

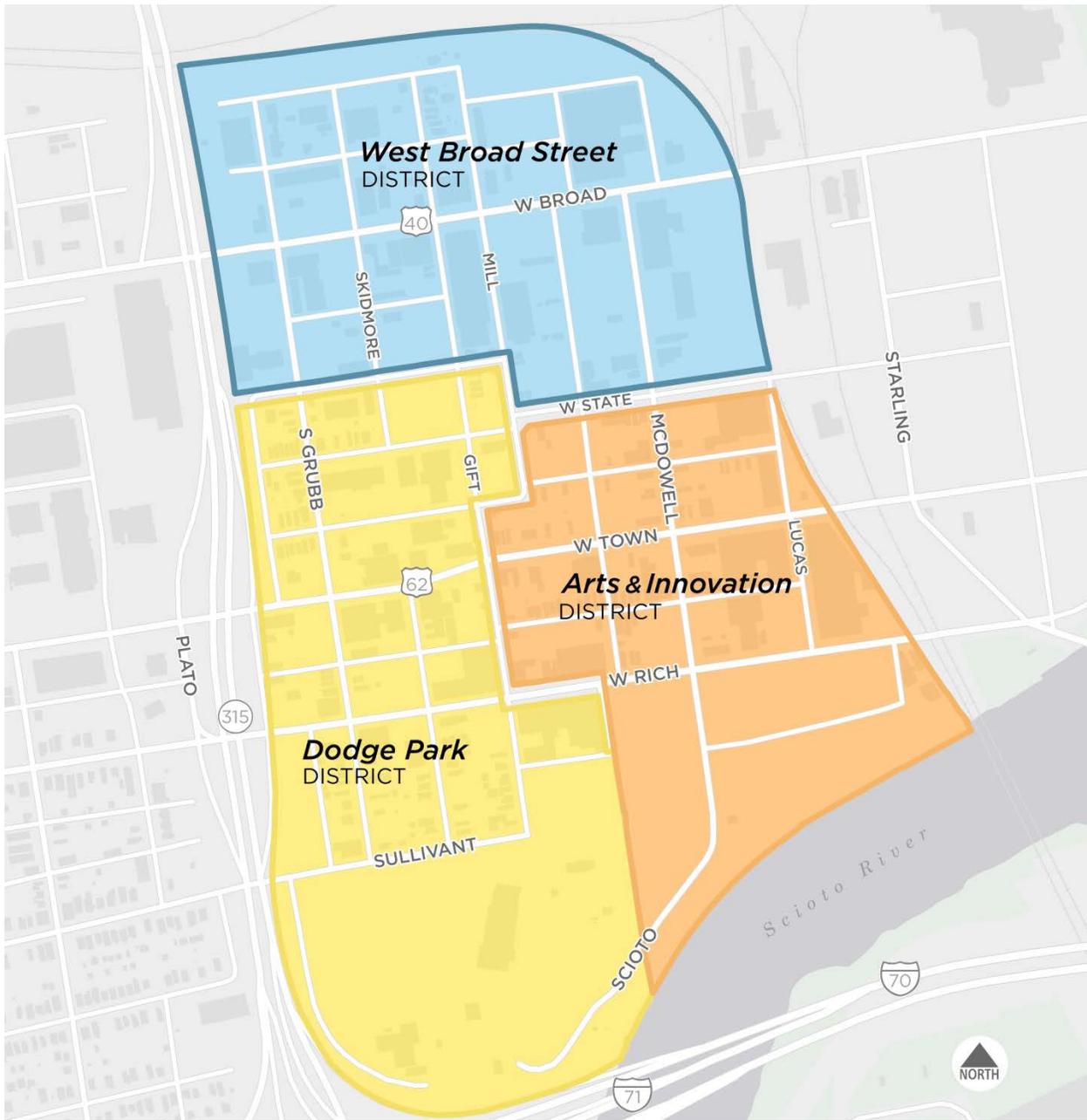
East Franklinton District

Summary April 2013

Contact: Vince Papsidero, Planning Division, vapapsidero@columbus.gov
EF Draft Code and Plan: <http://development.columbus.gov/planning/eastfranklinton.aspx>

- The East Franklinton District is a new zoning district intended to replace existing zoning designations in East Franklinton while also establishing a design review board.
- Its purpose is to simplify zoning in the neighborhood in order to facilitate mixed use development of an urban nature, which is consistent with the vision expressed in the East Franklinton Creative Community District Plan, adopted by City Council on November 12, 2012.
- The District replaces all existing zoning districts (M, C4, ARLD, ARO, I, UCO and East Franklinton Overlay). Much of the UCO and East Franklinton Overlay are included in the new District. Existing legal uses will be “grandfathered” under the city’s non-conforming standards.
- The District allows a wide variety of land uses – depending on the sub-district – to reflect the current urban nature and consistent with the adopted plan’s land use recommendations. By right many parcels/buildings can contain residential, commercial, office, research, institutional and certain light industrial uses, even within the same building. Arts-related uses are emphasized. Existing single-family homes are protected.
- Three sub-districts have been established in which land uses are organized: Broad Street, Arts and Innovation, and Dodge Park. These are consistent with the way the East Franklinton Plan was organized. The Broad Street and Arts and Innovation sub-districts strongly support mixed uses and the Dodge Park sub-district (north of Dodge Park) emphasizes residential.
- Dimensional standards are kept to a minimum in order to facilitate organic development reflecting the neighborhood’s current physical character. However building heights are set per the adopted plan and current parking requirements are in place (including the UCO reductions).
- An East Franklinton Review Board will be established that will issue a Certificate of Approval (COA) that demonstrates a project’s consistency with the District and adopted plan. Without a COA, a project cannot receive zoning or building permits. This is similar to the University Area Review Board and the Downtown Commission. At least three members of the Review Board shall reside or own a business or property in Franklinton. Similar to other city review boards, several professions are also to be represented among the members, specifically a developer or realtor; an architect, landscape architect or urban planner; a design professional or contractor with historic rehabilitation experience; and a lawyer with land use experience. The Franklinton Area Commission and the Franklinton Board of Trade each will recommend a member as its representative on the board.
- The Review Board will be staffed by the city’s Planning Division.
- Certain COA’s can be issued by city staff, such as replacement of exteriors on single- and two-family homes and replacement of sign faces, to assist homeowners.
- Adoption of the East Franklinton District (which is a zoning code amendment) requires support of the Franklinton Area Commission, recommendation by the Columbus Development Commission and approval by Columbus City Council.

EF District Map and Sub-Districts



SUB-DISTRICTS

-  West Broad Street
-  Dodge Park
-  Arts & Innovation