day care home - Type B	L2
Group residential		Group residential	
Congregate housing	P	Congregate housing	P
Convents & monasteries	—	Convents and monasteries	L7
Dormitories	P	Dormitories	L7
Fraternities & sororities	—	Fraternities & sororities	L7
Patient family homes	—	Patient family homes	L7
Rooming houses	—	Rooming houses	L1
Shared housing for elderly	—	Shared housing for the elderly	L7
Permanent residential		Permanent Residential	
Single-family dwelling	L2	Single-family dwelling	P
Attached single-family dwelling	—	Attached single-family dwelling	P
Rowhouse, single-family dwelling	—	Rowhouse, single-family dwelling	P
Two-family dwelling	L2	Two-family dwelling	P
Multi-family dwelling	L2	Multi-family dwelling	P
Residential care facilities		Residential Care Facilities	
Assisted living	P	Assisted living	P
Developmental disability dwelling	L2	Developmental disability dwelling	P
Nursing home	P	Nursing home	P
Special assistance shelter	C	Special Assistance Shelter	C
Transitional Housing		Transitional Housing	
Programs 1—4	L2	Programs 1—4	P
Program 5—6	P	Program 5, 6	—
Public and Semipublic Uses		Public and Semipublic Use	
Clubs and lodges	P	Clubs and lodges	P
Colleges, public or private	P	Colleges, Public or Private	P
Community service facilities	P	Community service facilities	C
Cultural institutions	P	Cultural institutions	P
Day care center	P	Day Care Center	P
Government facilities and offices		Government Facilities and Offices	
Offices	P	Offices	P
Hospitals	—	Hospitals	P
Park and recreation facilities	P	Parks and recreation facilities	P
Public maintenance facilities	C	Public maintenance Facilities	C
Public safety facilities	P	Public safety facilities	P
Religious assembly	P	Religious assembly	P
Schools, public or private	P	Schools, public or private	P
Commercial Uses		Commercial Uses	

Ambulance services	p	Ambulance Services	C
Animal services	L9	Animal Services	C
Banks and financial institutions	p	Banks and Financial Institutions	L9
ATM, Stand Alone	—	ATM, Stand Alone	C
Bed and breakfast inns	p	Bed and breakfast inns	P
Building maintenance services	p	Building maintenance services	P
Building materials sales and services	L5	Building material sales & services	L3
Business services	p	Business services	P
Commercial meeting facility	p	Commercial meeting facilities	C
Eating and drinking establishments		Eating and Drinking Establishments	
Convenience markets	p	Convenience markets	L9
Drinking establishments	p	Drinking establishments	P
Restaurants, full service	p	Restaurants, Full Service	L9
Restaurants, limited	p	Restaurants, Limited Service	L9
Food markets	p	Food markets	L9
Food preparation	p	Food preparation	P
Funeral and interment services	p	Funeral and interment services	P
Garden supply stores and nurseries	L5	Garden supply stores & nurseries	C
Hotels and commercial lodging	p	Hotels & commercial lodging	P
Laboratories, commercial	p	Laboratories, commercial	L6
Loft dwelling units	p	Loft dwelling units	P
Maintenance and repair services	p	Maintenance & repair services	P
Medical services and clinics	p	Medical services and clinics	P
Offices	p	Offices	P
Parking facilities	p	Parking facilities	C
Personal instructional services	p	Personal instructional services	P
Personal services	p	Personal services	P
Private vehicular storage Lot	P	Private vehicular storage Lot	—
Recreation and entertainment		Recreation and Entertainment	
Indoor or small-scale	p	Indoor or small scale	P
Outdoor or large-scale	C	Outdoor or large scale	C
Retail sales	p	Retail sales	L6
Vehicle and equipment services		Vehicle & Equipment Services**	L10
Vehicle and equipment sales and rental	L8		
Car wash	p	Car wash	L10
Fuel sales	p	Fuel sales	
Vehicle repair	p	Vehicle repair	L11
Industrial Uses		Industrial Uses	
Production industry		Production industry	
Artisan	p	Artisan	P
General	—	General	C
Limited	p	Limited	P
Research & development	—	Research & development	C
Warehousing and storage		Warehouse & Storage	
Contractor storage	L5	Contractor's storage	L3
Indoor storage	p	Indoor storage	P

Wholesaling and distribution	p	Wholesale & distribution	C
Transportation, Communication and Utilities Uses		Transportation, Communication and Utilities	
Communications facilities	P	Communications facilities	C
Public utility distribution system	p	Public utility distribution system	L12
Radio and television broadcast antenna	C	Radio and television broadcast antenna	—
Transportation facilities		Transportation Facilities	
Heliports	C	Heliports	C
Railroad right-of-way	P	Railroad right-of-way	P
Transportation passenger terminals	P	Transportation passenger terminals	C
Wireless communication antenna	L7	Wireless communication antenna	L4
Wireless communication tower	C	Wireless communication tower	C
Agriculture and Extractive Uses		Agriculture and Extractive Uses	
Community gardens	p	Community gardens	P
Accessory Uses		Accessory Uses	
Any accessory use not listed below	L10	Any accessory use not listed below	L5
Refuse storage areas	p	Refuse storage areas	P
Drive box	L11	Drive box	L13
Commercial services	—	Commercial services	P
Commercial vehicle parking	p	Commercial vehicle parking	P
Exterior lighting	p	Exterior lighting	P
Small-scale specialized incinerator	L12	Small scale specialized incinerator	—
Portable storage containers	p	Portable Storage Containers	P
Fences and walls	—	Fences and walls	P
Home occupations	—	Home occupations	P
Rooming unit	—	Rooming unit	L8
Transitional Housing	—	Transitional Housing	—
Nonconforming Uses see Chapter 1447		Nonconforming Uses see Chapter 1447	

Specific Limitations

L1

Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L2

Permitted only above the ground floor in a mixed use building. Modification requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variance, Special Exceptions, and Conditional Uses.

L3

Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L4

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L2

Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear.

L3

Permitted provided outdoor storage is screened so as not to be visible from adjacent streets.

L4

Permitted, provided that there are no outdoor exercise areas, yards or pens and mechanical ventilation and air filter devices must be provided.

L5

Permitted provided that outside storage is screened with an 8 ft. privacy fence.

L6

Presentation of entertainment is not permitted in outdoor areas.

L7

Antenna height may not exceed 20 feet; greater height required a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, commercial or public utility building or structure.

L8

Permitted on arterial streets with a maximum site size of two acres. Vehicle loading and unloading must occur on-site.

L9

Outdoor exercise areas, yards or pens must be 100 feet from any residential district.

L10

Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted except where expressly prohibited. All others require conditional use approval.

L11

The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.

L12

Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.

L13

Permitted only above the ground floor in a mixed use building. Modification requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variance, Special Exceptions, and Conditional Uses.

L14

Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, a commercial or industrial building or structure.

L5

Accessory uses determined by the Zoning Administrator to be customarily incidental to a use of the district are permitted. All others require conditional use approval.

L6

Use is limited to 15,000 square feet.

L7

A separate entrance for access to rooming units must be provided in a MIX-use building.

L8

No more than two rooming units may be rented or leased in any dwelling.

L9

Drive through facilities are not permitted.

L10

Permitted as an accessory use located within a parking garage.

L11

Permitted within a fully enclosed structure.

L12

The facility must be underground, within a building or on the roof within an enclosure.

L13

Accessory to a public or semi-public use provided that the drivebox is at least 100 feet from any property used for residential purposes.

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Under UM, they fall under one definition:

- (a) Vehicle and equipment sales and rental. See § 1401-01-V1.
- (b) Car wash. See § 1401-01-C.
- (c) Fuel sales. See § 1401-01-F13.
- (d) Vehicle repair. See § 1401-01-V3.
- (e) Automobile holding facility. See § 1401-01-A14.
- (f) Vehicle repair, heavy. See § 1401-01-V4.