Zoning Basics

The Zoning Code

**Goal:** To enhance the understanding of the zoning code.
Agenda

- Introductions / Housekeeping
- What is Zoning? What is Not?
- Zoning Sections
- Zoning Code and Map
- Questions
Zoning

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

Zoning Clearance is the determination that an application is in conformity with the provisions of the Zoning Code or as permitted by a variance, special permit, or decision from an appeal.

A “Certificate of Zoning Clearance” is required and shall be obtained prior to the construction or alteration of any building or structure; the establishment, change, or modification in the use of any building, structure or land; or the grading, excavating or filling of land. Zoning clearance is one of the city regulatory agencies that participates in the One Stop Shop plan review process in the Department of Building & Zoning Services.
Examples of Development Standards:

- Building height
- Parking
- Setbacks
- Density
- Landscaping
- Lot area
- Others
Official Zoning Map
What doesn’t zoning regulate?

- Alcohol sales
- Nuisances
  - Noise, weeds, high grass, litter, graffiti
- Anything in the right-of-way
- Deed restrictions
- Federal Property
Additional Forms of Land Use Regulations

- State and Federal Laws
  - ORC, RLUIPA, ADA, Fair Housing Act
- Housing Codes
- Building Codes
- Health Codes
- General Offenses Code
Zoning Section

Chief Zoning Official

- Zoning Clearance Residential
  - Residential Plans & Plats

- Zoning Clearance Commercial
  - Commercial Buildings
  - Commercial Graphics

- Public Hearings

- Code Development
  - Council Variance & Rezoning
  - Board of Zoning Adjustment
  - Graphics Commission
Zoning Clearance

- Plats (preliminary and final)
- Lot splits
- New construction and additions
- Parking lots
- Change of use
- Graphics (including signs and billboards)
Zoning Public Hearings

- Rezonings
- Council Variances
- Board of Zoning Adjustment (BZA)
- Graphics Commission
- Appeals
Zoning Code

- Columbus Zoning Code first adopted in the 1920’s
- Major revisions were made in the subsequent decades
- Code development is ongoing
- There are 40 zoning classifications
# INDEX OF ZONING DISTRICTS

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<th>Use</th>
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<th>Density</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>R</td>
<td>Rural</td>
<td>Single Family</td>
<td>5 Acre Minimum</td>
<td></td>
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<tr>
<td>LRR</td>
<td>Limited Rural Residential</td>
<td>Single Family</td>
<td>1 Acre Minimum</td>
<td>100' minimum lot width</td>
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<td>RRR</td>
<td>Restricted Rural Residential</td>
<td>Single Family</td>
<td>20,000 sqft</td>
<td>100' minimum lot width</td>
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<td>Rural Residential</td>
<td>Single Family</td>
<td>10,000 sqft</td>
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<td>SR</td>
<td>Suburban Residential</td>
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<td>Residential</td>
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<td>7,200 sqft</td>
<td>50' minimum lot width</td>
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<td>R2</td>
<td>Residential</td>
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<td>50' minimum lot width</td>
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<td>R3</td>
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<td>50' minimum lot width</td>
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<tr>
<td>R2F</td>
<td>Residential</td>
<td>1-2 Family</td>
<td>12-14.5 d.u./acre</td>
<td>3,000 sqft, lot area unit 2-story</td>
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<tr>
<td>R4</td>
<td>Residential</td>
<td>1-4 Family</td>
<td>17.4 d.u./acre</td>
<td>4 units/land max.</td>
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<td>A1L2</td>
<td>Apartment Residential</td>
<td>Apartments</td>
<td>12 units/acre</td>
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<tr>
<td>A1LD</td>
<td>Apartment Residential - Low Density</td>
<td>Apartments</td>
<td>17.4 units/acre</td>
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<td>A1R1</td>
<td>Apartment Residential</td>
<td>Apartments</td>
<td>36.2 units/acre</td>
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<tr>
<td>A1R2</td>
<td>Apartment Residential</td>
<td>Apartments</td>
<td>54.6 units/acre</td>
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<td>A1R3</td>
<td>Apartment Residential</td>
<td>Apartments and Institutions</td>
<td>Unlimited</td>
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<td>A1R4</td>
<td>Apartment Residential</td>
<td>Apartments and Group Quarters</td>
<td>36.2 units/acre</td>
<td>Fraternities, Dormitories, and Rooming Houses</td>
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<td>A1W</td>
<td>Apartment Office</td>
<td>Apartments and Offices</td>
<td>Unlimited</td>
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<tr>
<td>MHD</td>
<td>Manufactured Home Development</td>
<td>Single Family</td>
<td>7,200 sqft</td>
<td>Specific Design Standards</td>
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<td>MHP</td>
<td>Manufactured Home Park</td>
<td>Manufactured Home</td>
<td>6/acre gross area</td>
<td>10-100 acres/park</td>
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<tr>
<td>PC</td>
<td>Planned Community</td>
<td>Mixed</td>
<td>14 units/gross acre</td>
<td>200 acres min. size Registered Site Plan</td>
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<tr>
<td>PUD</td>
<td>Planned Unit Development</td>
<td>Single and Multi-Family</td>
<td>2-8 d.u./acre</td>
<td>Registered Site Plan</td>
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<td>I</td>
<td>Institutional</td>
<td>Medical Buildings and Quasi-Public Uses</td>
<td>Unlimited</td>
<td>Limited Commercial Schools, Day Care Center, Housing for Elderly</td>
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<tr>
<td>C1</td>
<td>Commercial</td>
<td>Neighborhood Uses, Limited</td>
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<td>C2</td>
<td>Commercial</td>
<td>Office</td>
<td></td>
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<tr>
<td>C3</td>
<td>Commercial</td>
<td>General Commercial, Limited</td>
<td></td>
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<td>C4</td>
<td>Commercial</td>
<td>General Commercial</td>
<td></td>
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<tr>
<td>C5</td>
<td>Commercial</td>
<td>Drive-In and Automobile Oriented</td>
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<tr>
<td>CPD</td>
<td>Commercial/Planned Development</td>
<td>All Commercial</td>
<td></td>
<td>Registered Text and Site Plan</td>
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<tr>
<td>D1D</td>
<td>Downtown District</td>
<td>Residential, Retail, Office, Parking, Institutional, Industrial w/Certificate of Appropriateness</td>
<td></td>
<td>Certain uses are subject to Design Review, Commission Approval</td>
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<tr>
<td>M</td>
<td>Manufacturing</td>
<td>General Industrial and Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M1</td>
<td>Manufacturing</td>
<td>General Industrial Only</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M2</td>
<td>Manufacturing</td>
<td>Limited Industrial and Office Only</td>
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<td></td>
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<tr>
<td>EQ</td>
<td>Excavation and Quarrying</td>
<td>Quarrying and Agriculture</td>
<td></td>
<td></td>
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<tr>
<td>P1</td>
<td>Private Parking</td>
<td>Parking</td>
<td></td>
<td>No Structures, No Charge</td>
</tr>
<tr>
<td>P2</td>
<td>Public Parking</td>
<td>Parking</td>
<td></td>
<td>No Structures, Pay Parking</td>
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<td>UCRPD</td>
<td>University-College Research Park Development</td>
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<tr>
<td>NG</td>
<td>Neighborhood General</td>
<td>Mixed Use</td>
<td></td>
<td>Traditional Neighborhood Development</td>
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<tr>
<td>NC</td>
<td>Neighborhood Center</td>
<td>Mixed Use</td>
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<td>Traditional Neighborhood Development</td>
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<td>TC</td>
<td>Town Center</td>
<td>Mixed Use</td>
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<td>Traditional Neighborhood Development</td>
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<tr>
<td>NE</td>
<td>Neighborhood Edge</td>
<td>Mixed Use</td>
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<td>Traditional Neighborhood Development</td>
</tr>
</tbody>
</table>

**L:** The Limited designation establishes use restrictions and/or additional development standards above the base zoning districts.

**NOTE:** Not all inclusive. Refer to Columbus Zoning Code for complete explanation.
Height Districts

- 35'
- 60'
- 110'
- 200'
- Exceptions
Unique Zoning Districts

- Planned Unit Development (PUD)
- Commercial Planned Development (CPD)
- Traditional Neighborhood Development (TND)
  - TC, NC, NG, NE
- Downtown District (DD)
Special Permit Uses - Chapter 3389

- Amusement Park
- Cemetery
- Compost Facility
- Crematory
- Drive-in theater
- Indoor Firing Range
- Impound Lot
- Junk/Salvage Yard
- Landing Field
- Halfway House / CRTC
- Monopole
- Telecommunication Antennas in HD’s
- Slaughterhouse
- Outdoor Amphitheater
Non-conformity

- **Uses**
  A use or activity that was lawful prior to the adoption, revisions, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

- **Standards**
  A lot, structure, or building, the size, dimensions, or location of which was lawful prior, adoption, revision, or amendment to the zoning ordinance but fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.
Graphics

- Graphics include on-premise and off-premise signs, billboards, banners, window signs,
- Regulations address
  - Size and height
  - Setback
  - Number
  - Color
  - Type
Overlays

- UCO, Urban Commercial Overlay
- CCO, Community Commercial Overlay
- RCO, Regional Commercial Overlay
- University/UARB
- AEO, Airport Environ Overlay
- Others
Architectural Review Commissions

- German Village, Italian Village, Victorian Village, Brewery District and HRC areas
- Certificate of Appropriateness - Required
- Historic Preservation Office, Planning Division
Annexation

- Ohio Revised Code (ORC) prescribed process
- R-Rural zoning upon annexation
- Comparable Zoning approval process
Supplemental Regulations

- Limited Overlay
- CPD / PUD
- Council Variance conditions
- BZA conditions
- GC conditions