

Cincinnati, Ohio

Cincinnati is an older city with an aging housing stock and a large need for affordable housing. Many existing lots are narrow, pre-Civil War “shot gun” lots, while zoning assumes more contemporary lot configurations. In 2002, the city passed a resolution mandating “full scale regulatory” reform as part of its revitalization initiatives. Although new zoning did not go into effect until 2004, prior regulatory reforms alone increased single-family production from 97 units in 2003 to 158 units in 2004.

Specific Actions Taken:

- **Has a new zoning code that allows 2000–4000 square foot lots in older neighborhoods, clustered housing, and reduced requirements for side yards and setbacks.**
- **Maintains a One Stop Development Center to provide builders with a single point of contact and coordinate all permitting and processing.**
- **Holds cooperative pre-development meetings involving all agencies to resolve development issues at one time.**