

Preliminary Zoning Only Review

1 Unit, 2 Unit, 3 Unit Dwelling

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-7433

Website: www.columbus.gov/bzs

Instructions on how to request a Preliminary Zoning Review for a new build or an addition for a 1-unit, 2-unit, 3-unit dwelling.

- Application form: <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 your submission tzoninginfo@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: List Parcel Number on Site Plan
 - List Address on Site Plan
 - List square footage of lot
 - List living area square footage of existing dwelling (if applicable)
 - List living area square footage of proposed addition (if applicable)
 - List living area of new dwelling (if applicable)
 - List number of dwelling units
 - List square footage of building footprint (include porches, steps, etc.)
 - List % Building Lot Coverage (building only, pavement does not count toward this)
 - List % Rear Yard
 - List # of required parking spaces / List # of provided parking spaces
- Orientate site plan so that the top of the page is north
- Format scale of site plan and font size so all dimensions and text are readable printed out at 11x17'
- Dimension parcel lines
- Dimension alley width (entire alley, not just pavement width) (if applicable)
- Dimension width of street Right of Ways (entire street, not just pavement width)
- Dimension maneuvering area width
- If a 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, or refuse roll-out bins, etc.
- Label the hard surface of the driveways (concrete or asphalt, gravel is not an approved surface)
- Dimension the driveway 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