

Rezoning

Background

Zoning is the division of land into districts based on current or intended use. These districts have uniform zoning regulations including land use, height of structures, building setbacks, lot size, density, lot coverage, parking and other specific zoning code requirements.

Zoning regulations help ensure that the city will grow and change in a managed, predictable way while safeguarding the health, safety and welfare of the general public.

You must have the appropriate zoning in place before beginning any other development process.

Why might you use the rezoning process?

If the land you intend to develop is not zoned to permit the proposed use.

Where do you apply for a rezoning?

Department of Development
Building Services Division
Customer Service Center
757 Carolyn Avenue
Columbus, Ohio 43224
Monday-Friday 9:00 a.m. – 4:00 p.m.
614-645-4522

It is important to review the city's official property use record. In some instances, the recorded use and the actual use are not the same. This would indicate that rezoning or Council variance is necessary to bring the use into compliance.

Some properties may have a legal non-conforming use status. A section of the Zoning Code regulates their continued use.

What information will you need to apply for rezoning?

Completed Application (in duplicate) including the following:

- ▶ Certified address
- ▶ Site plans
- ▶ Legal description of the property
- ▶ Notarized affidavit of names and addresses of adjacent property owners and mailing labels
- ▶ Project disclosure statement
- ▶ Complete E-plot and A-plot map

Special Note: If the property is located in a floodplain, see Columbus Development Code Section 3311.31 for additional required information.

If the property is located in a Historic District or listed in the Columbus Register, contact the Historic Preservation Office at 614-645-8620.

Site plans, landscape plans and other additional information may be required for applications for Limited District zonings and Planned Development Districts.

Applicants should contact the Planning & Operations Division before submission to discuss possible traffic impacts and study requirements.

Applicants should contact the Sewerage & Drainage Division to insure sufficient sewer capacity is available in the project area.

Application forms are available from Customer Service and on-line at www.columbusonestopshop.com.

Who else may be involved in the rezoning process?

Recreation and Parks Department
Department of Development, Planning Division
and Historic Preservation Office
Public Service Department
Public Utilities Department, Divisions of Power & Water and Sewerage & Drainage
Area commissions or active community organizations
Public Safety Department, Fire Prevention Bureau
City Attorney's Office
Health Department
City Council
School District
Airport Authority
Architectural Review Commissions

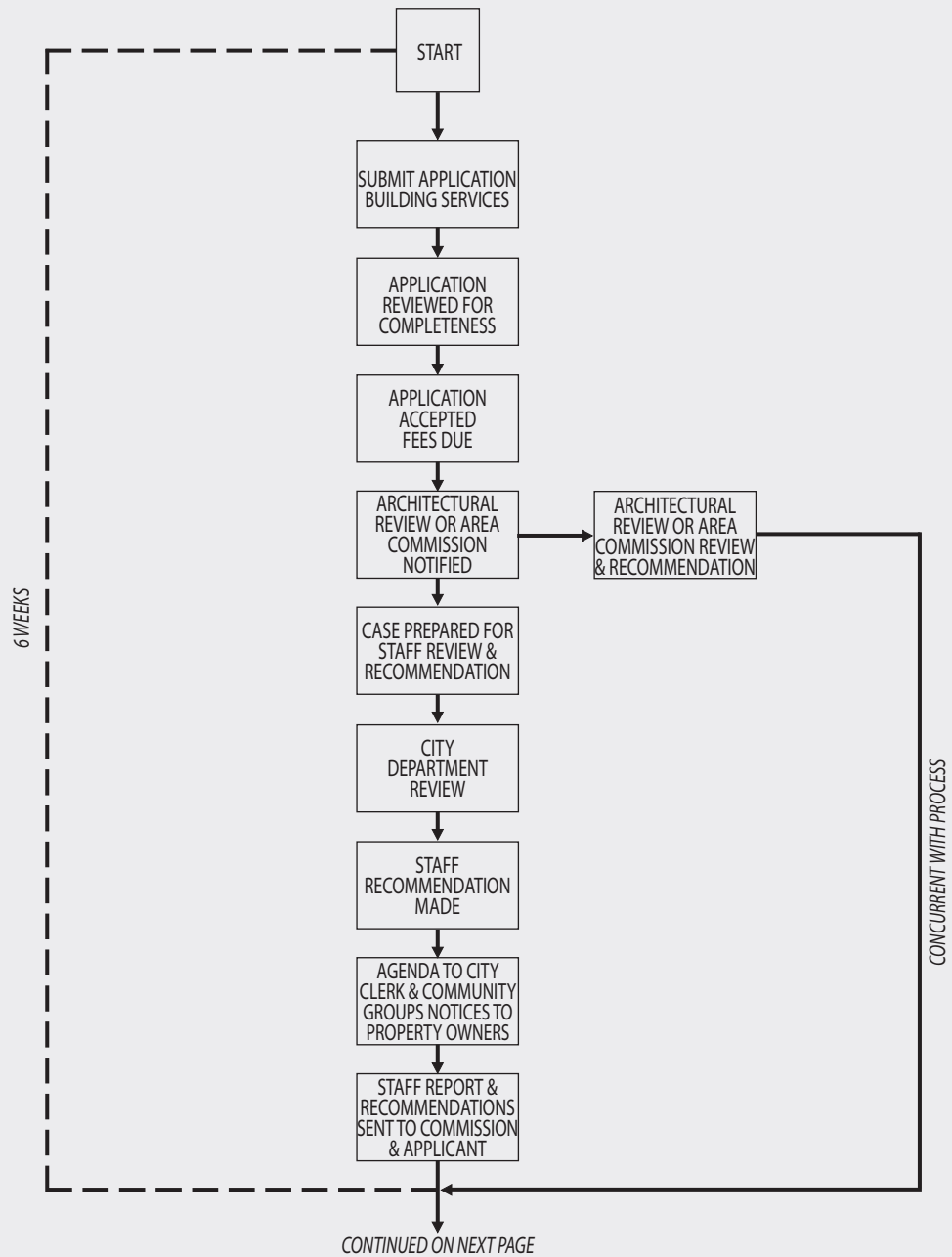
What is the time frame for the rezoning process?

The time required to process a rezoning application depends on the complexity of the case and on applicant response to staff requests and revisions that may result from public hearings such as the Development Commission, area commissions or City Council. In general, a simple rezoning can be accomplished in 90-120 days.

How much will a rezoning cost?

The fee for a rezoning request depends on the type of district requested and the size of the site. The fee schedule is available at the Customer Service Center and on-line at www.columbusonestopshop.com.

Rezoning Process



Rezoning Process

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