LAND USE PLAN
FOR THE
CITY OF MADEIRA
2006
Revised Land Use Plan
for the
City of Madeira, Ohio

Revised December 7, 2004
Revised January 12, 2005
Revised February 25, 2005
Revised March 24, 2005
Revised April 15, 2005
Revised July 15, 2005
Revised January 26, 2006
Revised March 21, 2006
Revised June 1, 2006
Revised July 15, 2006
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PREFACE

This document presents information in support of the Land Use Planning Committee’s recommendations. It also serves to familiarize interested persons with Madeira, and provide background on the Plan’s process, purpose, and rationale. The Land Use Plan also serves these specific purposes:

- To provide an updated snapshot of the City’s land use conditions;
- To state current demographics and estimated future demographics;
- To identify community goals and objectives and give direction on how to accomplish them;
- To illustrate the City of Madeira’s development direction;
- To set forth desired land use development patterns; and
- To guide review of requests for zoning map amendments.

This plan serves as the primary land use and planning tool for the City of Madeira. The following plans have also been adopted by City Council and may be incorporated as supplements to this document:

- Recreation and Parks Master Plan
- CBD (Central Business District) Master Plan
- Transitional Overlay District (T-District 1 & 2)

The initiative to update the Land Use Plan started in 1999. City officials and residents recognized changes regarding local development issues. With that recognition there comes a commitment to ensure orderly development. And, as the land inside the city becomes more difficult to develop, the city will depend more upon planned development.

The land use plan for the City of Madeira considers a 10 – 15 year future time frame, and provides a road map for future community achievement. The plan is divided into three sections:

- Preliminary Assessment
- Land Use Recommendations
- Implementation Strategies

The preliminary assessment section consists of a series of basic studies on community characteristics. These studies include a land use inventory and an analysis of demographic traits. The second section recommends appropriate land uses for all vacant land remaining within the community and the final section outlines various procedures to insure that future development of vacant land will correspond to land use recommendations.
SECTION I

PRELIMINARY ASSESSMENT
INTRODUCTION

This section focuses on the community’s growth and development. It provides information related to past and future population growth, characteristics of the population, land use, and zoning.

All studies in this section of the plan are intended as overviews. The purpose of this section is to provide a general assessment of the City’s demographic traits and land use structure. As part of the planning process, a more critical analysis of the community land use issues will be made in a latter section of this report. However, before addressing such issues, it is essential to understand the community’s general development pattern and population characteristics.

POPULATION GROWTH

Total population figures for the City of Madeira from 1940 to 2000 are presented in Table 1.

### Table 1

<table>
<thead>
<tr>
<th>Year</th>
<th>1940</th>
<th>1950</th>
<th>% change '40 to '50</th>
<th>1960</th>
<th>% change '50 to '60</th>
<th>1970</th>
<th>% change '60 to '70</th>
<th>1980</th>
<th>% change '70 to '80</th>
<th>1990</th>
<th>% change '80 to '90</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>1384</td>
<td>2689</td>
<td>+94.3</td>
<td>6744</td>
<td>+150.1</td>
<td>6713</td>
<td>-.4</td>
<td>9341</td>
<td>39%</td>
<td>9141</td>
<td>-2.14</td>
</tr>
</tbody>
</table>

*Includes South Kenwood annexation (May 1970)


Information related to housing in Madeira is presented in Table 2. Table 2 indicates the growth of the City’s housing stock, changes in the average household size within the community, and housing vacancy rates.

### Table 2

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # of Housing Units</td>
<td>752</td>
<td>1,796</td>
<td>1,891</td>
<td>3,288*</td>
<td>3,565</td>
<td>3,484</td>
</tr>
<tr>
<td># of Persons per Household</td>
<td>3.50</td>
<td>3.83</td>
<td>3.53</td>
<td>2.82</td>
<td>2.57</td>
<td>2.55</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>.70</td>
<td>2.10</td>
<td>1.40</td>
<td>2.07</td>
<td>1.0</td>
<td>.80</td>
</tr>
</tbody>
</table>

*Includes South Kenwood annexation (May 1970)

Between 1940 and 2000, Madeira’s total population increased nearly six times in size. Much of this growth, however, is attributed to annexation rather than to natural population increase. If the impact of annexation is discounted, Madeira’s population has actually declined since 1960.

Madeira’s most rapid growth occurred during the years following the end of World War II. Between 1940 and 1950, the City’s population increased by over 1,300 persons. Rapid growth continued through the 1950’s. Between 1950 and 1960, the City’s housing stock grew by over 1,000 units and total population increased by 4,055 persons.

Growth during the 1960’s, in contrast, slowed dramatically. Only 95 new housing units were constructed in the City, while total population declined by 31 persons. This small decline in population is attributed to a decrease in family size which fell from an average of 3.83 persons per household in 1960 to 3.53 persons per household in 1970. This substantial decrease in family size more than offset population increases resulting from the construction of new housing units and the establishment of new households in the community. There were two primary reasons for this decline in family size. First, there was a substantial decline in birth rates. Between 1960 and 1970 the number of births in the nation declined 22% from 23.7 births per thousand persons to 18.4 births per thousand persons. The second reason for declining family sizes is that couples in Madeira have demonstrated a propensity to remain in the community after their children reached maturity and relocated. Therefore, households which may have included several children during the 1950’s and 1960’s may have only consisted of the original parental unit in 1970.

In May of 1970, the City of Madeira annexed a large residential portion of Columbia Township known as South Kenwood. This annexation contained approximately 1,250 homes and raised Madeira’s total population to 10,838. Since this annexation, total population in Madeira has declined substantially. In 1980, Madeira’s total population was nearly 14% below the level recorded after the South Kenwood acquisition, even though 147 new housing units were constructed during this period. This substantial decline in population again is attributed to a decline in average household size. Between 1970 and 1980, the average number of persons per household in Madeira fell by .71 persons. This would indicate that on an average, for every three households in Madeira in 1970, there were two fewer persons in 1980. As was the case during the 1960’s, this decline in family size is attributed to lower birth rates and the propensity of couples to remain in the community after their children have matured.

In 1990, Madeira’s total population was 16% below the level recorded after the South Kenwood annexation, even though 320 new housing units were constructed between 1980 and March 1990. Between 1980 and 1990, the average number of persons per household fell by an additional .25 persons and has remained the same through the year 2000.

POPULATION COMPOSITION

Since Madeira essentially developed as a Post World War II suburban community, the age composition of its population has been largely influenced by the aging of the post war “baby boom” cohorts and their parents. Data regarding changes in the age structure of Madeira’s population is provided in Table 3 and is illustrated in detail in Figure 1.
# Changes in Age Composition

<table>
<thead>
<tr>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>2,689</td>
<td>6,744</td>
<td>6,713</td>
<td>9,341</td>
<td>9,141</td>
<td>8,923</td>
</tr>
<tr>
<td># under 18 years old</td>
<td>984*</td>
<td>2,934</td>
<td>2,524</td>
<td>2,260</td>
<td>2,131</td>
<td>2,385</td>
</tr>
<tr>
<td>% under 18 years old</td>
<td>36.6%</td>
<td>43.5%</td>
<td>37.6%</td>
<td>24.2%</td>
<td>23%</td>
<td>26.7%</td>
</tr>
<tr>
<td>Number 65 and older</td>
<td>124</td>
<td>276</td>
<td>517</td>
<td>1,420</td>
<td>1,872</td>
<td>1,729</td>
</tr>
<tr>
<td>% 65 and older</td>
<td>4.6%</td>
<td>4.1%</td>
<td>7.7%</td>
<td>15.2%</td>
<td>20%</td>
<td>19.4%</td>
</tr>
<tr>
<td>Median Age</td>
<td>28.2</td>
<td>NA</td>
<td>28.8</td>
<td>40.0</td>
<td>39.4</td>
<td>41.6</td>
</tr>
</tbody>
</table>

*Estimated from census data


## Figure 1

**Madeira Age Composition 1950 to 2000**

---

**Table 3**

<table>
<thead>
<tr>
<th></th>
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<tr>
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<td>2,260</td>
<td>2,131</td>
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</tr>
<tr>
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<td>43.5%</td>
<td>37.6%</td>
<td>24.2%</td>
<td>23%</td>
<td>26.7%</td>
</tr>
<tr>
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<td>276</td>
<td>517</td>
<td>1,420</td>
<td>1,872</td>
<td>1,729</td>
</tr>
<tr>
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<td>4.6%</td>
<td>4.1%</td>
<td>7.7%</td>
<td>15.2%</td>
<td>20%</td>
<td>19.4%</td>
</tr>
<tr>
<td>Median Age</td>
<td>28.2</td>
<td>NA</td>
<td>28.8</td>
<td>40.0</td>
<td>39.4</td>
<td>41.6</td>
</tr>
</tbody>
</table>
As Figure 1 indicates, Madeira between 1950 and 1960 was essentially comprised of young children and persons in their child-bearing years. During this post-war era, the percent of persons under 18 years of age in the community ranged from 37% to nearly 44% while the percentage of persons over 64 years of age remained at less than 5%.

Between 1960 and 1970, the number of children in Madeira declined slightly as the post-war birth rate slowed and as the oldest of the baby boom cohorts began to reach adulthood. During that decade, the under 18 age group declined from 44% to 37% and the percentage of persons over 64 nearly doubled. As Figure 1 shows, by 1970, Madeira was clearly becoming an older community in terms of the age structure of its population.

As the bulk of the baby boom generation reached maturity during the 1970’s, the demographic trend apparent in the 1960’s accelerated. The percentage of children in Madeira declined substantially from 38% in 1970 to 24% in 1980 while the percent of the elderly rose from 15% in 1980 to 20% in 1990. The City’s changing age structure during the 1970’s is indicated most clearly by the increase and stabilization of the median age. Between 1970 and 1980, the median age of Madeira’s population increased from 28.8 to 40.0 years. This shows that in terms of age composition, Madeira in the 1980’s is quite different in nature than it was during the 1950’s and 1960’s. While the City essentially developed as a ‘child-rearing’ community being mainly comprised of young families, it is now much more diversified in terms of age and maintains a relatively larger elderly population.

Between 1980 and 1990, the median age of Madeira’s population dropped slightly from 40.0 to 39.4 and then rose again to 41.6 by the year 2000. Madeira has maintained roughly the same age composition since the 1980’s. Trends today indicate a slight increase in the number of people under 18, at the same time the elderly population is experiencing a slight decrease in population.

By comparing Madeira’s present age composition to other Hamilton County cities and villages (See Table 4), Madeira’s new demographic traits become more evident. As Table 4 indicates, Madeira maintains a somewhat higher percentage of elderly than do many of the other cities and villages. It is also interesting to note that only six municipalities, Amberley Village, Evendale, Glendale, Indian Hill, Montgomery, and North Bend have a higher median age than does Madeira.
### Table 4
**AGE COMPOSITION COMPARISONS: 2000**

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>% Under 18</th>
<th>% 18 to 24</th>
<th>% 25 to 44</th>
<th>% 45 to 64</th>
<th>% Over 64</th>
<th>Median Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton County</td>
<td>25.8</td>
<td>9.6</td>
<td>29.7</td>
<td>21.5</td>
<td>13.5</td>
<td>35.5</td>
</tr>
<tr>
<td>Addyston</td>
<td>31.7</td>
<td>8.8</td>
<td>31.4</td>
<td>18</td>
<td>10.1</td>
<td>31.4</td>
</tr>
<tr>
<td>Amberley Village</td>
<td>23.0</td>
<td>3.3</td>
<td>18.3</td>
<td>31</td>
<td>24.4</td>
<td>48.2</td>
</tr>
<tr>
<td>Arlington Heights</td>
<td>24.9</td>
<td>9.1</td>
<td>32.5</td>
<td>21.2</td>
<td>12.2</td>
<td>34.6</td>
</tr>
<tr>
<td>Blue Ash</td>
<td>25.4</td>
<td>6.4</td>
<td>27.8</td>
<td>26.1</td>
<td>14.2</td>
<td>39.4</td>
</tr>
<tr>
<td>Cheviot</td>
<td>22.4</td>
<td>8.5</td>
<td>33.7</td>
<td>17.7</td>
<td>17.8</td>
<td>35.5</td>
</tr>
<tr>
<td>Cincinnati</td>
<td>24.5</td>
<td>12.9</td>
<td>31.6</td>
<td>18.7</td>
<td>12.3</td>
<td>32.1</td>
</tr>
<tr>
<td>Cleves</td>
<td>31.4</td>
<td>7.7</td>
<td>33.8</td>
<td>18.1</td>
<td>9.0</td>
<td>33.0</td>
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<td>Deer Park</td>
<td>21.8</td>
<td>6.3</td>
<td>32.7</td>
<td>18.9</td>
<td>20.3</td>
<td>38.0</td>
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<td>Elmvwood Place Village</td>
<td>29.2</td>
<td>9.8</td>
<td>29.8</td>
<td>21.0</td>
<td>10.1</td>
<td>33.0</td>
</tr>
<tr>
<td>Evendale Village</td>
<td>28.4</td>
<td>5.1</td>
<td>20.6</td>
<td>33.4</td>
<td>12.5</td>
<td>43.1</td>
</tr>
<tr>
<td>Fairfax Village</td>
<td>26.7</td>
<td>7.7</td>
<td>29.8</td>
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<td>33.9</td>
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<td>Golf Manor</td>
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<td>Harrison</td>
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<td>19.4</td>
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<tr>
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<td>Lincoln Heights</td>
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<td>18.8</td>
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<td>21.5</td>
<td>11.9</td>
<td>35.8</td>
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<td>30.3</td>
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<td>11.0</td>
<td>35.8</td>
</tr>
<tr>
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<td>25.0</td>
<td>24.6</td>
<td>19.4</td>
<td>41.6</td>
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<td>4.0</td>
<td>31.2</td>
<td>20.0</td>
<td>17.9</td>
<td>37.8</td>
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<td>22.1</td>
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<td>15.5</td>
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<td>Mt. Healthy</td>
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<td>17.9</td>
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<td>23.4</td>
<td>31.2</td>
<td>15.9</td>
<td>43.0</td>
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<td>31.5</td>
<td>17.5</td>
<td>18.0</td>
<td>36.0</td>
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<td>11.9</td>
<td>32.4</td>
<td>19.7</td>
<td>12.6</td>
<td>34.1</td>
</tr>
<tr>
<td>Reading</td>
<td>22.5</td>
<td>9.3</td>
<td>31.1</td>
<td>21.1</td>
<td>16.0</td>
<td>37.6</td>
</tr>
<tr>
<td>St. Bernard</td>
<td>25.4</td>
<td>9.5</td>
<td>29.3</td>
<td>20.3</td>
<td>15.5</td>
<td>36.4</td>
</tr>
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<td>Sharonville</td>
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<td>7.8</td>
<td>31.0</td>
<td>23.5</td>
<td>17.1</td>
<td>39.1</td>
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<td>Silverton</td>
<td>18.8</td>
<td>8.6</td>
<td>31.3</td>
<td>22.4</td>
<td>18.8</td>
<td>39.4</td>
</tr>
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<td>Springdale</td>
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<td>7.3</td>
<td>27.0</td>
<td>23.0</td>
<td>18.7</td>
<td>39.1</td>
</tr>
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<td>Terrace Park Village</td>
<td>35.6</td>
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<td>23.8</td>
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<td>12.4</td>
<td>38.7</td>
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<td>Woodlawn</td>
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<td>32.2</td>
<td>23.4</td>
<td>12.1</td>
<td>35.9</td>
</tr>
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<td>Wyoming</td>
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<td>4.0</td>
<td>25.0</td>
<td>26.2</td>
<td>14.2</td>
<td>40.1</td>
</tr>
</tbody>
</table>

POPULATION PROJECTION

Madeira’s population was projected to 2015 at five year intervals. The projections were based on estimates of the future number of housing units, vacancy rates, number of persons per household and group quarter population. The relationship of these variables to total population is as follows:

\[
\text{Total Population} = \text{Number of Housing Units} \times \text{Vacancy Rate} \times \text{Persons per Household} + \text{Population}
\]

**Number of Housing Units**

Estimates of the future number of housing units in Madeira were made by examining past building trends, present housing construction, and the amount of land available for future residential development. Between 1970 and 1980, 147 housing units were constructed in Madeira. City building permit data indicates that all of these units were single-family detached dwellings, half of which were constructed during the first five years of the decade. Between 1980 and 1990, 320 housing units were constructed. Between 1990 and 2000, 126 housing units were constructed, but 22 housing units were torn down to make way for new housing developments. It also appears that this could be a continuing trend, because as of the end of 2003, 40 housing units have been constructed and 25 have already been torn down. For the purpose of projecting Madeira’s future population, it is estimated that an average of 45 net new single-family units will be constructed in Madeira during each future five year period.

**Housing Vacancy Rate**

Future housing vacancy rates in Madeira are assumed to remain relatively constant over the next twenty years. The housing vacancy rate in Madeira for 1980 was 2.07. In 1990, the vacancy rate decreased to 1.0% and further decreased to .80% in the year 2000.

**Number of Persons per Household**

The number of persons per household in 2000 was 2.55. This remains consistent with the 1990 level of 2.57 persons. Between 2000 and 2010, the number of “post war” parents will decrease through attrition which will allow for new residents to move into the community. Assuming that these new residents will be comprised of younger families with children, the average household size can be expected to increase somewhat. It is therefore estimated that by the year 2010, the average household size in Madeira will equal the 1980 level of 2.82 persons.

**Group Quarters Population and Senior Housing**

According to 2000 census data, Madeira’s group quarter population was 291. Currently, two elderly housing facilities are located in the City in addition to two group home facilities for the mentally challenged and developmentally disabled. One facility closed its doors in early 2004 due to changes in the Medicaid/Medicare laws. There is no additional residential “C” zoning district areas for more group homes and/or senior facilities to be built here in Madeira. Enlarging these facilities would require variances from the zoning code. Therefore, the group quarter’s population has decreased by 200 persons and will probably remain the same in the next 15 years unless the city’s zoning code is...
changed to allow other similar types of facilities to be built. If these facilities are not built and the zoning code remains the same, a large number of adults over the age of 65 will most likely be forced to leave the community in the next 10 years.

The population projection for Madeira is presented in Table 5. Figure 2 portrays changes in Madeira’s population between 1950 and 2015. It should be noted that the assumptions made in this projection concerning future housing construction, household size, vacancy rates, and group quarter population may not actually take place. However, variances from the assumed figures probably won’t be too large and therefore would not dramatically alter the projected population.

**Figure 2**

**CITY OF MADEIRA: PAST AND PROJECTED POPULATION**

![Population Chart]

**Table 5**

**POPULATION PROJECTIONS**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td># of Housing Units</td>
<td>3,288</td>
<td>3,565</td>
<td>3,484</td>
<td>3,529</td>
<td>3,574</td>
<td>3,619</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>2.07</td>
<td>1.0</td>
<td>.80</td>
<td>1.0</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td># of Occupied Housing Units</td>
<td>3,220</td>
<td>3,465</td>
<td>3,383</td>
<td>3,494</td>
<td>3,539</td>
<td>3,584</td>
</tr>
<tr>
<td># of Persons Per Household</td>
<td>2.82</td>
<td>2.57</td>
<td>2.55</td>
<td>2.82</td>
<td>2.82</td>
<td>2.82</td>
</tr>
<tr>
<td># of Persons in Group Quarters</td>
<td>262</td>
<td>NA</td>
<td>291</td>
<td>200</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>TOTAL POPULATION</td>
<td>9,341</td>
<td>9,141</td>
<td>8,923</td>
<td>10,151</td>
<td>10,278</td>
<td>10,405</td>
</tr>
</tbody>
</table>

**NOTE:** Projections are based on the assumptions that:

1. An average of 45 new housing units will be constructed in Madeira during each future five year period.
2. The vacancy rate will remain constant through 2015 at 1.0%.
3. The number of persons per household will fall by equal increments to 2.55 persons by 2000 and then rise by equal increments to 2.82 persons after the year 2000 and then increase to 2.82 persons until the year 2015.
4. Group quarter population will decrease after 2000 due to the closing of Camargo Manor on January 1, 2004 because of changes in the Medicaid/Medicare laws.
5. The 2000 Census shows adjusted total housing units. The 1990 Census figures for the number of housing units were reported in probable error (3,300).
EXISTING LAND USE

Madeira’s total land area covers approximately 2,300 acres or 3.6 square miles. This land can be classified into 11 land use categories. They include: single-family residential, multi-family residential, mobile homes, commercial, industrial, institutional, public recreation, private recreation, offices and banks, transportation and utilities, and vacant land. Table 6 indicates the total acreage devoted to each land use and Plate number 1 depicts the land use pattern within Madeira.

Table 6

ACRES PER LAND USE CATEGORY

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acreage</th>
<th>% of Total Acres</th>
<th>% of Developed Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>1,472.95</td>
<td>64.3%</td>
<td>70.5%</td>
</tr>
<tr>
<td>Multi Family</td>
<td>12.00</td>
<td>.5%</td>
<td>.6%</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>14.25</td>
<td>.6%</td>
<td>.7%</td>
</tr>
<tr>
<td>Commercial</td>
<td>56.25</td>
<td>2.4%</td>
<td>2.7%</td>
</tr>
<tr>
<td>Industrial</td>
<td>31.50</td>
<td>1.4%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Institutional</td>
<td>58.50</td>
<td>2.5%</td>
<td>2.8%</td>
</tr>
<tr>
<td>Public Recreation</td>
<td>56.75</td>
<td>2.5%</td>
<td>2.6%</td>
</tr>
<tr>
<td>Private Recreation</td>
<td>334.25</td>
<td>14.6%</td>
<td>15.7%</td>
</tr>
<tr>
<td>Offices and Banks</td>
<td>14.00</td>
<td>.6%</td>
<td>.6%</td>
</tr>
<tr>
<td>Transportation/Utilities</td>
<td>48.00</td>
<td>2.1%</td>
<td>2.3%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>196.80</td>
<td>8.5%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>2,295.25</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

SOURCE: Land use survey conducted by staff in April, 1982 and updated in July 2004.
Single-Family Residential

Single-family residential development comprises by far the largest land use within the community. Nearly 65% of all city land is devoted to this use which includes single-family detached dwellings and associated land. Of all the land which is presently developed in Madeira, almost 71% is devoted to single-family use. This distribution clearly indicates the strong “low density” residential character of the City.

Multi-Family Residential

Very little multi-family housing is located in Madeira. In 2000, only 114 housing units in Madeira were within multi-family structures. Land associated with multi-family development presently accounts for only .5% of the City’s total area with the bulk of this housing concentrated in five locations: the corner of Longfield Drive and Camargo Road; on Hosbrook Road near Montgomery Road; on Miami Road just south of Naomi Avenue; on Shawnee Run Road just east of Camargo; and on Maple Avenue between Dawson Road and Laurel Avenue. No multi-family housing exists in the South Kenwood area.

Mobile Homes

Madeira has one large mobile home park, which is located on Dawson Road. This mobile home community includes close to 100 units and occupies approximately 14 acres of land.

Commercial

Land used for commercial purposes occupies approximately 56.25 acres of land or almost 2.4% of the City’s total acreage. Commercial uses include those establishments which supply commodities to the general public or provide personal or business services. Storage or parking incidental to these establishments is also included in this land use category. There are two main concentrations of commercial establishments. One is located in the area of Miami Avenue, between Camargo Road and Euclid Avenue, and represents the community’s primary or central business district. This district maintains a “pedestrian orientation” and primarily caters to the day-to-day needs of residents of Madeira and other nearby communities. The second major concentration of commercial establishments in Madeira is located on Montgomery Road between Hosbrook and Kugler Mill Roads. Since businesses in this area are “automobile oriented,” much of the land in this commercial district is devoted to parking and vehicular access.

Industrial

The industrial land use category includes all manufacturing, wholesale, distribution, and bulk storage facilities. Approximately 32 acres, or less than 2% of the City’s total land area, is presently devoted to such use. All industrial land in the City is located adjacent to the Chessie Systems railroad right-of-way.
Offices and Banks

The office and bank land use category includes all general office facilities, financial institutions, and associated parking. Approximately 14.00 acres of land are devoted to these uses, which are primarily located within or adjacent to the City’s central commercial business district.

Institutional

Institutional uses include all buildings used by the Township or City for government administration, or by any public or semi-public institutions providing for the social, cultural, and religious or health needs of the community. Institutional uses in Madeira include schools and churches; the Madeira City Hall, fire station, public library, and post office; the Madeira and Columbia Township maintenance facilities; and three nursing homes located within the community. These facilities comprise the fourth largest land use in the City, although they occupy less than 3% of the City’s total acreage. More than half of the institutional land in Madeira is concentrated in the northern end of the community. Most of the other institutional activities are found clustered around the community business district. The remainder, of the institutional land is found in the South Kenwood area along Kenwood Road.

Recreational

Recreational land occupies more than 17% of the City’s total acreage and comprises the second largest land use in the community. The Kenwood Country Club is by far the largest single recreational use in Madeira, accounting for 68% of all recreational land, or about 280 acres. Other recreational land uses in Madeira include the Madeira Swim Club, the Kenwood Hills Cabana Club, and the indoor racquetball courts located on Camargo Road. In addition to these private recreational facilities, the City also maintains two public parks. Sellman Park, in back of the Middle School, occupies nearly 5 acres and provides both active and passive recreational opportunities. McDonald Commons Park located on Dawson Road, is approximately 27 acres in size. It is geared primarily towards active recreational use.

Transportation and Utilities

Land devoted to transportation and utilities includes the Chessie System and Interstate 71 rights-of-way, as well as the utility substations located on Laurel Avenue. In total, these uses occupy 48 acres of land, which accounts for about 2% of the City’s total acreage.

Undeveloped Land

Only 8.5% of the land in Madeira, or 196.80 acres, is presently undeveloped. There are roughly 6 smaller parcels of undeveloped land that still remain within the City of Madeira. The first parcel is located at the end of Fulsher Lane (4.944 acres). The second parcel is located at the end of Windridge Drive (9.663 acres). The third parcel is located on the east side of Camargo Road just south of Shawnee Run Road (7.450 acres). The fourth parcel is located on the south side of Camargo Road and Dones (9.306 acres). The fifth parcel is located on the north side of Camargo Road at the intersection of DeMar and Camargo Road (5.426 acres). The sixth parcel is located along the north side of Camargo Road near Shawnee Run Road (7.202 acres).
All other larger parcels located along Camargo Road belong to the City of Madeira (17.190 acres), the City of the Village of Indian Hill (56.653 acres) and the Kenwood Hills Cabana Club (29.819 acres). These parcels are being held for open space purposes and/or part of the Indian Hill Green Space Trust.

While presently considered underdeveloped land, the Madeira Mobile Home Park consists of 13.508 acres which under the Residential “A” zoning would support between 40 – 45 single family homes if developed.

The Kenwood Country Club currently owns more than 264.334 acres of land along Kenwood Road just south of Euclid Road. There are 49.144 acres of property that have not developed for golf course use. This property is currently zoned Residential “AAA” and would support between 40 to 45 homes if developed under the current “AAA” standards.

ZONING

The Zoning Ordinance of the City of Madeira designates the zoning districts. Table 7 lists these districts and describes the major land uses permitted in each zone.

Table 7

<table>
<thead>
<tr>
<th>Zone</th>
<th>Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence “AAA”</td>
<td>Single-family dwellings (maximum density of .92 units per acre), customary home occupations, public library and school buildings, churches, city parks and play grounds, municipal buildings and firehouses</td>
</tr>
<tr>
<td>Residence “AA”</td>
<td>Uses permitted in Residence “AAA” (maximum density of 2 units per acre)</td>
</tr>
<tr>
<td>Residence “A”</td>
<td>Uses permitted in Residence “AAA” (maximum density of 3.72 units per acre)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zone</th>
<th>Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence “A-2”</td>
<td>Uses permitted in Residence “AAA” (maximum density of 3.72 units per acre)</td>
</tr>
<tr>
<td>Residence “B”</td>
<td>Uses permitted in Residence “AAA” (maximum density of 6.22 units per acre)</td>
</tr>
<tr>
<td>Residence “C”</td>
<td>Uses permitted in all other Residence Districts; nursing homes; hospitals and sanitariums; medical clinics; treatment rooms; City of Madeira art galleries, museums, recreational facilities, community buildings; Non-profit independent living units for elderly; accessory uses and structures customarily incident to any use permitted in this district.</td>
</tr>
</tbody>
</table>
Permitted Uses

Business “O”  Offices for professional use (i.e., doctors, attorneys, architects, engineers, etc.), office type business use (i.e., real estate, insurance, etc.)

Business “A”  All uses except those prohibited in Manufacturing Districts, any fabrication, manufacturing, treatment, converting, altering, finishing or assembling uses; animal hospitals or enclosures where animals are boarded; automobile washes and cleaning facilities.

Business “B”  All uses except those prohibited in Manufacturing Districts bakeries employing more than six bakers and where products are not retailed primarily from the premises, bottling works; carting, express, hauling or storage yards; storage warehouses and wholesale warehouses; any fabrication, manufacturing, treatment, converting, altering, finishing or assembling uses except for products retailed on the premises; animal hospitals or enclosures where animals are boarded; gasoline filling, oil or greasing stations; public garages having an opening within 50 feet of any Residence District; any use that may be obnoxious or offensive by reason of emissions of odor, dust, smoke, gas, fumes, water-carried waste, noise or vibration; sales or rentals of mobile units, vehicles or trailers except new car dealerships.

Manufacturing  All uses except the manufacturing of asphalt, babbit metal; brick tile or terra cotta; metal powder, carbon lampblack or graphite, celluloid or pyroxlin; coal or sand paper; excelsior or fiber; explosives or fireworks, felt, fertilizer, gas, glucose, glue, gypsum, cement, plastic, plaster of paris, lime, match, oil cloth, paint, oil, shellac, varnish or enamel, poison, pulp, paper, rubber, gutta-percha, soap, soda ash, caustic soda, washing compounds, starch, glucose, dextrin sulphurus, nitric, picric, hydrochloric or other corrosive acids tar or asphalt, turpentine, vinegar, wood pulling; dwellings, tourist homes, apartment hotels, motels, bag cleaning; blast or other salting furnace, boiler shops, structural steel fabricating shops, steel car or locomotive shops, railway repair shops, braving or distilling liquors, coal yards, coke ovens or distillation of coal, crematory, flour milling, foundry or forge shop, storage above ground of gasoline, incineration or reduction or dumping of offal, dead animals, garbage or refuse; ore reduction or the smelting or corrosion of lead, aluminum, copper, iron, tin or zinc ores; penal or correctional institutions for the care and treatment of drug addicts or the insane, petroleum refining, potash refining, radium or other radioactive material extraction, the curing, pressing or tanning of raw salted hides or skins; rock crushing, rolling or blooming mills, salt works, sand blasting or cutting, sewage disposal plants, stack yards, stables, livery stables and riding academies, stone or monument works, storage, bailing or treatment of junk, iron, rags, bottles or scrap paper; wood distillation, roadhouses, dance halls, night clubs and summer gardens; pool halls and skating rinks, junk yards, dumps or scrap car storage, automobile junk yards, used automobile parts yards, business
primarily retail in nature (except gas stations) nuclear reactors, drive-in theaters, any use that may be hazardous, obnoxious, or offensive by reason of emission odor, dust, smoke, gas, fumes, water carried waste, refuse matter, noise, or vibration.

**Recreation**
Meeting place for nonprofit organizations such as VFW, American Legion, Knights of Columbus, etc.; facilities for use of members of the above organizations such as tennis courts, basketball courts, handball courts, swimming pools, picnic areas, etc.

**Transitional Overlay**
The underlying zoning district is generally residential; specific non-residential uses may be identified in the T-District as compatible with existing land use adjacent to the Central Business District. Its purpose is to provide protection for surrounding residential zones and uses.

The total acreage in Madeira devoted to each zoning district is given in Table 8. The locations of the various districts are shown in Plate 2. As Table 8 indicates, the vast majority of land in Madeira is zoned exclusively for residential use. The six residential zoning districts ("AAA," "AA," "A," "A-2," "B," and "C") are applied to more than 2,140 acres of land, which represents approximately 94% of all zoned land in the City.

The most widely applied residential zoning district is the Residence "A" zone. This zone includes 792 acres of land or nearly 35% of the City’s total land area. The Residence "AA" district is applied second most often in the community accounting for 614 acres or nearly 27% of the City’s total land area. All Residence “AA” zoning districts are located within the South Kenwood section of the City. The third largest zoning category used in Madeira is the Residence “B” district. “Residence B” zones are applied to Madeira’s oldest subdivisions and include 419 acres representing 19% of the City’s total land area. The Residence “AAA” zone is the fourth largest zoning district accounting for approximately 306 acres or 13% of the City’s land area. The only area designated as Residence “AAA” is the Kenwood Country Club and land to its immediate south. The residential zone applied least frequently within the community is the Residence “A-2” zone. Residence “A-2” zones account for 10.75 acres of land or less than 1% of the City’s total land area. The only Residence “A-2” district is located in the eastern portion of the Redondo Court subdivision.
Table 8

ACRES PER ZONING DISTRICT

<table>
<thead>
<tr>
<th>Zone</th>
<th>Number of Acres</th>
<th>% of Total Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence “AAA”</td>
<td>306.50</td>
<td>13.3%</td>
</tr>
<tr>
<td>Residence “AA”</td>
<td>614.25</td>
<td>26.7%</td>
</tr>
<tr>
<td>Residence “A”</td>
<td>792.00</td>
<td>34.5%</td>
</tr>
<tr>
<td>Residence “A-2”</td>
<td>10.75</td>
<td>.5%</td>
</tr>
<tr>
<td>Residence “B”</td>
<td>418.00</td>
<td>18.2%</td>
</tr>
<tr>
<td>Residence “C”</td>
<td>0.00</td>
<td>0.0%</td>
</tr>
<tr>
<td>Business “A”</td>
<td>40.75</td>
<td>1.8%</td>
</tr>
<tr>
<td>Business “B”</td>
<td>7.75</td>
<td>.3%</td>
</tr>
<tr>
<td>Business “O”</td>
<td>13.00</td>
<td>.6%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>74.00</td>
<td>3.2%</td>
</tr>
<tr>
<td>Recreation</td>
<td>0.00</td>
<td>0.0%</td>
</tr>
<tr>
<td>Transitional Overlay District</td>
<td>11.00</td>
<td>0.5%</td>
</tr>
<tr>
<td>I-71 and other Public Rights-of-Way</td>
<td>17.50</td>
<td>.8%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,295.25</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

The business zones account for 2.7% of Madeira or a total of 61.50 acres. The largest commercial zoning district is the Business “A” zone which accounts for nearly three-fourths of the commercial zoning. This zone is applied to the City’s central business district as well as the tracts of land adjacent to Montgomery Road. The Business “O” district accounts for over 20% of the commercial zones in Madeira and occupies 13 acres of land. Business “O” zones are located adjacent to Laurel Avenue and just west of the intersection of Miami and Camargo Roads. Nearly 8 acres of land are zoned Business “B”. Business “B” land is located on the north side of Camargo Road, just east of Dones Avenue.

The “Manufacturing” zoning district includes approximately 3.2% of city land or 74 acres. All manufacturing zones are located adjacent to the Chessie System railroad tracks near the intersection of Shawnee Run Road and the City’s eastern border at Blome Road.

Presently, no “Recreation” zones are designated within the community.

The Transitional Overlay District includes approximately .5% of city land or 11.00 acres. The Transitional Overlay District is located on the south side of Camargo which encompasses the area from Dones Avenue to the Railroad Tracks.
MAP 2
EXISTING ZONING
SECTION 2

LAND USE RECOMMENDATIONS
INTRODUCTION

The land use inventory conducted for Madeira indicates that 91.5% of the City’s land area is presently developed. Since most of the development was built in the 1950’s to 1970’s and large scale redevelopment within the community is unlikely, it can be assumed that Madeira’s land use pattern will essentially remain fixed for several years to come. It is still the main focus of the land use plan to examine the undeveloped land in the community and determine appropriate future land uses.

LAND USE GOALS

Before specific land use recommendations for the undeveloped land in Madeira can be developed, it is first necessary to acknowledge overall land use goals for the community. Land use goals are intended to act as a foundation and provide guidance in making land use decisions regarding the community’s vacant land. Four land use goals were developed for Madeira. They include:

A. Maintain the Dominant Residential Character of the City
   As was indicated in the land use survey, Madeira’s land area is largely devoted to low density single-family housing. This affords the community a pleasant residential atmosphere which is considered to be one of the City’s main assets. When evaluating alternative land uses, it is important to determine those uses which will compliment and reinforce the City’s dominant residential character.

B. Protect Environmentally Sensitive and Scenic Land and Promote Green Space
   Much of the remaining undeveloped land in Madeira tends to be located in areas which are moderately to steeply sloping and heavily wooded. Excessive development of such land may have adverse environmental impacts and may detract from the overall beauty of the community. It is therefore important to limit development on these sensitive lands so as to protect the City’s environmental and scenic quality.

   When land becomes available, it is important to the City to expand the amount of green space available to the residents as well as to maintain the existing green spaces. This includes parks, open land, walking paths, sidewalks, bikeways, unique hillsides and slopes and athletic fields.

C. Promote Compatible Land Use
   It is important to choose those uses for undeveloped land which will have a minimal negative impact on adjacent properties. This will ensure that new development will be in harmony with the existing community structure.

D. Enhance and Develop the Economic Base of the Community and the Central Business District (CBD)
   Since little undeveloped land remains within Madeira, the City’s ability to expand its tax base has become limited. It is therefore in the City’s best interest to see that undeveloped and/or underdeveloped land in the community is put to its most appropriate use in order to maximize local revenues.

   The CBD has been defined as the area within Miami, Euclid and Camargo and the extensions of Camargo that are now zoned manufacturing. Development of the CBD may involve the establishment of transitional zones in what are now mixed use areas to buffer the surrounding...
residential districts. It is in the City’s best interest to enhance and develop the economic base of the community and the Central Business District (CBD).

E. Corridor Development Plan for the Central Business District (CBD)
There are five corridors within the Central Business District: Miami Avenue, Camargo Road, Euclid Avenue, Laurel Avenue and Dawson Road. Within each corridor, the core business areas, pockets of inconsistency and areas of future development have been identified.

1. Miami Avenue:
   a. Core Business – Euclid to Camargo (both sides) including corner lots at the intersections.
   b. Pockets of Inconsistency – Veterinarian, office building at corner of Naomi and Miami Avenue and the Marathon Station.
   c. Development – No more encroachment into the residential areas.

2. Camargo Road:
   a. Core Business – Miami to Euclid, the south side of Camargo Road east of Euclid, and the north side of Camargo Road past Miami toward Shawnee Run Road including the last apartment building.
   b. Pockets of Inconsistency – The apartment to the west of Euclid Avenue (near the nursing home) and the residences on the south side between Miami Avenue and Euclid Avenue.
   c. Future Development – Expansion of the transitional zone to allow businesses to develop on the south side of Camargo Road between Miami and Euclid. Convert the entire north side of Camargo Road west of Miami Avenue to business as defined in the CBD. Keep green space after the apartment between Camargo and the railroad. Keep green space north and south of the road past Shawnee Run Road except the residential zoning on the south side to Burman Woods.

3. Euclid Avenue:
   a. Core Business – Intersection at Miami and the south side from Laurel to Camargo Road.
   b. Pockets of Inconsistency – None.
   c. Future Development – Keep the residential portions by preserving the existing residential character.

4. Laurel Avenue:
   a. Core business – Miami to Euclid Avenue on both sides to the current “B” zone north of Laurel Avenue near the Euclid intersection.
   b. Pockets of Inconsistency – There are some residential pockets toward Euclid Avenue.
   c. Future Development – Transition to office type uses.

5. Dawson Road:
   a. Core Business – Intersection with Miami and the south side to McDonald Commons.
   b. Pockets of Inconsistency – “M” zoning where McDonald Commons Park is located.
   c. Future Development – Keep the residential portions by preserving the existing residential character.
6. **Montgomery Road Corridor:**
a. Core Business – South side of Montgomery Road and east side of Hosbrook Road.
b. Pockets of Inconsistency – none.
c. Future Development – Maintain existing commercial uses.

7. **Other Non-Compatible Areas** - Southeast corner of Shawnee Run Road and Camargo Road, the northeast corner of Kenwood Road and Cherokee Road and the Manor Care facility on Kenwood Road.

8. **Future Development** – Develop plan to encourage more compatible uses with surrounding areas.

F. **Creation of a Mixed Land Use Area within the Central Business District (CBD)**
Due to the limited land area that is left to develop and the need for other types of higher density housing units (other than single family), it is recommended that the city undertake a study to re-develop the Central Business District which would allow mixed uses to occur on the same parcel. This mixed type of development would allow a higher utilization of land in the downtown, help to enhance and develop the economic base of the community and satisfy the need for higher density types of housing without creating a detriment to the surrounding residential areas.

**ANALYSIS OF UNDEVELOPED LAND IN MADEIRA**

For the purpose of determining the future uses of undeveloped land in Madeira, all undeveloped land in the City was classified into three categories:

- Subdivided lots and small parcels;
- Undeveloped sites/open space; and
- Kenwood Country Club.

The total acreage in Madeira corresponding to each one of these categories is given in Table 9.

<table>
<thead>
<tr>
<th>Table 9</th>
<th>NUMBER OF ACRES PER UNDEVELOPED LAND CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Map #</td>
<td>Undeveloped Land Category</td>
</tr>
<tr>
<td>---------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>Subdivided lots &amp; small parcels</td>
</tr>
<tr>
<td>2</td>
<td>Undeveloped sites/open space</td>
</tr>
<tr>
<td>3</td>
<td>Kenwood Country Club</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
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</table>

As Table 9 indicates, 44.00 acres or 22.35 % of the undeveloped land in Madeira is in the form of subdivided lots and small parcels. The locations of these lots and parcels are illustrated in Map 3. Since the vast majority of these lots and parcels are located within residential subdivisions, it can be assumed that for the most part, they will be developed for single-family residential use. The future use of these sites is therefore not really an important issue facing the community.
In order to determine appropriate future land uses for the remaining undeveloped and/or underdeveloped sites identified in Map 3, the committee reviewed each site and evaluated the size and shape of the property, site access, adjacent land uses, and topography. The following pages analyze the relevant characteristics of each site and recommend the land use for which each site is best suited.
MAP 3
UNDEVELOPED/UNDERDEVELOPED LAND INVENTORY
MAP 4
STUDY AREAS
LAND USE RECOMMENDATIONS

Subject Property Area 1

Location: North side of Dawson Road, East side of Strifler Place, to the north of the Mobile Home Park (Zoned Residence “A”).

Committee Recommendations:
- There is no change recommended in existing zoning or density.
- There is the potential for a subdivision (approximately 22 to 25 lots) in the future if all properties were to be sold to a developer. This subdivision could be accessed from Strifler Place, Dawson Road or both to create better connectivity.
- A blue line stream is located within this subject area.

Subject Property Area 2

Location: South side of Camargo Road and Dones Avenue, North and West side of Madeira Hills Drive, North side of Fox Chase Lane (Zoned Residence “A”).

Committee Recommendations:
- There is no change recommended in existing zoning or density.
- This could be incorporated into a subdivision if the area along Marvin Avenue is ever redeveloped.
- There is a portion of the property located in the flood plain. The city could potentially purchase the property for possible expansion to Sellman Park which would allow for a connection to Camargo Road.

Subject Property Area 3

Location: Southeast of Shawnee Run Road and Camargo Road, Northeast of Burman Meadows (Zoned Residence “AA” and plans for this property were reviewed in 1992 prior to the availability of sanitary sewer).

Committee Recommendations:
- There is no change recommended in existing zoning or density.
- The property could be developed similar to Burman Meadows.
- There is moderate landslide potential for the proposed property area due to the severe slopes.
Subject Property Area 4

**Location:** Southeast corner between Indian Hill Green Space and Corporation Lines on east side of Camargo Road, south of DeMar (Zoned Residence “AA”).

**Committee Recommendations:**
- It is recommended that the zoning for this area be changed to Conservation District.
- This property is unlikely to be developed due to severe topography and little to no access to Camargo Road.
- The property is part of the Indian Hill Green Space Trust.
- It is recommended that City Council create a conservation district to guarantee the protection of the area along Camargo Road.

Subject Property Area 5

**Location:** Kenwood Road corridor from Whetsel Avenue to the corporation line (Zoned Residence “AA”).

**Committee Recommendations:**
- The existing zoning for these properties could remain as “AA” or be changed to an overlay district.
- The location and surrounding land uses (including smaller houses and the Columbia Township Maintenance Building) impact the development of vacant property at the corner.
- The City could consider the vacant site as neighborhood green space for a welcome sign, etc.
- All properties along Kenwood Road from Whetsel to the corporation line could be redeveloped at a higher density due to the size and the depth of the lots.

Subject Property Area 6

**Location:** Southwest corner of Madeira directly west of Kenview Green (Zoned Residence “AA”).

**Committee Recommendations:**
- There is no change recommended in existing zoning or density.
- The property could be developed into three to five units with a large amount of green space or as a park.
- The property has very severe topography with limited access.
- The property has a moderate landslide potential if developed due to the severe slopes.
- A blue line stream is located within the property area.
Subject Property Area 7

**Location:** South side of Kenwood Country Club (Zoned Residence “AAA”).

**Committee Recommendations:**
- This area has been studied by the committee and input has been collected from the community. No changes in zoning are recommended at this time.
- There is a moderate landslide potential for the proposed property if the land is developed in the future.

Subject Property Area 8

**Location:** North side of Camargo Road/Morrison Avenue (Zoned “M”).

**Committee Recommendations:**
- There is no change recommended in existing zoning or density.
- There is the possibility of an overlay use for future high density housing. The property is currently in the CBD overlay.
- The long term best use of the property appears to be commercial office.

Subject Property Area 9

**Location:** Northwest corner of Shawnee Run Road and Camargo (Zoned “M”)

**Recommendations:**
- The committee recommends no change in existing zoning or density.
- The property is not attractive for residential development, but could be developed as a community center in the future or another manufacturing zoning use.
- A Transitional Overlay District could be incorporated for the Indoor Tennis Club at some point in the future if the use of the property changes.
- A blue line stream is located within the property area.
- There is a moderate landslide potential for the proposed property if the land is developed in the future.
Subject Property Area 10

**Location:** Southside of Ken Arbre and East side of Stewart Road (Zoned Residence “AA”).

**Committee Recommendations:**
- There is no change in existing zoning or density.
- The property is located in the City of Madeira and Columbia Township.
- This property could be developed into three to four lots using the existing “AA” zoning requirements.
- This property is a nice setting and the land could become more valuable than the current house.
- Property is located within 2 school districts (Madeira – east side, Cincinnati – west side).

Subject Property Area 11

**Location:** South side of Dawson Road adjacent to McDonald Commons Park (Zoned residential “A”)

**Committee Recommendations:**
- There is no change recommended in existing zoning or density at the present time.
- There is a wide range of potential uses for this property ranging from park land to high density “B” housing, cluster housing/empty nester, or used as an overlay district.
- The property is expensive to service at the present time because the parcel is presently being utilized as a mobile home park.
- A zone change could impact all the residents of this park with the need to relocate.

Subject Property Area 12

**Location:** Southwest corner of Camargo & Euclid Road (Zoned “M” and “BA”).

**Committee Recommendations:**
- The current zoning could be changed to “BO” and “BA”.
- There are plans to build office space and renovate the garages on the current site. A “BO” designation would create a use variance for the present owner, CarStar, which would be acceptable.
- This property has good potential for offices, but presents possible traffic problems for retail.
Subject Property Area 13

Location: South side of Camargo Road from Osceola Drive to corporation line (Zoned “M”).

Committee Recommendations:
• There is no change recommended in existing zoning or density.
• The committee recommends that the Central Business District Regulations be extended along the south side of Camargo Road from Euclid to the corporation line where the “M” zoning district is currently located.
• The lots are not deep enough to allow retail parking or uses.
• The lots could offer staging area for a bike path should that project ever materialize.
• Capital improvements that are compatible to the Central Business District are recommended to be extended along the south side of Camargo Road.

Subject Property Area 14

Location: North side of Dawson Road near Kenwood Road (Zoned Residence “A”).

Committee Recommendations:
• There is no change recommended in existing zoning or density.
• There is the possibility of tear downs of the existing older homes which could lead to future developments such as Fox Hill Subdivision, Carriage Hill Development or Woodland Reserve.

Subject Property Area 15

Location: South side of Camargo Road just south of the intersection at Camargo Road and Miami Avenue (Zoned Business “BO”).

Committee Recommendations:
• The committee recommends that the zoning classification be changed to “BA” so that the entire corner may be developed in a similar manner.
• The site was being used for a nursing home but has been torn down for redevelopment.
• The city would like to see the property re-developed for office/retail type uses.
• This site is currently part of the Transitional Overlay District.
Subject Property Area 16

Location: South side of Camargo Road just east of the intersection of Camargo and Miami (Zoned Business “BA”).

Committee Recommendations:
- Preserve residential areas to the south of Dones Avenue and Euclid.
- The committee recommends no change in zoning at this time.
- It is recommended that all non-conforming residential uses in this area be eliminated and the properties be developed under the “Business A” zoning designation.

Subject Property Area 17

Location: East side of Miami Avenue at the corner of Miami Avenue and the north side of Shawnee Run Road (Zoned Business “BA”).

Committee Recommendations:
- Preserve surrounding residential areas.
- The committee recommends no change in zoning for the area.
- This site is currently being utilized as a gas station which is currently a non-conforming use and a retail center.

Subject Property Area 18

Location: South side of Camargo Road between Dones Avenue and the creek – (Zoned Residence “B”).

Committee Recommendations:
- It is recommended that the zoning be changed along the south side of Camargo Road to create a transitional overlay district for these properties. It is intended to create a transition zone between the Business “B” zoning to the north (across the street) and the residential type uses to the south (residential “B & A”).
- Office and retail type uses and/or home occupations are recommended uses for these properties.
- It is recommended that street improvements similar to Miami Avenue be installed on the south side of Camargo Road when the properties have changed uses.
Subject Property Area 19

Location: North and south side of Laurel Avenue between Miami Avenue and Euclid Avenue (Zoned Business “BA” and Business “O”).

Committee Recommendations:
- Preserve Euclid Avenue residential development area to the north so that business development does not encroach any further on Euclid Avenue.
- The committee recommends that the zoning be changed to allow a mixed land use to occur in the Central Business District that would allow for retail, office and higher density residential type uses.
- It is recommended that this Central Business District area be re-developed to better utilize the land in the downtown district.

Subject Property Area 20

Location: South side of Dawson Road on the east and south side of the mobile home park and the west side of Camargo Road (Zoned Manufacturing “M” and Residential “AA”).

Committee Recommendations:
- Zoning of property should be changed to Recreation “R” to reflect the current recreational land use of the property (McDonald Commons Park).
- It is recommended that the city initiate the re-zoning process to amend the zoning map regarding the recreational district.

Subject Property Area 21

Location: North and south side of Shawnee Run Road at the corners of Camargo Road (Zoned Manufacturing “M”).

Committee Recommendations:
- Preserve surrounding residential zoning on adjacent properties.
- Encourage low intensity uses that are allowed in an “M” manufacturing district zone.
Subject Property Area 22

**Location:** East side of Kenwood Road just south of May Street (Zoned Residence “AA”).

**Committee Recommendations:**
- Preserve existing residential area.
- Encourage low intensity residential type uses due to large size of the property.
- Property is currently being used as a nursing care facility and is currently a non-conforming use in the residential “AA” district.
- It is recommended that the zoning district remain as Residential “AA”.

Subject Property Area 23

**Location:** West side of Kenwood Road at the corner of Cherokee Drive (Zoned Residence “A”).

**Committee Recommendations:**
- Preserve adjacent residential areas.
- Encourage low intensity residential uses.
- Property is currently being used as a Pony Keg and is currently a non-conforming use in the residential “AA” district.

Subject Property Area 24

**Location:** East and west side of Camargo Road just north of the intersection of DeMar Road (Zoned Residence “AA”).

**Committee Recommendations:**
- Preserve adjacent residential areas.
- It is recommended that the city initiate the re-zoning process to change zoning to a conservation district to guarantee the conservation of the property along Camargo Road that is owned by the City of the Village of Indian Hill and the City of Madeira.
- It is recommended that the city conduct a study to purchase other vacant property for city purposes and/or conservation areas.
Subject Property Area 25

**Location:** East side of Marvin Avenue just behind Madeira Middle School (Zoned Residential “A”).

**Committee Recommendations:**
- Zoning of property should be changed to Recreation “R” to reflect the current recreational land use of the property (Sellman Park).
- It is recommended that the city initiate the re-zoning process to amend the zoning map regarding the recreational district.

Subject Property Area 26

**Location:** East side of Miami Avenue, Madeira Middle School location (Zoned Residential “B”).

**Committee Recommendations:**
- The zoning of a portion of the property should be changed to Residential “A” to be consistent with the remainder of the school property.
- Madeira Schools purchased these two parcels before building the new middle school. The parcels used to be residential homes.
- It is recommended that the city initiate the re-zoning process to amend the zoning map regarding the residential “A” district.

Subject Property Area 27

**Location:** West side of Kenwood Road in-between Navaho Trail and Shawnee Run Road (Zoned Residential “AA”).

**Committee Recommendations:**
- This area has been studied by the committee and input has been collected from the community. No changes in zoning are recommended at this time.
- There are ten (10) parcels along this stretch of Kenwood Road that are all non-conforming lots. The acreage, depth and width of the lots conform more with the Residential “A” district instead of the current zoning of Residential “AA”.

Subject Property Area 28

**Location:** North side of Camargo Road between the corporation line and Indian Trail Subdivision (Zoned Residence “B & A”).

**Committee Recommendations:**
- There is no change recommended in existing zoning or density.
- There is the possibility of tear downs of the existing older homes which could lead to future developments such as Fox Hill Subdivision, Carriage Hill Development, Madeira Pines or Woodland Reserve.

Subject Property Area 29

**Location:** East side of Miami Avenue just in-between Juler Avenue and Euclid Avenue (Zoned Residence “A”).

**Committee Recommendations:**
- This area has been studied by the committee and input has been collected from the community. No changes in zoning are recommended at this time.
- The committee recommends that the surrounding residential area be protected with a buffer area due to the non-residential uses in the area.

**LAND USE PLAN MAP**

The land use plan map for the City of Madeira is illustrated in Map 4. The plan map shows the present use of developed land as well as the recommended future uses for the subject property areas identified in this document.
SECTION 3

IMPLEMENTATION STRATEGIES
INTRODUCTION

This section of the land use plan for the City of Madeira outlines those actions the City should take in order to implement the plan. These actions include the adoption of the plan and the modification of the City’s zoning ordinance and map.

ADOPTION OF PLAN

The first step in the implementation of the plan is to provide it with official recognition. State law provides that this shall be the principal function and duty of a planning commission. The Planning Commission of the City of Madeira should provide for community discussions prior to plan adoption. When adopted, the plan will serve as Madeira’s formal policy to guide future growth and development.

MODIFICATIONS TO ZONING ORDINANCE

Once the plan has been officially adopted, the City’s zoning ordinance and zoning map should be amended to reflect the land use recommendations.

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</tr>
<tr>
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</table>
MAP 6

RECOMMENDED ZONE CHANGES
LAND USE GOALS AND STRATEGIES

A. Maintain the Dominant Residential Character of the City

Strategy 1 – It is recommended that zone changes that would alter the land use from residential to commercial, office or manufacturing be kept to a minimum.

Strategy 2 – It is recommended that architectural review overlay districts be implemented to preserve certain architectural styles and/or character within certain neighborhoods.

Strategy 3 – It is recommended that lot requirements be studied in the future to preserve certain architectural styles and/or character within certain zoning districts. This may include minimum and maximum square footage requirements for new houses based on lot size.

B. Protect Environmentally Sensitive and Scenic Land and Promote Green Space

Strategy 1 – It is recommended that the City adopt hillside protection zoning overlay district that will protect the undeveloped sloped areas in the community.

Strategy 2 – It is recommended that if land becomes available that is located within an area that would promote recreational activities or expand the existing recreational areas, the City of Madeira should purchase or study the purchase of the property for recreational purposes.

Strategy 3 – It is recommended that the City work with the local recreational organizations and local schools to find ways to expand the recreational areas as well as purchase acreage within the city.

Strategy 4 – It is recommended that the City have a workshop for the residents and/or businesses to gauge the interest of the community. This will make the residents aware of the green space goals and hopefully help to acquire property for sale.

C. Promote Compatible Land Uses

Strategy 1 – It is recommended that the City study the surrounding land uses prior to changing the zoning in an area to make sure that the land use will be in harmony with the surrounding district.

D. Enhance and Develop the Economic Base of the Community and the Central Business District (CBD)

Strategy 1 – It is recommended that the City create a Transitional Overlay District on the south side of Camargo Road to encourage commercial growth along Camargo Road between Miami Avenue and the railroad tracks (Completed Fall of 2005).

Strategy 2 – It is recommended that the City analyze all businesses in the area and study which other businesses may enhance the existing uses.

Strategy 3 – It is recommended that the City make contact with businesses that are not located within the community to gauge the interest of locating their business in this area.
Strategy 4 – It is recommended that the Chamber of Commerce and the City of Madeira work together to develop a brochure that promotes the City as well as the individual businesses within the area.

Strategy 5 – It is recommended that the City study parking alternatives for the downtown area to increase the number of parking spaces for the business community. This would especially benefit the buildings along Miami Avenue, Laurel Avenue and Euclid Avenue where parking on the street is the only alternative.

Strategy 6 – It is recommended that the City extend the Community Reinvestment Area in the downtown area to encourage business owners to renovate and occupy vacant buildings.

Strategy 7 – It is recommended that the City revise the parking requirements within the Central Business District.

Strategy 8 – It is recommended that the City revise the sign requirements within the Central Business District.

Strategy 9 – It is recommended that the city establish screening requirements for residential areas surrounding the Central Business District.

E. Corridor Development Plan for the Central Business District (CBD)

Strategy 1 - It is recommended that the City undertake a beautification project in those areas of the Central Business District on Laurel Avenue, Camargo Road, and Euclid Avenue from Esther Lane north to the corporation line.

Strategy 2 – It is recommended that the City install sidewalks along all major roadways leading to and from the Central Business District. These roads include, but are not limited to: Dawson Road, Euclid Avenue, Hosbrook Road, Shawnee Run Road, and Camargo Road.

Strategy 3 – It is recommended that the City maintain and enhance the existing historical properties. These buildings include the train depot, the Muchmore House and the Hosbrook House.

Strategy 4 – It is recommended that the City help the business community set up a downtown association so that funding could be attained for renovations and beautification purposes for the downtown area.

Strategy 5 – It is recommended that the City update the Central Business District Plan.

Strategy 6 – It is recommended that the City extend the Central Business District Regulations north along Camargo Road from the Point to the northern City limits on the south side of Camargo Road.

F. Creation of a Mixed Land Use Area with the Central Business District (CBD)

Strategy 1 - It is recommended that the City create a downtown overlay district that allows mixed land uses such as office, retail and higher density residential uses (such as condominiums).
Strategy 2 – It is recommended that the zoning overlay define minimum and maximum density requirements to maximize the land space available.

Strategy 3 – It is recommended that the zoning overlay define how the office, retail and higher density residential units would be mixed together with the locations, height limitations, etc.

Strategy 4 – It is recommended that the city work with the existing property owners and the community developers to redevelop the properties along Laurel Avenue, Railroad Avenue and portions of Miami Avenue to the east.

Strategy 5 – It is recommended that mixed use developments occur within the Central Business District where residential is an allowed use on a second or third floor of a building.

Strategy 6 – It is recommended that parking for the structures be shared wherever possible to maximize the buildable commercial area.

Strategy 7 – It is recommended that the height of buildings within the Central Business District have a minimum height of 25’-0” and be increased to a 45’-0” maximum height.

Strategy 8 – It is recommended that Tax Increment Financing (TIF) be utilized to help with the upgrade of capital improvements so that the developer will help to improve the CBD.
APPENDIX
GLOSSARY OF TERMS

Interpretation of Terms of Words – For the purpose of this plan, certain terms or words used herein shall be interpreted as follows:

1. Capital Improvements Program – A timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means and sources of financing each project.

2. Census – An official periodic enumeration of a designated geographic area’s population, housing and other characteristics.

3. Central Business District (CBD) – The largest, most intensively developed, mixed-use area within a city, usually containing, in addition to major retail uses, governmental offices; service uses; professional, cultural, recreational, and entertainment establishments and uses; residences, hotels, and motels; appropriate industrial activities; and transportation facilities.

4. Change of Use – Any use that substantially differs from the previous use of a building or land.

5. Citizen Participation – Public involvement in governmental policy formation and implementation.

6. City Planning – The decision-making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed, and legislation and policies enacted and adopted to achieve the goals and objectives as they relate to cities and communities.

7. Commercial Use – Activity involving the sale of goods or services carried out for profit.

8. Community Reinvestment Area – The Community Reinvestment Area tax abatement program is established under provisions of the Ohio Revised Code. A CRA may be created by the local legislative body to assist in the redevelopment of property through the use of real property tax abatements for any physical improvements to the property. The tax abatements are used as a development incentive. They can be used for residential, commercial and industrial properties; however, they are most commonly used on commercial and industrial projects. Under the regulations of the CRA, the legislative body may approve the abatement of the property taxes in any amount up to 100% for a period of up to 10 years. The abatement only applies to new or improved value on the property. The owner still pays the property taxes on the value of the land prior to the new development. Most jurisdictions connect the amount and tenure of the abatement to the value of the new investment and the number of jobs being created or retained.

9. Density – The number of families, individuals, dwelling units, households, or housing structures per unit of land.
10. District – A part, zone, or geographic area within the municipality within which certain zoning or development regulations apply.

11. Downtown Business Association – An association created by a number of businesses in the downtown area (such as a Chamber of Commerce) that is a non-profit organization for such purposes as obtaining money for beautification purposes (such as streetscape, façade improvements, awnings, landscaping, etc.).

12. Existing Use – The use of a lot or structures at the time of the enactment of a zoning district, Land Use Plan, etc.

13. Feasibility Study – An analysis of a specific project of program to determine if it can be successfully carried out.

14. Group Living Quarters – Residences for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services, and transportation.

15. Highest and Best Use – An appraisal concept that determines the use of a particular property likely to produce the greatest net return in the foreseeable future.

16. Hillside Protection Overlay District – A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone. In this instance, additional stipulations would be required to protect certain slopes and how development occurs on a hillside.

17. Historical Building – Any building or structure that is historically or architecturally significant.

18. Home Occupation – Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident’s dwelling unit.

19. Implementation – Carrying out or fulfilling plans and proposals.

20. Institutional Use – A non-profit, religious, or public use, such as a church, library, public or private school, hospital, or government owned or operated building, structure, or land use for public purpose.

21. Land Use – A description of how land is occupied or utilized.

22. Master Plan – A comprehensive, long-range plan intended to guide the growth and development of a community or region that typically includes the inventory and analytic sections leading to recommendations for the community’s future economic development, housing, recreation and open space, transportation, community facilities, and land use, all related to the community’s goals and objectives for these elements.

23. Open Space – Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and
enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

24. Overlay Zone – A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

25. Park – A tract of land, designated and used by the public for active and passive recreation.

26. Permitted Use – Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

27. Public Improvement – Any improvement, facility, or service together with its associated site or right-of-way necessary to provide transportation, drainage, utilities, or similar essential services and facilities and that are usually owned and operated by a governmental agency.

28. Streetscape – A design term referring to all the elements that constitute a physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings, and marquees, signs, and lighting.

29. Subdivision – The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

30. Transition Zone – A zoning district that permits uses compatible with uses permitted in two adjacent zones that, without the transition zone, could be considered incompatible to each other. A T-District in this application is only a recommendation for consideration. A T-District will only be written or proposed language put forth only after interest or application from an owner within that district or by City Council following a public hearing process which involves the Planning Commission and City Council.

31. Transitional Use – A permitted land use or structure of an intermediate intensity by level of activity or scale between a more intensive and less intensive use.

32. Undeveloped Land – Land that is in its natural state before development;

33. Underdeveloped Land – Land parcels with any of the following characteristics: (1) Any non-residential areas with significant amounts of land not covered by non-structural impervious surfaces; (2) land suitable for re-development or infill at higher densities.

34. Vacancy Rate – The number of uninhabited dwelling units that are available and suitable for occupancy expressed as a ratio to the total number of dwelling units.

35. Zoning – The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

36. Zoning Map – The map or maps that are a part of the zoning ordinance and delineate the boundaries of zone districts.
37. Central Business District (CBD) – The largest, most intensively developed, mixed-use area within a city, usually containing, in addition to major retail uses, governmental offices; service uses; professional, cultural, recreational, and entertainment establishments and uses; residences, hotels, and motels; appropriate industrial activities; and transportation facilities.

38. Change of Use – Any use that substantially differs from the previous use of a building or land.


40. City Planning – The decision-making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed, and legislation and policies enacted and adopted to achieve the goals and objectives as they relate to cities and communities.

41. Commercial Use – Activity involving the sale of goods or services carried out for profit.

42. Community Reinvestment Area – The Community Reinvestment Area tax abatement program is established under provisions of the Ohio Revised Code. A CRA may be created by the local legislative body to assist in the redevelopment of property through the use of real property tax abatements for any physical improvements to the property. The tax abatements are used as a development incentive. They can be used for residential, commercial and industrial properties; however, they are most commonly used on commercial and industrial projects. Under the regulations of the CRA, the legislative body may approve the abatement of the property taxes in any amount up to 100% for a period of up to 10 years. The abatement only applies to new or improved value on the property. The owner still pays the property taxes on the value of the land prior to the new development. Most jurisdictions connect the amount and tenure of the abatement to the value of the new investment and the number of jobs being created or retained.

43. Density – The number of families, individuals, dwelling units, households, or housing structures per unit of land.

44. District – A part, zone, or geographic area within the municipality within which certain zoning or development regulations apply.

45. Downtown Business Association – An association created by a number of businesses in the downtown area (such as a Chamber of Commerce) that is a non-profit organization for such purposes as obtaining money for beautification purposes (such as streetscape, façade improvements, awnings, landscaping, etc.).

46. Existing Use – The use of a lot or structures at the time of the enactment of a zoning district, Land Use Plan, etc.

47. Feasibility Study – An analysis of a specific project or program to determine if it can be successfully carried out.
48. Group Living Quarters – Residences for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services, and transportation.

49. Highest and Best Use – An appraisal concept that determines the use of a particular property likely to produce the greatest net return in the foreseeable future.

50. Hillside Protection Overlay District – A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone. In this instance, additional stipulations would be required to protect certain slopes and how development occurs on a hillside.

51. Historical Building – Any building or structure that is historically or architecturally significant.

52. Home Occupation – Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident’s dwelling unit.

53. Implementation – Carrying out or fulfilling plans and proposals.

54. Institutional Use – A non-profit, religious, or public use, such as a church, library, public or private school, hospital, or government owned or operated building, structure, or land use for public purpose.

55. Land Use – A description of how land is occupied or utilized.

56. Master Plan – A comprehensive, long-range plan intended to guide the growth and development of a community or region that typically includes the inventory and analytic sections leading to recommendations for the community’s future economic development, housing, recreation and open space, transportation, community facilities, and land use, all related to the community’s goals and objectives for these elements.

57. Open Space – Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

58. Overlay Zone – A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

59. Park – A tract of land, designated and used by the public for active and passive recreation.

60. Permitted Use – Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

61. Public Improvement – Any improvement, facility, or service together with its associated site or right-of-way necessary to provide transportation, drainage, utilities, or similar essential services and facilities and that are usually owned and operated by a governmental agency.
62. Streetscape – A design term referring to all the elements that constitute a physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings, and marquees, signs, and lighting.

63. Subdivision – The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

64. Transition Zone – A zoning district that permits uses compatible with uses permitted in two adjacent zones that, without the transition zone, could be considered incompatible to each other. A T-District in this application is only a recommendation for consideration. A T-District will only be written or proposed language put forth only after interest or application from an owner within that district or by City Council following a public hearing process which involves the Planning Commission and City Council.

65. Transitional Use – A permitted land use or structure of an intermediate intensity by level of activity or scale between a more intensive and less intensive use.

66. Undeveloped Land – Land that is in its natural state before development;

67. Underdeveloped Land – Land parcels with any of the following characteristics: (1) Any non-residential areas with significant amounts of land not covered by non-structural impervious surfaces; (2) land suitable for re-development or infill at higher densities.

68. Vacancy Rate – The number of uninhabited dwelling units that are available and suitable for occupancy expressed as a ratio to the total number of dwelling units.

69. Zoning – The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

70. Zoning Map – The map or maps that are a part of the zoning ordinance and delineate the boundaries of zone districts.
## Summary of Changes to the City of Madeira’s Revised Land Use Map

**Since 1984**

(See map 4 for a graphical representation of the changes)

<table>
<thead>
<tr>
<th>Area</th>
<th>Old Land Use</th>
<th>Revised Land Use</th>
<th>Rationale Behind Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>Residential</td>
<td>Land is underdeveloped and has the potential for subdivision development to occur.</td>
</tr>
<tr>
<td>2</td>
<td>Residential</td>
<td>Residential</td>
<td>Land is underdeveloped and has the potential for subdivision development to occur.</td>
</tr>
<tr>
<td>3</td>
<td>Residential</td>
<td>Residential</td>
<td>Land is underdeveloped and has the potential for subdivision development to occur.</td>
</tr>
<tr>
<td>4</td>
<td>Residential</td>
<td>Green space w/zone change</td>
<td>Property is owned by Indian Hill and is part of the Indian Hill Green Space Trust.</td>
</tr>
<tr>
<td>5</td>
<td>Residential</td>
<td>Residential and/or green space</td>
<td>Land is underdeveloped and undeveloped and has potential for subdivision development to occur.</td>
</tr>
<tr>
<td>6</td>
<td>Residential</td>
<td>Residential and/or recreational</td>
<td>The property has severe topography with limited access.</td>
</tr>
<tr>
<td>7</td>
<td>Residential</td>
<td>Residential</td>
<td>Land is underdeveloped and has potential for subdivision development to occur.</td>
</tr>
<tr>
<td>8</td>
<td>Residential</td>
<td>Office and/or retail</td>
<td>Area is completely surrounded by manufacturing uses.</td>
</tr>
<tr>
<td>9</td>
<td>Commercial</td>
<td>Commercial</td>
<td>The area is not attractive for residential development.</td>
</tr>
<tr>
<td>10</td>
<td>Residential</td>
<td>Residential</td>
<td>Property can only be developed into larger parcels due to the topography of the site.</td>
</tr>
<tr>
<td>11</td>
<td>Mobile Home Park</td>
<td>Residential or Recreational</td>
<td>Property is underdeveloped and has the potential for subdivision development to occur. Property could also be used for recreational field space due to its close proximity to McDonald Commons Park.</td>
</tr>
<tr>
<td>12</td>
<td>Manufacturing</td>
<td>Office</td>
<td>Due to the access for the property, office type uses would be more appropriate than retail.</td>
</tr>
<tr>
<td>13</td>
<td>Manufacturing</td>
<td>Manufacturing</td>
<td>Lots are not deep enough for retail type uses.</td>
</tr>
<tr>
<td>14</td>
<td>Residential</td>
<td>Residential</td>
<td>Property is underdeveloped and has the potential for subdivision development to occur.</td>
</tr>
<tr>
<td>15</td>
<td>Nursing Home</td>
<td>Commercial w/zone change</td>
<td>Commercial uses would be appropriate for this site because it is adjacent to the corner property which is already zoned for commercial uses.</td>
</tr>
<tr>
<td>16</td>
<td>Residential</td>
<td>Retail</td>
<td>Area is completely surrounded by commercial uses.</td>
</tr>
<tr>
<td>17</td>
<td>Commercial</td>
<td>Commercial</td>
<td>Area is completely surrounded by low density residential housing.</td>
</tr>
<tr>
<td>18</td>
<td>Residential</td>
<td>Office/retail mix w/overlay district</td>
<td>Transition area between commercial and residential. This area is no longer feasible for residential development.</td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
<tr>
<td>19</td>
<td>Residential</td>
<td>Office/retail/residential mix</td>
<td>Area is currently underdeveloped and residential would help to support the office and retail type mixed uses and provide additional housing opportunities.</td>
</tr>
<tr>
<td>20</td>
<td>Recreational</td>
<td>Recreational w/zone change</td>
<td>Area is being utilized by the City of Madeira as McDonald Commons Park.</td>
</tr>
<tr>
<td>21</td>
<td>Manufacturing</td>
<td>Manufacturing</td>
<td>Area is completely surrounded by low density residential housing.</td>
</tr>
<tr>
<td>22</td>
<td>Nursing Home</td>
<td>Residential</td>
<td>Area is completely surrounded by low density residential housing.</td>
</tr>
<tr>
<td>23</td>
<td>Retail</td>
<td>Residential</td>
<td>Area is completely surrounded by low density residential housing.</td>
</tr>
<tr>
<td>24</td>
<td>Vacant</td>
<td>Green space w/zone change</td>
<td>Area is hard to develop and is unsuitable for residential development.</td>
</tr>
<tr>
<td>25</td>
<td>Recreation</td>
<td>Recreation w/zone change</td>
<td>Area is being utilized by the City of Madeira as Sellman Park.</td>
</tr>
<tr>
<td>26</td>
<td>Residential</td>
<td>Institutional w/zone change</td>
<td>Area was currently being used for residential homes. Madeira Schools purchased both homes and has incorporated those into the development plan for the Middle School.</td>
</tr>
<tr>
<td>27</td>
<td>Residential</td>
<td>Residential</td>
<td>Area is being used for single family housing. There are 10 lots that are currently non-conforming under the current zoning regulations.</td>
</tr>
<tr>
<td>28</td>
<td>Residential</td>
<td>Residential</td>
<td>Property is underdeveloped and has the potential for subdivision development to occur.</td>
</tr>
<tr>
<td>29</td>
<td>Institutional, Commercial and Residential</td>
<td>Institutional, Commercial and Residential</td>
<td>There is a mixture of land uses in this area. There are no recommendations for changes at this time.</td>
</tr>
</tbody>
</table>