

General Development Standards for Single-Family Residential Zoning Districts

Department of Building & Zoning Services

Scott Messer, Director

111 N Front St, Columbus, Ohio 43215

Phone: 614-645-8637, zoninginfo@columbus.gov, www.columbus.gov

This list is intended only to provide information regarding zoning requirements for 1-3 unit residential lot layout.

- For determining the front Building Setback, refer to CC 3332.20 and CC 3332.21
- No more than 50% of the lot may be covered by buildings/structures (CC 3332.18(D))
- Minimum lot width:
 - o 50 ft for R1, R2, R2F, R3 and R4 districts (consult zoning code for other zoning districts)
- The combined side yard requirement is 20% of lot width (CC 3332.25), except that:
 - o Maximum required side yard is 32 ft in R, LRR, RRR and RR districts
 - o Maximum required side yard is 16 ft in SR, R1, R2, R2F, R3 and R4 districts
- Minimum side yards permitted are (CC 3332.26):
 - o 7.5 ft for R, LRR, RRR and RR districts
 - o 5 ft for a lot over 40 ft wide in the SR, R1, R2, R2F, R3 and R4 districts
 - o 3 ft on a lot 40ft wide or less in SR, R1, R2, R2F, R3 and R4 (except for 2-unit dwellings in the R4 and R2F)
- Rear yard must be at least 25% of total lot area (CC 3332.27)
- Driveway width of 10 ft min; 20 ft max measured at street right-of-way line
- 2 off-street parking spaces are required for each dwelling unit (CC 3312.49)
- A hard surface is required for driveways and parking pads (e.g. concrete, asphalt)
- A detached garage may occupy up to 45% of the total rear yard (CC 3332.38(E))
- Maximum size of a garage is 720 square feet or 1/3 of the min. net floor area for living quarters (see CC 3303.13 and 3332.17)
- Maximum absolute height for a detached garage is 15 ft (see CC 3303.08 and 3332.38 for other requirements)
- In most cases the required maneuvering space for garage and surface parking spaces is 20 ft. Street and alley right-of-ways can count toward this space. See CC 3312 for more information.
- A parking space shall be a rectangular area of not less than 9 x 18 ft (CC 3312.29)
- Parking spaces shall not be located in required (minimum) side yard (CC 3332.28) or located within the parking setback (CC 3312.27)
- A shed is permitted without zoning review if it does not exceed 168 square feet
- Vision clearance restrictions may apply to fences or landscaping located in required yard(s) (CC 3321.05)
- 1 Tree is required on each lot per the size requirements in CC 3321.07
- Floodplain standards apply to lots located within the 100-year floodplain
 - o Contact the City of Columbus Floodplain Manager with any questions (614-645-5642)

Online Zoning Code: https://library.municode.com/oh/columbus/codes/code_of_ordinances

Online Zoning Map: <http://gis.columbus.gov/zoning/>

Applicants are encouraged to request a preliminary zoning clearance review with residential zoning clearance staff prior to submitting building permit applications to evaluate compliance with applicable zoning code.