

ZONING CODE UPDATE

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

February 2021

COLUMBUS

and Surrounding Municipalities

1950

1950 POPULATION

Bexley: 12,378	New Albany: 268
Canal Winchester: 1,194	Obetz: 1,049
Columbus: 375,901	Reynoldsburg: 784
Dublin: 289	Riverlea: 324
Gahanna: 596	Upper Arlington: 9,024
Grandview Heights: 7,659	Urbancrest: 823
Grove City: 2,339	Valleyview: 611
Groveport: 1,165	Westerville: 4,112
Hilliard: 610	Whitehall: 4,877
Marble Cliff: 437	Worthington: 2,141
Minerva Park: 232	

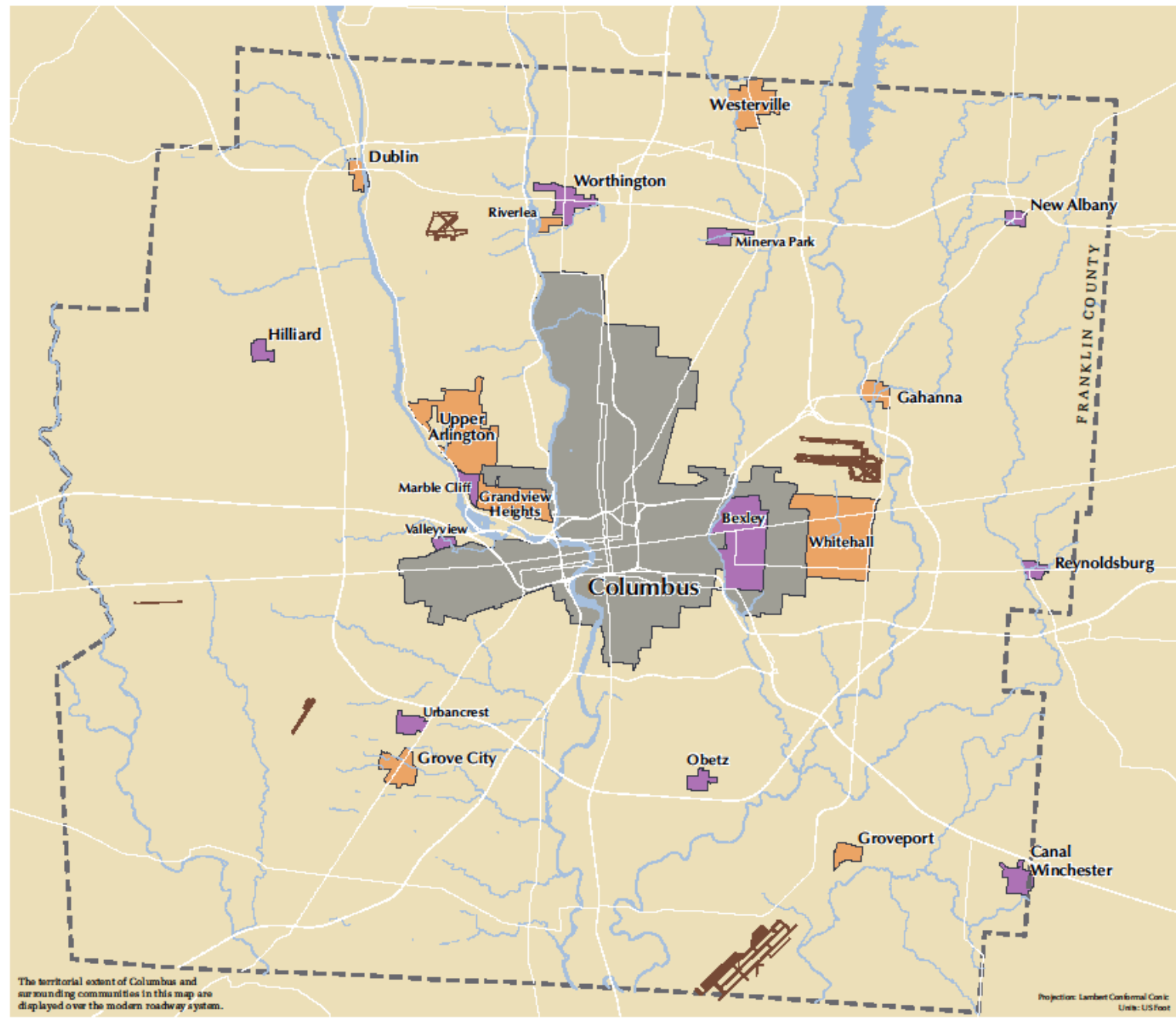
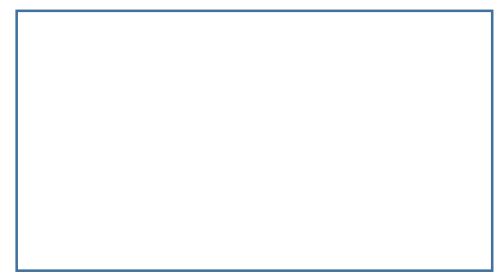
Franklin County: 503,410



October 2012

Columbus Planning Division/mc
 109 N. Front Street
 Columbus, OH 43215

*Data provided by the City of Columbus,
 Franklin County Engineer's Office, and
 U.S. Census*



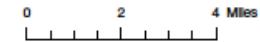
COLUMBUS

and Surrounding Municipalities

2020

2020 POPULATION

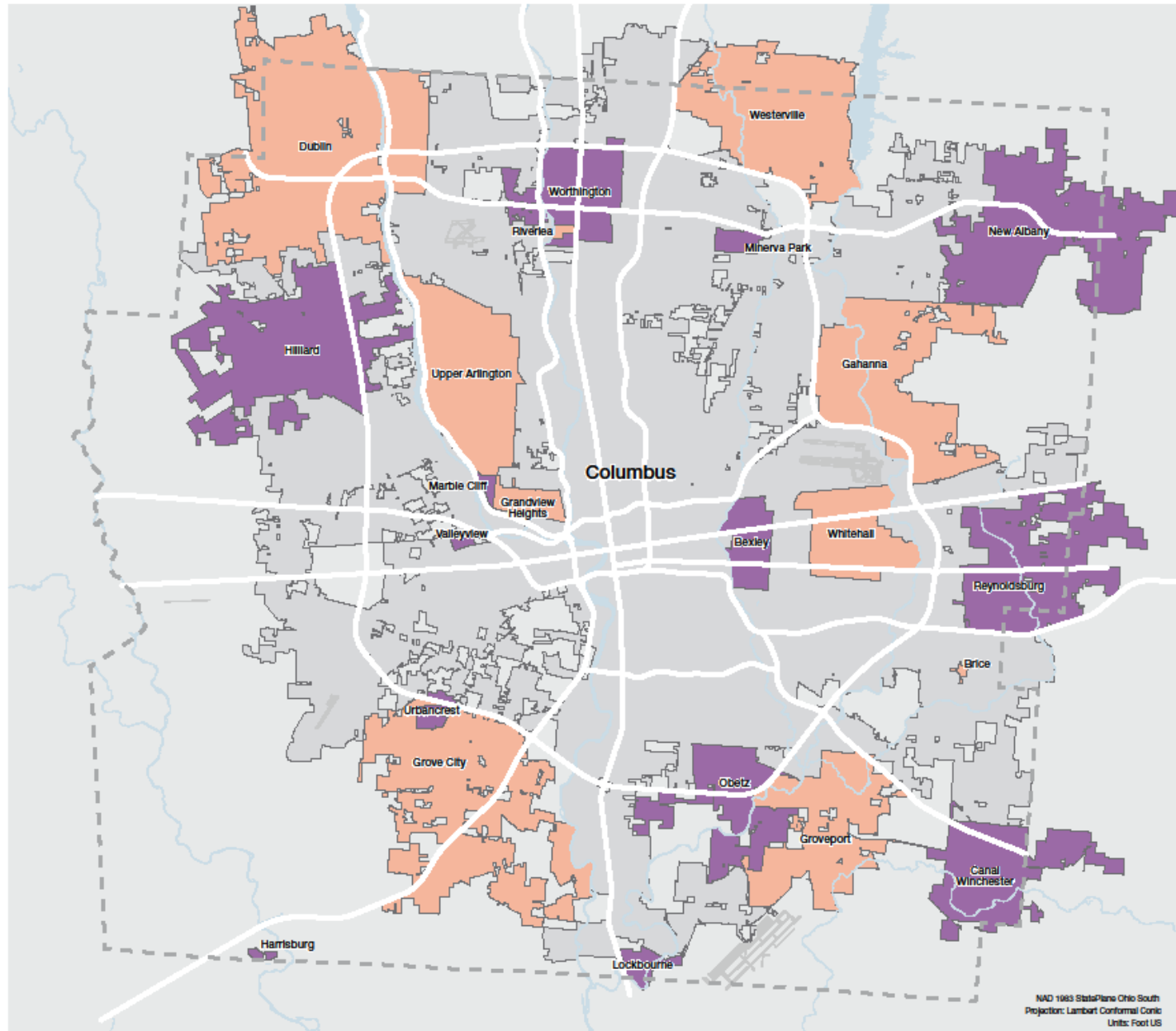
Bexley: 13,370	Marble Cliff: 586
Brice: 117	Minerva Park: 1,554
Canal Winchester: 9,093	New Albany: 10,980
Columbus: 914,449	Obetz: 5,339
Dublin: 50,593	Reynoldsburg: 37,650
Gahanna: 36,018	Riverlea: 568
Grandview Heights: 8,559	Upper Arlington: 35,542
Grove City: 42,776	Urbancrest: 989
Groveport: 5,860	Valleyview: 634
Harrisburg: 327	Westerville: 40,656
Hilliard: 38,244	Whitehall: 19,406
Lockbourne: 276	Worthington: 14,509



February 2020

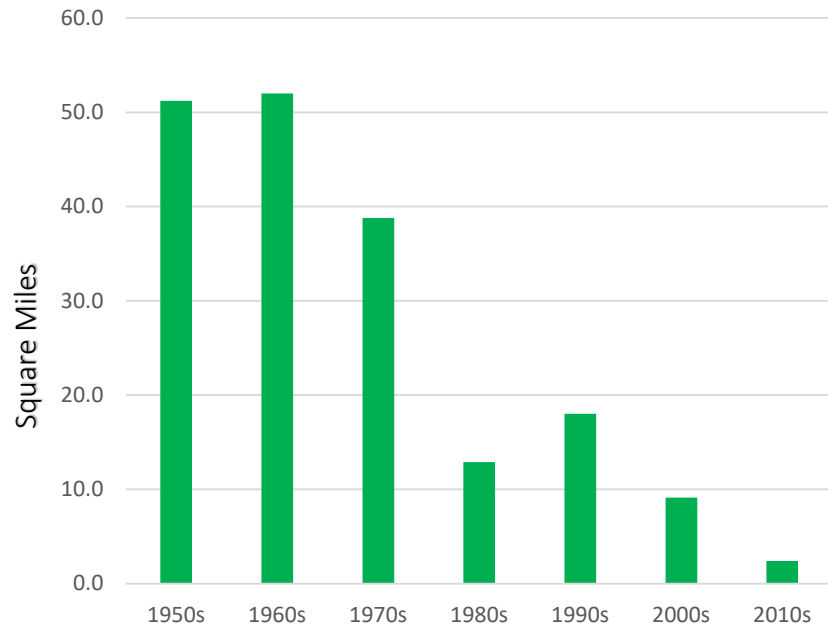
Columbus Planning Division/mc
111 N. Front Street, Third Floor
Columbus, Ohio 43215

Source: MORPC 2020 Member Population Estimates

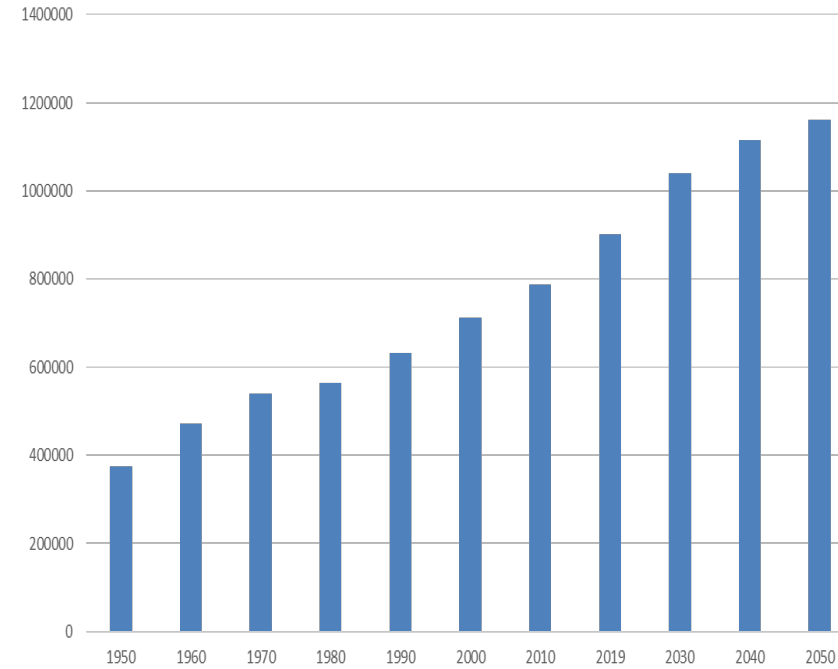


GROWTH TRENDS

Annexation



Population



Source: US Census, City Records, MORPC Estimates

GROWTH TRENDS

- 900,000 residents and growing
- More infill development and redevelopment
- Less territorial expansion
- Rising housing costs and inadequate supply
- Lack of transportation options
- Increased demand for multi-family, smaller homes and smaller lots
- Desire for walkable neighborhoods
- Not all neighborhoods have prospered

HOW WILL WE GROW?

- Where are people going to live and work?
- How are they going to get around?
- What will our neighborhoods look like?
- How do we build opportunity for our residents?

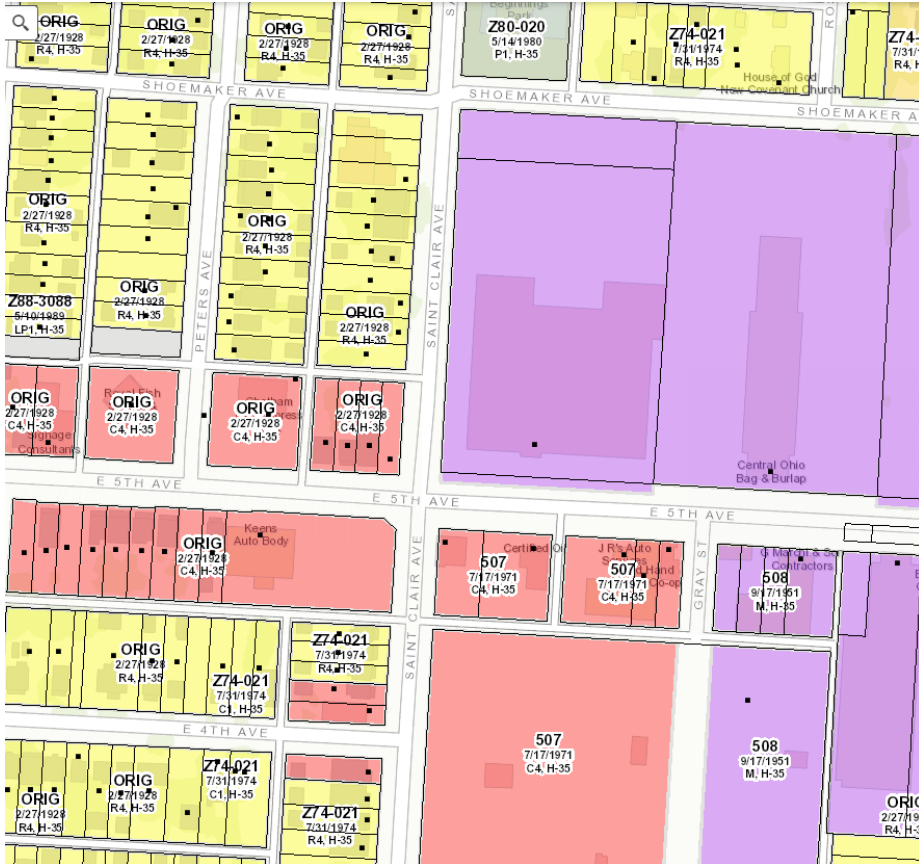
Work is underway – Key Examples:

- Transit (LinkUS)
- Housing (Regional Housing Strategy)
- Sustainability (Columbus Sustainability Plan)
- **Zoning – how can we position the zoning code for the future?**

ZONING

- Addresses property use, building placement, parking, lot size, etc.
- Powerful tool for encouraging and facilitating investment.
- Helps ensure that development is consistent with local standards.
- Zoning, like restrictive covenants and redlining, has also been used to exclude people, limiting access to opportunity.
- Distinct from policy, which informs zoning changes.
- **Columbus code dates to 1950s (with many updates).**

ZONING = Map + Text



mc Columbus, OH

Search or jump to

Columbus, Ohio - Code of Ordinances / Title 33 - ZONING CODE / Chapter 3356 - C-4 REGIONAL SCALE COMMERCIAL DISTRICT / 3356.09 - C-4 district lot combinations.

VERSION: JAN 26, 2021 (CURRENT)

- Chapter 3349 - INSTITUTIONAL USE DISTRICT
- Chapter 3351 - C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- Chapter 3353 - C-2 OFFICE COMMERCIAL DISTRICT
- Chapter 3355 - C-3 COMMUNITY SCALE COMMERCIAL DEVELOPMENT
- Chapter 3356 - C-4 REGIONAL SCALE COMMERCIAL DISTRICT**
 - 3356.01 - Purpose.
 - 3356.03 - C-4 permitted uses.
 - 3356.05 - C-4 district development limitations.
 - 3356.07 - Distance separation standards.
 - 3356.09 - C-4 district lot combinations.**
 - 3356.11 - C-4 district setback lines.
- Chapter 3357 - HIGHWAY ORIENTED COMMERCIAL DEVELOPMENT
- Chapter 3359 - DOWNTOWN DISTRICT
- Chapter 3361 - PLANNED OR REGIONAL COMMERCIAL DEVELOPMENT

3355.09 - C-3 district setback lines.

Chapter 3356 - C-4 REGIONAL SCALE COMMERCIAL DISTRICT

3356.01 - Purpose.

The purpose of the C-4, Commercial District is to provide a zoning district which promotes a range of uses from office and community-scale retail profession and service may be conducted.

(Ord. 236-03 § 4.)

3356.03 - C-4 permitted uses.

The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The District is intended to include uses of a similar enough character and nature to warrant inclusion into the C-4 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this district, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-4, district.

- All uses listed in C.C. 3351, C.C. 3353 and C.C. 3355.
- Commercial uses allowing dwelling units above the primary use, including:
 - Appliance Stores
 - Automotive Accessories, Parts and Tire Stores
 - Automobile and Light Truck Dealers
 - Automobile Driving Training Facility
 - Automotive Sales, Leasing and Rental
 - Bars, Cabarets and Nightclubs
 - Blood and Organ Banks
 - Building Material and Supplies Dealers

UPDATE GOAL:

An updated zoning code aligned with City priorities for growth management, equity, affordable housing, job creation, neighborhood vitality, sustainability, and transportation.

AREAS FOR CONSIDERATION

- Accommodating future growth
- Affordable housing strategies
- Promoting equity
- Zoning for job centers
- Reliance on variances, overlays and special districts
- Public review process
- Design guidelines
- Support for enhanced transit

PHASE ONE

Zoning Code Assessment and Update Strategy

Review of the zoning code and process, culminating in a recommended update strategy. The update strategy will address priorities for change, the type of code Columbus should pursue, policy alignment and recommended approach to engagement.

- Zoning Code Assessment
- Zoning Review Process Assessment
- Policy Assessment
- Stakeholder Engagement
- Recommended Update Strategy

Anticipated timeframe: November 2020 start with summer 2021 completion.

PHASE TWO

Code Update

Informed by phase one, this multi-year process will involve consultant engagement and dedicated city staff.

Equitable community engagement will be a key element of the effort.

- Meaningful, ongoing engagement that reaches a full spectrum of residents and stakeholders, particularly those who have traditionally not had a voice in the decision-making process.

THANK YOU!

For more information, contact:

<https://www.columbus.gov/zoningupdate/>
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