

**HAMILTON COUNTY REGIONAL PLANNING COMMISSION  
CATEGORIES OF RECOMMENDED LAND USE**

**1. Rural Residence**

Low density detached housing and related compatible uses generally associated with rural environment.

*Typically active farms sparsely developed areas with detached housing in rural settings, farmsteads, or very low density housing that seek to preserve natural conditions such as woodlands, steep slopes or geological conditions that are most suitable for farming, but not for more intensive uses. "Clustered detached housing" refers to single-family housing that is clustered on a property, but does not exceed the density determined by zoning*

**2. Single Family Residence**

Low density detached housing and related compatible uses.

*Typically detached dwellings with scale and massing appropriate to protect the character of the surrounding neighborhood and site constraints and density consistent with adopted zoning*

**3. Transitional Residence**

Low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses and other types of development, where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood.

*Typically 1 and 2 story clustered single family, zero lot line, attached two and three family, and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single family residential development.*

**4. Single Family Cluster Residence**

Moderate density detached housing and related compatible uses.

*Typically detached dwellings, 1-2 stories, at a minimum floor area of 1200 square feet and brick façade, such as zero lot line, patio homes or landminiums, and detached single family dwellings at a higher density than Single Family Residence which may reduce the lot area and bulk requirements for each parcel, and which devotes the remaining undeveloped land into open space, active recreation space or preserves environmentally sensitive areas. The number of parcels in a development should be considered secondary to the overall design of the project. The proposed density should be consistent with adopted zoning and PUDs are encouraged.*

**5. Attached Single Family Residence**

Moderate density attached single family dwellings and related compatible uses.

*Typically attached dwelling, such as townhouses or fee-simple condominiums, at a minimum floor area of 1200 square feet, brick façade, having individual entrances at grade, attached integral garages, that are at a higher density than Single Family Residence. Massing and scale of attached single family residences should be similar to that of surrounding land uses.*

**6. Multi Family Residence**

Detached or attached housing (apartments or condominiums) and related compatible uses.

*Typically 2 and 3 story buildings with scale, massing, density, layout and specifications compatible with site constraints and character of existing residential developments in the surrounding area, and where more than one occupant uses an entranceway for access to individual units.*

## **7. Special Purpose – Residence**

Detached and attached housing and related compatible uses built in conjunction with medical, educational, philanthropic, religious or charitable institutional purposes where the increase in overall density and scale is offset by the conservation of open space and limited off site impacts of the development due to inherent restrictions on the user of the property.

*Typically 1 & 2 story structure for senior housing with scale, massing, intensity, layout, and specifications compatible with site constraints and character of surrounding residential development.*

## **8. Transitional Mixed Use**

Detached or attached housing, low intensity office (such as conversion of single family residence) and related compatible uses (excluding retail and industrial) that provide a transition between residential uses and other types of development.

Typically 1 and 2 story structures with scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential development.

## **9. General Office**

Office uses and related compatible uses at intensities consistent with surrounding development.

*Typically 1, 2 and 3 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints.*

## **10. Neighborhood Retail**

Low intensity neighborhood oriented retail and service uses that provide a transition between residential uses and other types of development or that achieve compatibility and service appropriate to the adjacent residential neighborhood.

*Typically 1 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential developments.*

## **11. General Retail**

Community and regional oriented business uses that tend to locate along highways with relatively high traffic volumes.

*Typically commercial strips or self contained community and regional retail center including “outlot” development.*

## **12. Planned Mixed Use Employment Area**

Developments containing some combination of office, retail, light industrial or compatible uses developed with a consistent theme and containing architectural, landscape, streetscape, and signage standards.

*Typically a campus-style planned development with multiple uses that are created in separate buildings or within single buildings, sharing a common image and circulation system*

## **13. Light Industry**

Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals and wholesaling activities in enclosed facilities without offensive emissions or nuisance.

*Typically office warehouse uses with convenient access to major roads.*

## **14. Heavy Industry**

Larger scale industrial uses such as intensive manufacturing activities which may contain outside storage.

*Typically industrial or manufacturing uses with convenient access to primary highways or rail system.*

## **15. Public, Semi Public and Institutional**

Active parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, hospitals, senior housing facilities, and educational, philanthropic, religious or charitable institutions, public properties and buildings with similar uses.

*Typically community or not for profit uses.*

**16. Green Space and Agriculture**

Passive activities, agriculture, and related uses –often in floodplain areas – that retain the natural features of the environment.

*Typically forests or wildlife reservations, farms and farm activities and cemeteries.*

**17. Utility**

Facilities for gas, electric, water, sewer, cable television or other utility.

*Typically any use that is controlled by the Public Utilities Commission of Ohio or government service.*

**18. Right-Of-Way**

Generalized location of land reserved for public roads, railroad lines or other types of inter-modal transportation routes.

*Typically linear transportation routes.*

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**Related Definitions**

**a. Buffer Areas:** Generalized indication of need for development to include appropriate buffers, setbacks, landscaping, fences or other screening elements to achieve other community goals.

**b. Development Unit:** An area requiring a specific plan for contiguous lots, buildings or tenants to achieve development coordination of access points, timing of phases, design compatibility or other cooperative goals.

**HCRPC**            1988                    Rev. 1-23-90.....Rev. 1-5-95                    Rev. 1-4-2001

Note: These are the most recently adopted definitions, and replace all the previous versions.