

Preliminary Zoning Only Review Accessory Dwelling Units (ADU)

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-7433

Website: www.columbus.gov/bzs

ADU Zoning Only Review Instructions

How to request a Preliminary Zoning Review for zoning to identify if any variances are needed for an Accessory Dwelling Unit (ADU)

- Application: <https://www.columbus.gov/files/sharedassets/city/v/1/building-and-zoning/document-library/zoning-review-form.pdf>
- Submit the site plan with the application. Email submission to zoninginfo@columbus.gov
 - (Once you email the Zoning Review application, BZS will email you instructions on how to pay online)
- Include a Data Table on the Site Plan with the Following Information:
 - Parcel Number/Address
 - Square footage of lot
 - Living area square footage of primary dwelling / Living area square footage of proposed ADU
 - % the ADU living area square footage makes up of primary dwelling
 - Height of ADU and Primary Dwelling
 - List number of dwelling units in each dwelling
 - % Building Lot Coverage for lot (buildings, decks, porches, etc., pavement does not count toward lot coverage)
 - % of the Rear Yard that the ADU occupies
 - List # of required parking spaces / # of provided parking spaces
- If possible, orient site plan so that the top of the page is north
- Dimension parcel lines
- Label number of dwelling units in each dwelling (i.e. 1-unit dwelling, 2-unit dwelling, etc.)
- Dimension alley width (entire alley, not just pavement width)
- Dimension width of street Right of Ways (entire street, not just pavement width)
- Corner lot: Dimension setback from street right of way line (as measured to the dwelling, not the open covered porch)
- Dimension width of side yards (all feet, no inches)
- Dimension the distance of parking pad (if applicable) from property lines
- Dimension footprint of structures
- Dimension the parking spaces. The parking spaces cannot be encroached by steps, swinging doors, etc.

- Label the hard surface of any new driveways and dimension the driveway widths. Dimension maneuvering area width
- Show the dwelling unit tree requirement

Easements

Zoning does not administer or enforce easements. The applicant/developer is responsible for locating easements and providing them on the site plan.

Zoning Information

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

Zoning Code link: [City of Columbus Zoning Code](#)

(614) 645-8637 zoninginfo@columbus.gov