

Chapter 3

MASTER PLAN MAP

A copy of the official map which presents the Master Plan in graphic form accompanies this book. This map and the textual explanations, recommendations and references in this volume constitute the Metropolitan Master Plan.

As stated in the chapter on Objectives, the Master Plan sets forth only the general location and extent of future physical developments in the Area. It shows the relationship between the different functional classes of public improvements and privately-owned areas based on estimates of probable needs over a period of years. The overall function of the Master Plan is to plan in a broad way the kind of communities and neighborhoods and industrial districts desired for the future.

It should also be re-emphasized here that the Master Plan, as an instrument of planning, is a guide to the accomplishment of a desired and agreed-upon metropolitan pattern, for use whenever the more definite legislative and administrative measures which have legal effect are taken. It has no overall legal effect on property.

The Master Plan Map, an integral part of the Master Plan, is a delineation of the boundaries and the geographical composition of the Metropolitan Area, and a plan of physical development for that Area. The physical improvements and facilities which make up the Plan are depicted as if they had already been brought into reality.

The Map illustrates the relationships of the various plan elements and land uses as a total picture. Accordingly, no distinction is made between existing features and those proposed. Specific information regarding any

single feature may be obtained from the more detailed maps of individual areas or facilities.

The Map does not define exactly the boundaries of various land uses. That is the function of zoning. The major classifications — residential, commercial and industrial — have been indicated in broad outline in color masses. Later these areas will be precised and further differentiated by sub-classifications which include the various types of each of these major categories. This is accomplished in the zoning process. The Map indicates the broad zoning pattern by which an exact zoning study may be guided.

The key to the Map is as follows, as shown in its legend:

The tone of the entire Map is brown. Communities appear as lighter portions while the darker areas around them show existing corridors, open spaces and sections which are expected to retain their rural character.

Shopping centers and commercial districts are red; industrial areas brown.

The Motorways System — expressways, modified expressways and thorofares — appears as a red network, the most important routes indicated by the heaviest lines.

Public and semi-public areas are green. These include parks and recreation areas, institutions, cemeteries and miscellaneous other uses. The land uses are distinguishable by the varied grid designs.

Elementary, junior and high schools, and airports are shown by black symbols; railroads by track lines.

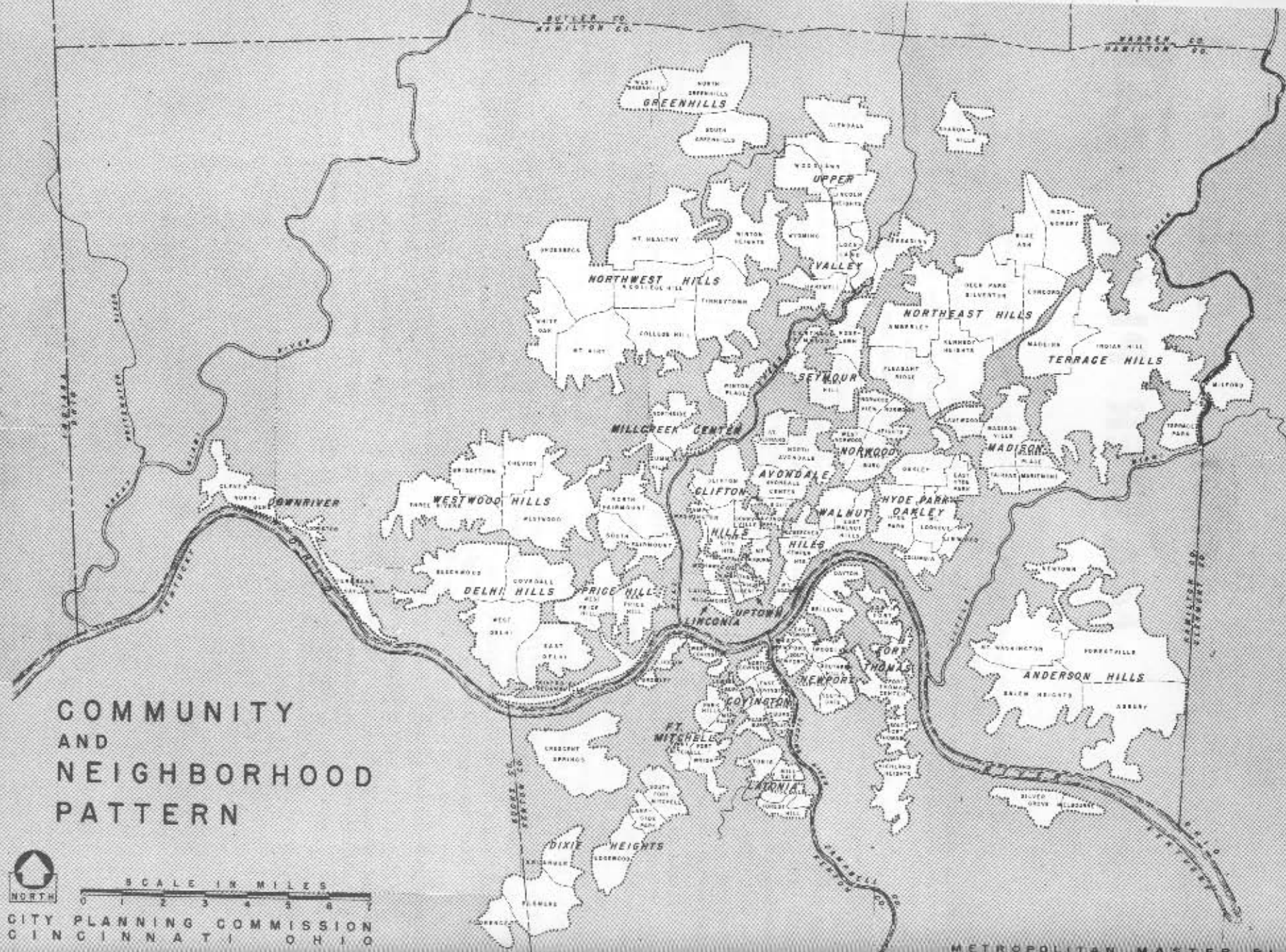



FIG. 5

COMMUNITY
AND
NEIGHBORHOOD
PATTERN


 NORTH
 SCALE IN MILES
 0 1 2 3 4 5 6 7
 CITY PLANNING COMMISSION
 CINCINNATI OHIO