

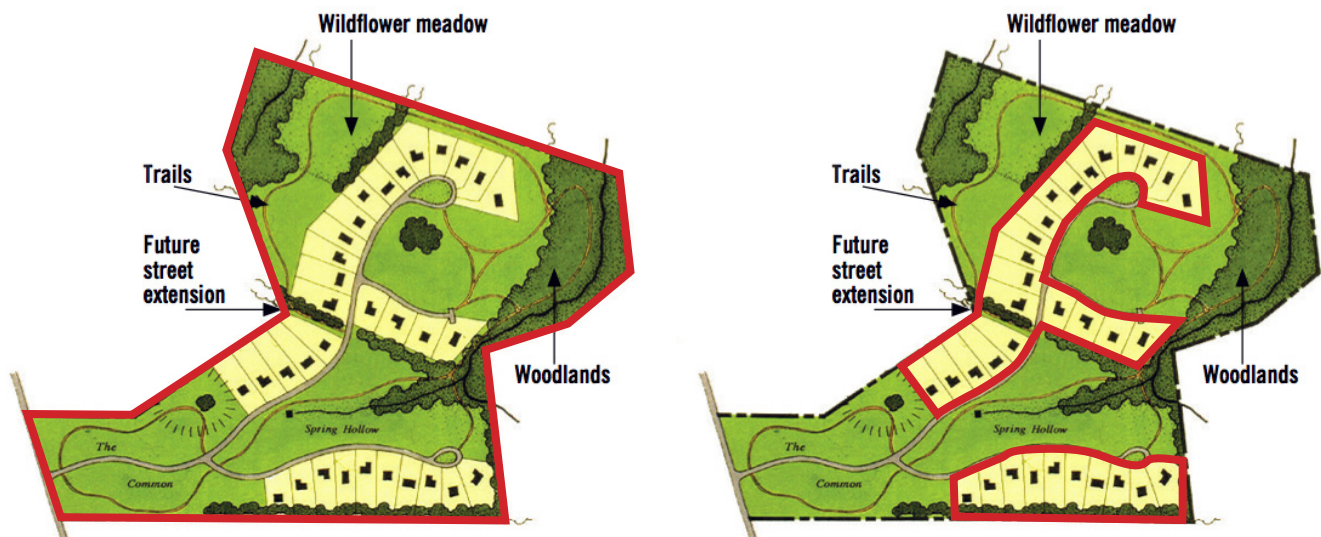
CPA Glossary of Planning Terminology

■ **Accessory Dwelling Unit** a secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house.

■ **Board of Zoning Adjustment** the Board of Zoning Adjustment hears and decides on requests for zoning code variances and appeals. It is staffed by the Building and Zoning Services Department.

■ **Council Variance** a variance to allow a use that is not permitted by the underlying zoning district; City Council may also consider variances to yard, height, and parking only if in conjunction with a use variance or a rezoning. A variance requires a recognized hardship.

■ **Density** the number of residential units within a given area. Density is measured in terms of dwelling units per acre (du/ac), and is calculated by dividing the total number of units on a site by the total acreage of the site. For example, a development with 40 residential units on a 10 acre site has a density of 4 du/ac. Gross density is a calculation that includes the area of an entire site including internal roads and vehicular circulation. Net density is a calculation that includes the area of just a given parcel of land (not including roads or other right-of-way). See example images below.



Gross Density: the density calculation *includes* open space and right-of-way. The gross density of the site is 3.2 du/acre (32 units developed on 10 acres).

Net Density: the density calculation *excludes* open space and right-of-way. The net density of the site is 8 du/acre (32 units developed on 4 acres).

■ **Development Commission** the Development Commission reviews requests for rezonings and proposed Area Plans and Zoning Code changes and makes recommendation to the Columbus City Council. It is staffed by the Building and Zoning Services Department.



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■ **Graphics Commission** the Graphics Commission hears and decides all requests, except as provided, for appeals or variances from the application of the graphics code. It is staffed by the Building and Zoning Services Department.

■ **Historic Preservation Office** the Historic Preservation Office (HPO) is a section of the Columbus Planning Division. HPO staff oversee the city's five historic Architectural Review Commissions (local historic districts) and properties on the city's historic register. The HPO also provides technical assistance to property owners and potential buyers who on matters related to historic preservation.

■ **Historic District** a group of two or more sites, buildings, structures, or objects designated as listed on the National Register of Historic Places or the Columbus Register of Historic Properties, or within an architectural review commission area.

■ **Land Use** how a piece of land is used. General land use categories include residential (single family or apartments), commercial (retail or office), industrial, parks, and institutional.

■ **Non-conforming Use** a land use which was initiated legally but which does not comply with subsequently enacted regulations of the use district in which it is situated.

■ **Parcel** a tract or plot of land.

■ **Right-of-Way** land that is owned by local government or a utility. (Roads are city right-of-way.)

■ **Rezoning** a change of the zoning classification of particular lots or parcels of land; Rezoning is also known as "amending the zoning map" and can be approved only in ordinance form by City Council after receiving a recommendation at a public hearing of the Development Commission. A rezoning is necessary when a proposed land use is not permitted in the existing zoning classification.

■ **Setback** refers to the distance between a building and the property line, or the distance between a parking lot and the property line. Setbacks include front, rear and side yard setbacks.

■ **Variance** permission to depart from the requirements of a zoning code.

■ **Zoning** regulates the type of activity that may occur within specific geographic areas. Zoning districts regulate use, placement, spacing, and size of land and buildings within each district.

■ **Zoning Clearance** the determination that an application is in conformity with the provisions of the Zoning Code