

Mt. Lookout Neighborhood Conservation District Plan

Mt. Lookout is an early rail line neighborhood developed on an eastern hill in Cincinnati that features a forested green belt on its southern perimeter. Mt. Lookout is unique in that a substantial percentage of the neighborhood is composed of single-family housing at low densities along streets in a grid-like pattern that deviates as the streets traverse the hillsides.

Mt. Lookout's prevailing land development pattern includes lots that have narrower widths but more substantial depth, which configuration is often the result of the rolling topography. Mt. Lookout's single-family neighborhoods were most often built in the early-to- mid 20th century and prominently display distinct and rich architectural details that are typical of those eras of land development.

The development standards set forth below are designed to protect the relative contextual character of Mt. Lookout by ensuring that replacement principal structures resulting from demolitions are compatible in size, height, massing, and configuration within the appropriate neighborhood setting.

Minimum Development Standards

1. Demolition of Principal Structures

Demolition of principal structures is permitted when the demolition occurs in connection with the construction of a new principal structure that meets the guidelines set forth in sections two and three below. Demolition of principal structures not meeting these guidelines must be approved by the Zoning Hearing Examiner pursuant to the criteria for demolition set forth in Chapter 1436, Neighborhood Conservation Districts.

2. Demolition Replacement - Maximum Building Envelope: Building Size, Height and Massing

The maximum building envelope (MBE) for a new principal structure that replaces an existing principal structure shall be calculated as follows:

- a. The width of the principal structure may be no more than 10% greater than the maximum width of the existing principal structure on the lot.
- b. The depth of the principal structure may be no more than 25% greater than the maximum depth of the existing principal structure on the lot.
- c. The height of the principal structure may be no more than 10% greater than the height of the existing principal structure on the lot.
- d. If the width, depth, or height of the existing principal structure on the lot is nonconforming with existing zoning standards, the new principal structure may maintain the same width, depth, or height but the degree of their nonconformity may not be increased notwithstanding subsections a-c above.

3. Demolition Replacement - Lot Configuration

The placement of a new principal structure that replaces an existing principal structure shall be established as follows:

- a. The front yard setback and side yard setbacks of the principal structure may be no more than 10% greater than the front yard setback and side yard setbacks of the existing principal structure on the lot.
- b. The rear yard setback of the principal structure may be no more than 25% less than the rear yard setback of the existing principal structure on the lot.
- c. If the setbacks of the existing principal structure on the lot are nonconforming with existing zoning standards, the new principal structure may maintain the same setbacks, but the degree of their nonconformity may not be increased notwithstanding subsections a-b above.