

ZONE IN COLUMBUS

8.21.23

City Council Hearing
Zone In Phase One Priorities

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Zone In Columbus – Updating our Code

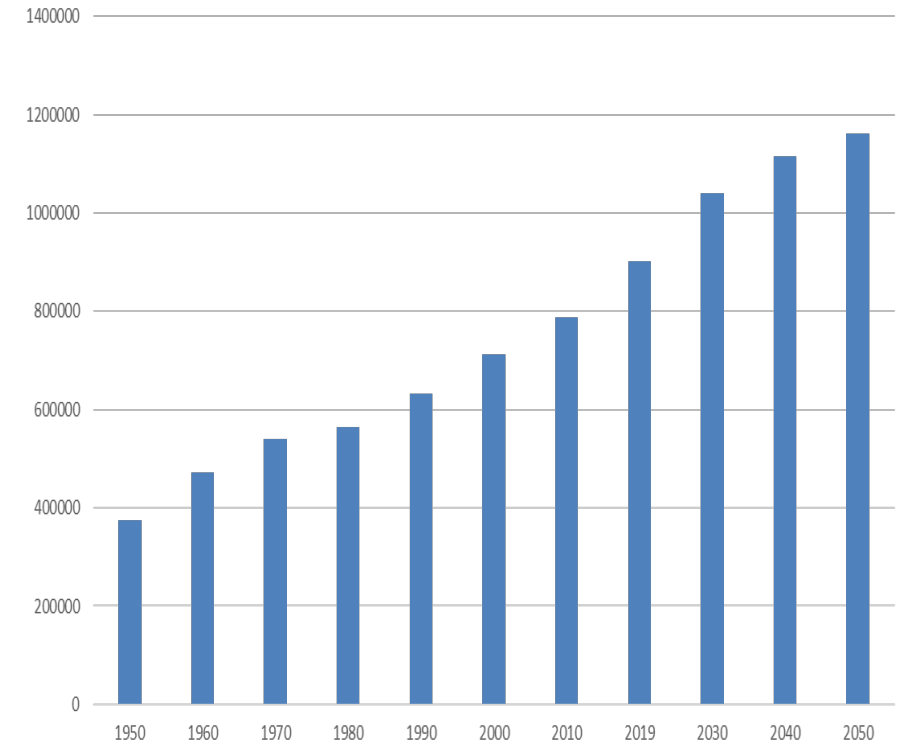


City/Region are growing

- Strong economy
- 120,000 new Columbus residents since 2010
- Housing pressure

Work is underway

- Transit
- Housing
- Sustainability
- Zoning



Source: US Census, City Records, MORPC Estimates

What is zoning?

- Rules that regulate how property is used, building placement, parking, and similar standards
- Distinct from policy
- Can encourage or discourage investment
- Zoning, like restrictive covenants and redlining, has also been used to exclude people, limiting access to opportunity

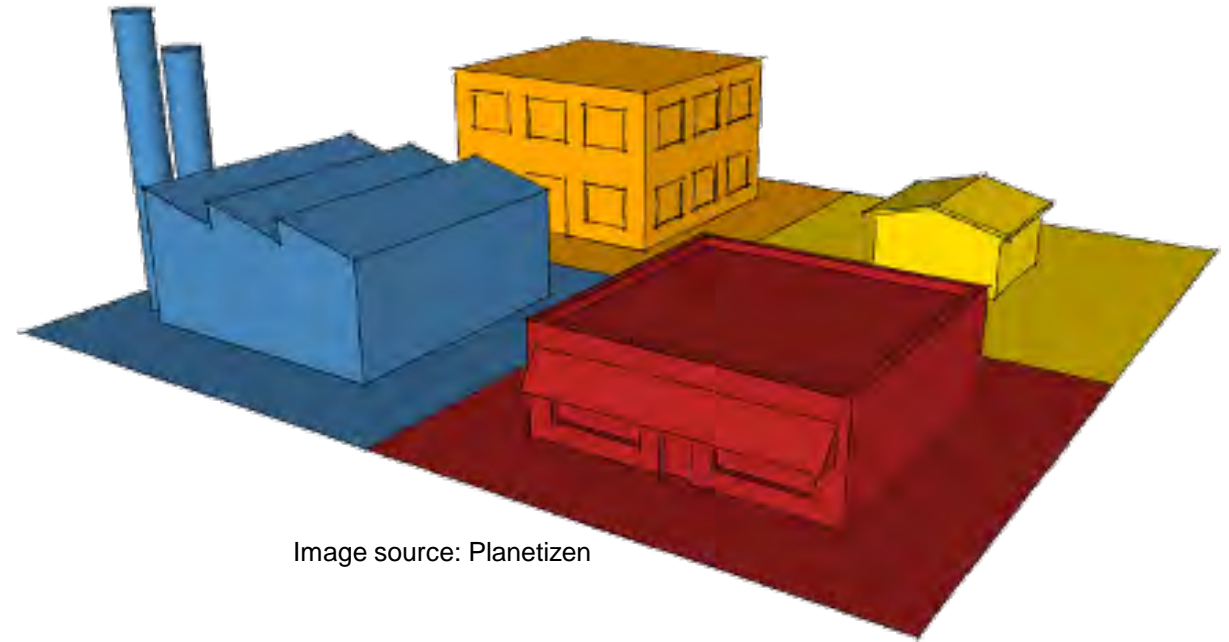
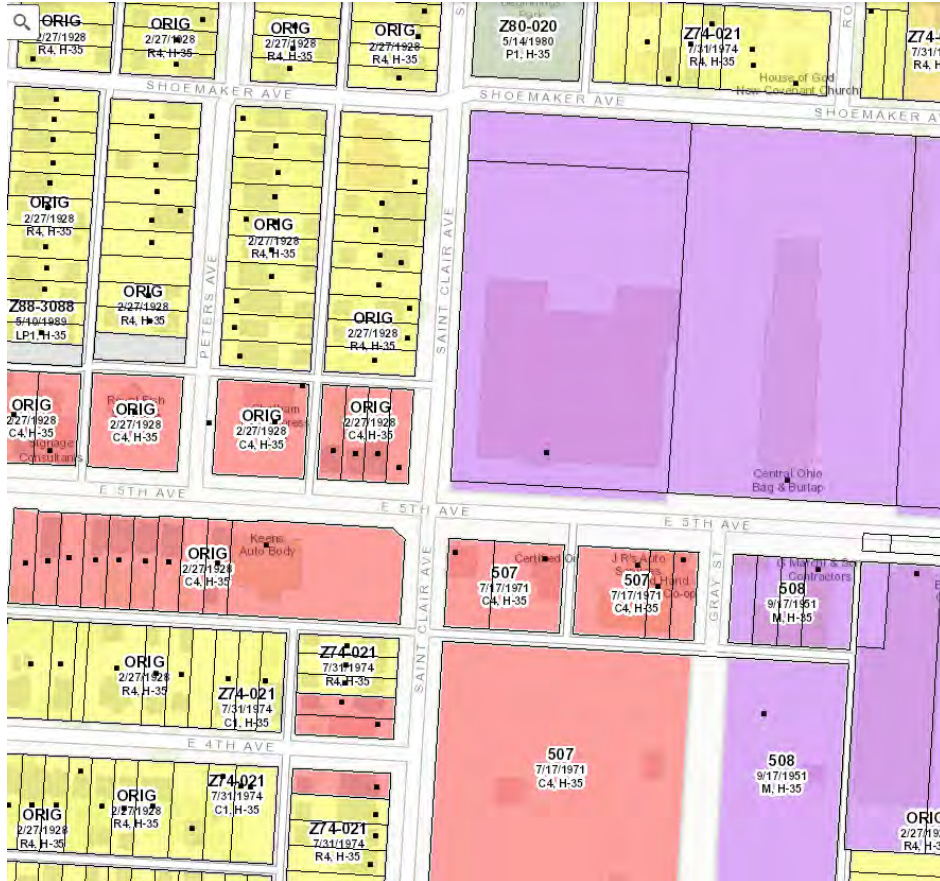


Image source: Planetizen

Zoning = Map + Text



mc Columbus, OH

Search or jump to

Columbus, Ohio - Code of Ordinances / Title 33 - ZONING CODE / Chapter 3356 - C-4 REGIONAL SCALE COMMERCIAL DISTRICT / 3356.09 - C-4 district lot combinations.

VERSION: JAN 26, 2021 (CURRENT)

- Chapter 3349 - INSTITUTIONAL USE DISTRICT
- Chapter 3351 - C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- Chapter 3353 - C-2 OFFICE COMMERCIAL DISTRICT
- Chapter 3355 - C-3 COMMUNITY SCALE COMMERCIAL DEVELOPMENT
- Chapter 3356 - C-4 REGIONAL SCALE COMMERCIAL DISTRICT
 - 3356.01 - Purpose.
 - 3356.03 - C-4 permitted uses.
 - 3356.05 - C-4 district development limitations.
 - 3356.07 - Distance separation standards.
 - 3356.09 - C-4 district lot combinations.**
 - 3356.11 - C-4 district setback lines.
- Chapter 3357 - HIGHWAY ORIENTED COMMERCIAL DEVELOPMENT
- Chapter 3359 - DOWNTOWN DISTRICT
- Chapter 3361 - PLANNED OR REGIONAL COMMERCIAL DEVELOPMENT

< 3355.09 - C-3 district setback lines.

Chapter 3356 - C-4 REGIONAL SCALE COMMERCIAL DISTRICT

3356.01 - Purpose.

The purpose of the C-4, Commercial District is to provide a zoning district which promotes a range of uses from office and community-scale retail profession and service may be conducted.

(Ord. 236-03 § 4.)

C-4 Regional Scale Commercial Uses

3356.03 - C-4 permitted uses.

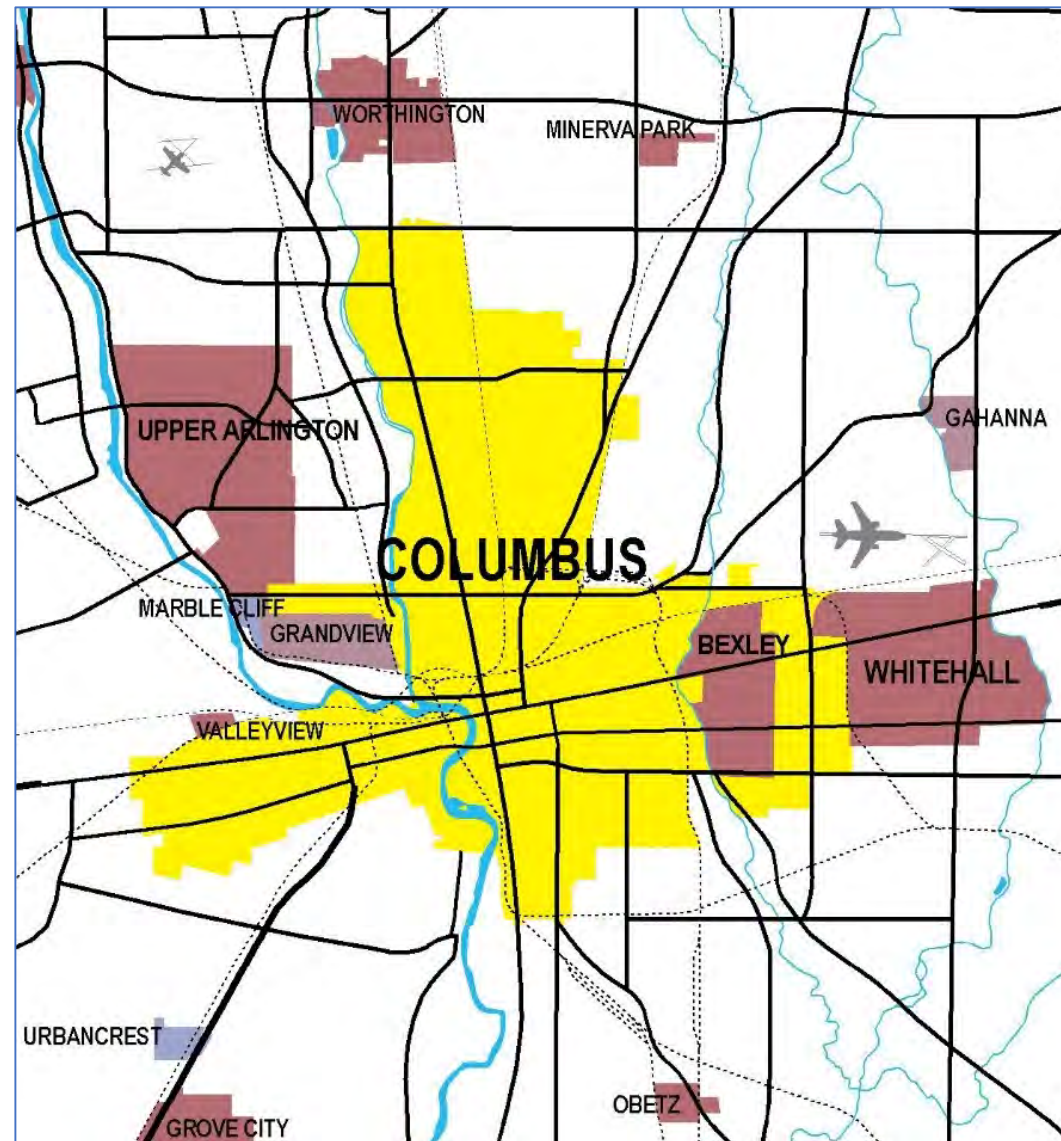
The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The District is similar enough character and nature to warrant inclusion into the C-4 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-4, district.

- A. All uses listed in C.C. [3351](#), C.C. [3353](#) and C.C. [3355](#).
- B. Commercial uses allowing dwelling units above the primary use, including:
 - Appliance Stores
 - Automotive Accessories, Parts and Tire Stores
 - Automobile and Light Truck Dealers
 - Automobile Driving Training Facility
 - Automotive Sales, Leasing and Rental
 - Bars, Cabarets and Nightclubs
 - Blood and Organ Banks
 - Building Material and Supplies Dealers

Why update the code?

- First adopted in 1923
- Not comprehensively updated since the 1950s
- **Current zoning code does not support our community's aspiration to be an equitable thriving city**



Zone In Goals



1. **Modernize** to reflect our community's current and future needs, values and aspirations.



2. **Support growth** that prioritizes environmental and economic sustainability through improved transit, additional housing opportunities and the creation of job centers.



3. Encourage **thoughtful investment** in neighborhoods that have experienced racial and economic segregation and to help undo the harm caused by past urban development policies.

Zone In Goals



4. **Guide the design and development** of main streets, neighborhoods and activity centers to support community goals while celebrating the unique character of our neighborhoods and creating a sense of place for residents.



5. Ensure the Columbus zoning code is **fair, predictable and accessible**.

Where to begin?

Code Update Starts with Corridors

- Big city, complex code
- “Main Streets” of our community
- Places where improved transit, housing options, and jobs can be focused.
- Compact, mixed use: homes, stores, restaurants, offices, public uses, etc.
- Supported by community plans
- Pattern is common in older neighborhoods & Increasingly sought in suburban areas



Not a New Idea



Mount Vernon Ave 1960
Image created by Kojo
Kamanu
Source: Columbus
Metropolitan Library

New Project Elements

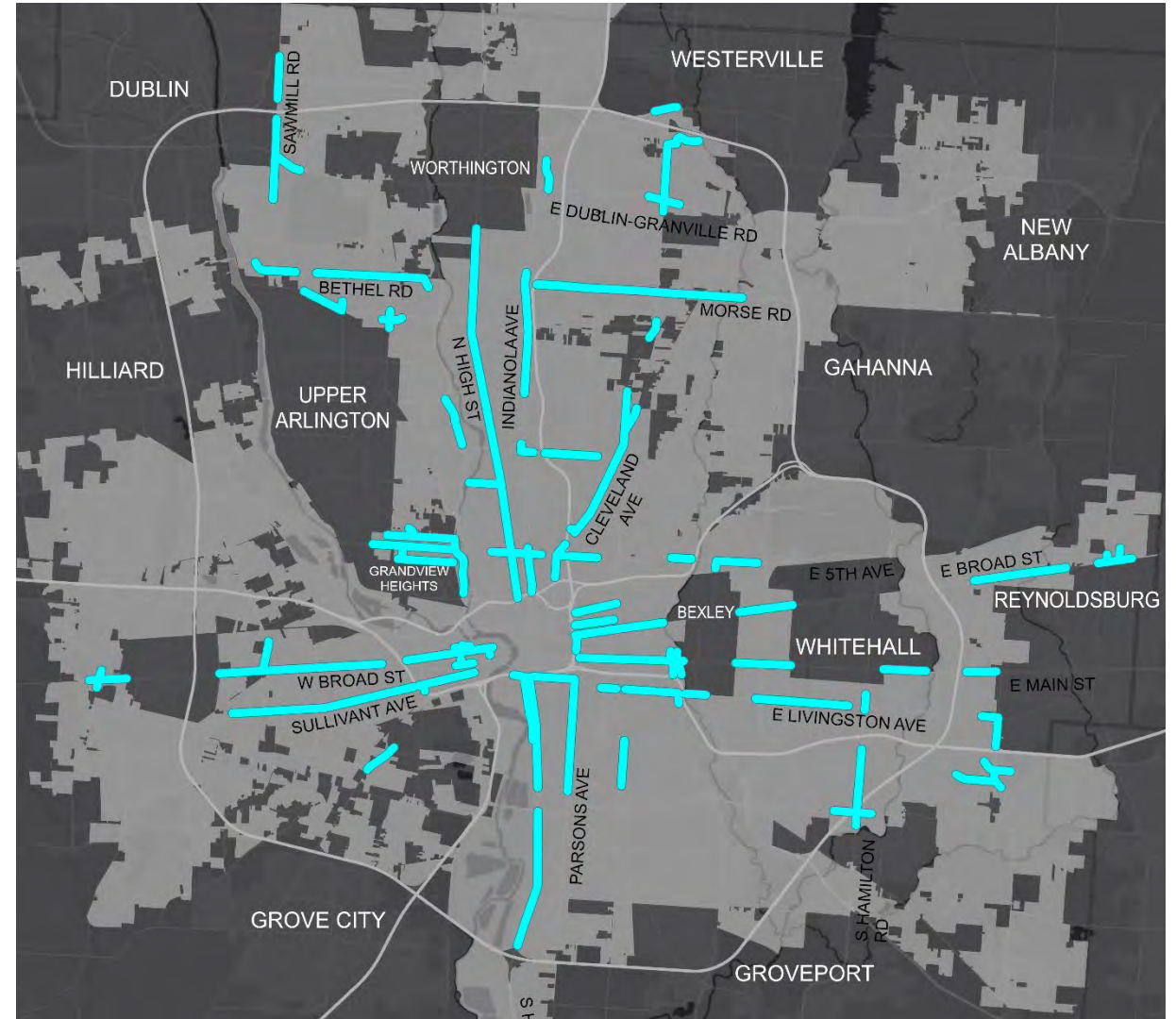


Grandview Crossing

Initial Focus Areas

- COTA and LinkUS lines
- Zoning and Land Use Plans
- Working to develop new zoning tools for these areas
- Further analysis and community engagement needed

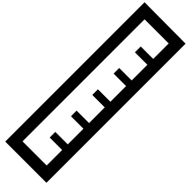
No recommendations yet



Phase One Priorities



Provide more specificity about focus on in the first phase of the zoning code update



Give us a yardstick/goal post to measure our success



Provide more context on our original goals for the overall code update effort

Phase One Priorities

Informed by:

- Thousands of interactions
- Zone In Advisory Committee
- Assessment phase survey
- Land use and community plans
- Undesign the Redline
- Zone In Community Conversations
- Zone In roadshows and stakeholder visits
- Area Commission Tours
- Opportunity Rising
- LinkUS Mobility Initiative
- Columbus Housing Strategy
- Columbus Climate Action Plan



Phase One Priorities

Some of what we're hearing:

- *Be bold, we need new thinking! (Advisory Committee)*
- *Even people making good salaries can't afford housing (Community Conversations)*
- *Upgrade public transportation (Community Conversations)*
- *We need businesses on our main corridors (Community Conversations)*
- *Density = equity. We need to create density in order to create a more equitable community. (Assessment phase survey)*

Phase One Priorities

1. Leverage corridors to create more housing in more places
2. Support “Main Street” businesses and jobs
3. Promote a more equitable city
4. Expand the role of corridors in creating healthy, connected communities
5. Foster good urban design and appealing “Main Streets”

Current code does not support housing creation

- Housing shortage
- Lack of options and rising costs
- Residential uses restricted in most of focus areas
- Majority of corridors have 35' height limit
- Parking requirements exceed demand and add to housing costs



Phase one priority: Housing

Leverage corridors to create more housing in more places to help address the City's and region's housing shortage, by supporting changes that make it easier and more likely to build more housing.



Phase one priority: Housing

Strategies:

- **Adjust standards**, such as height limits and parking requirements, to increase housing capacity and increase feasibility for new construction.
- Allow a **variety of housing options** to accommodate a range of households.
- Include tools to **support housing affordability**.
- **Expand areas** where residential uses are permitted on ground floors.



Mulby Place

- Cleveland and Myrtle
- CMAX bus service
- North Linden Land Use Plan
- One Linden Community Plan
- 100 apartments for seniors
- Retail space
- Rezoning & variances required



Current code does not support local business

- Code hasn't kept up with retail market over time
- Too much commercial zoning and not enough customers
- Parking standards make it difficult to use older buildings



Phase one priority: Local business & Jobs

Support “Main Street” Jobs and Businesses *with opportunities to grow their customer base nearby and greater flexibility to adapt to changing market dynamics.*



Phase one priority: Local business & jobs

Strategies:

- **Increase the customer base** for local business by accommodating additional housing within easy walking and biking distance.
- Allow a **range of “by-right” uses** that support entrepreneurial efforts and allow sites to evolve as community needs and market conditions change.
- **Adjust parking requirements** and other standards to foster investment in small business.



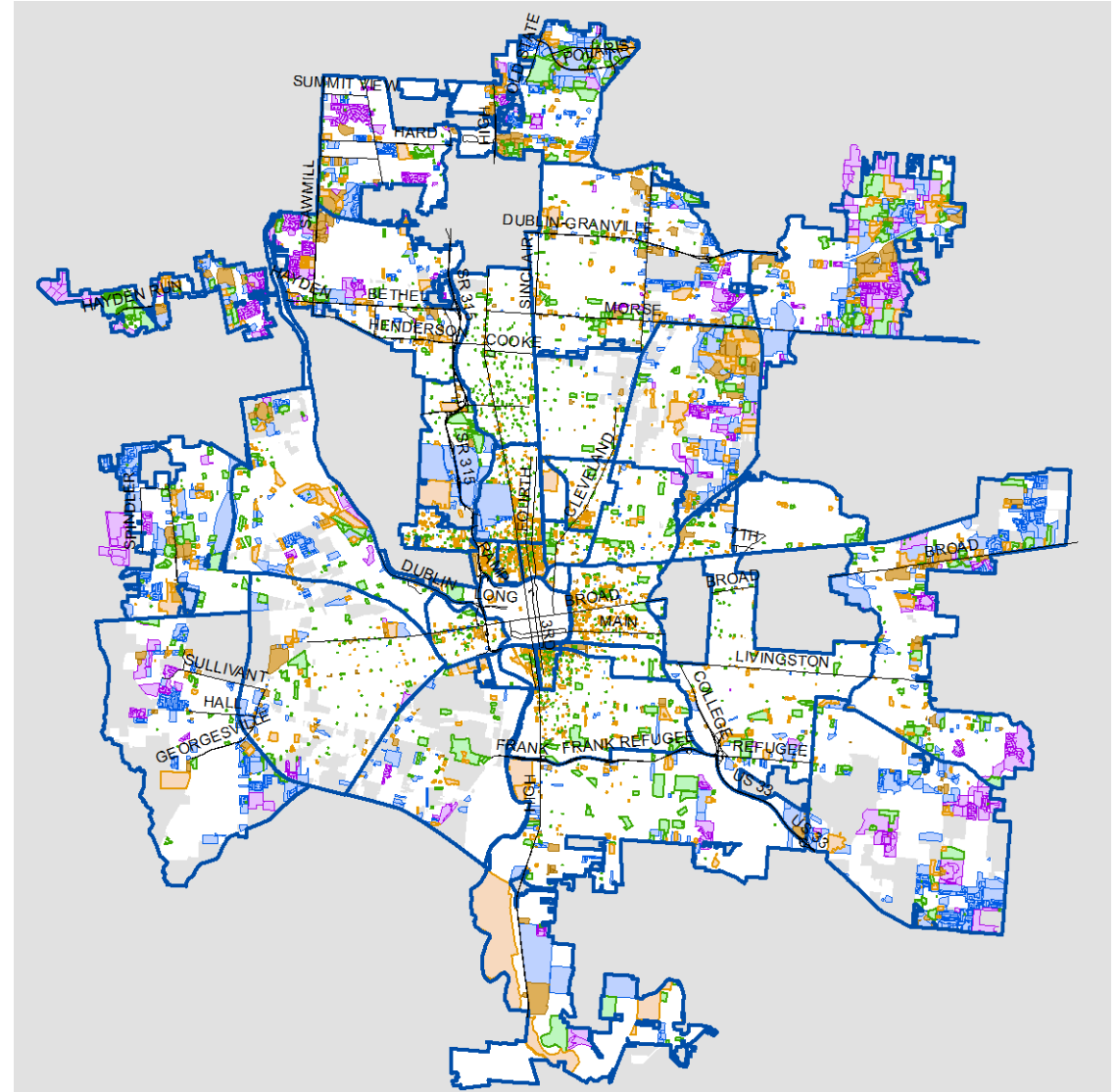
Common Grounds

- Parsons Avenue
- Coffee shop/cafe
- Near Southside Plan
- Parking variance required



Current code does not support equity

- Overly complex
- Reliance on site-by-site negotiation
- Barriers for smaller scale applicant
- Scattered decision-making process creates uncertainty

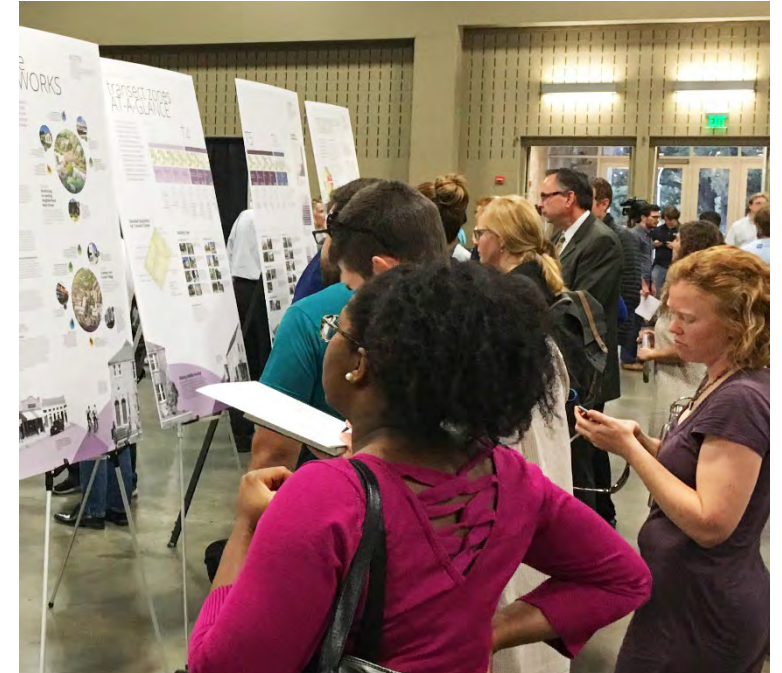


Phase one priority: Equity

Promote a more equitable city *with a Code that relies on clear, objective standards and is easier to navigate.*

Strategies:

- **Reduce reliance on site-by-site negotiation** for development.
- Make the code **easier to use**.
- Ensure high **quality development in all neighborhoods** guided by clear, objective design standards for new construction.
- Support **improved transit** access by expanding nearby housing options in key areas.
- **Increase housing supply and affordability** through changes to standards such as height limits, parking requirements and permitted use.
- **Work in conjunction with other tools** to guide growth and build opportunity for residents



Current code does not support transit, walking, biking

- Code prioritizes cars and does not support transit investment or alternatives such as walking and biking



Phase one priority: Connected city

Expand the role of corridors in creating healthy, connected communities

by reinforcing land use patterns that support alternatives to using a car and provide better access to jobs, education, healthcare and housing.



Phase one priority: Connected city

Strategies:

- **Increase densities** and mixed-use development, particularly near transit.
- **Align parking requirements** with transit access and mobility objectives.
- Incorporate **site design standards** that make it easier to walk and bike.
- Foster a **compact and mixed use** development pattern that supports alternatives to driving to reduce vehicle use and greenhouse gas emissions.



Makley Place

- West Fifth Avenue
- Cota bus service
- COGO nearby
- Local shops and restaurants, park
- 140 Units
- Variances



Current code does not support quality development

- Code lacks building design guidance
- Land use and design policy vary by neighborhood
- Site-by-site negotiation leads to inconsistent outcomes



Phase one priority: Good urban design

Foster good urban design and appealing “Main Streets” to support investment in communities and ensure high quality of life for residents.



Phase one priority: Good urban design

Strategies

- Provide a **range of zoning districts** that respond to varying types of corridors.
- Allow areas to **evolve over time** as outlined by community plans and public policy to become more walkable and transit supportive.
- Improve predictability with **clear, objective design standards** to guide new development in a manner that balances community priorities with market realities.
- **Reduce barriers** to the adaptive reuse of older buildings.

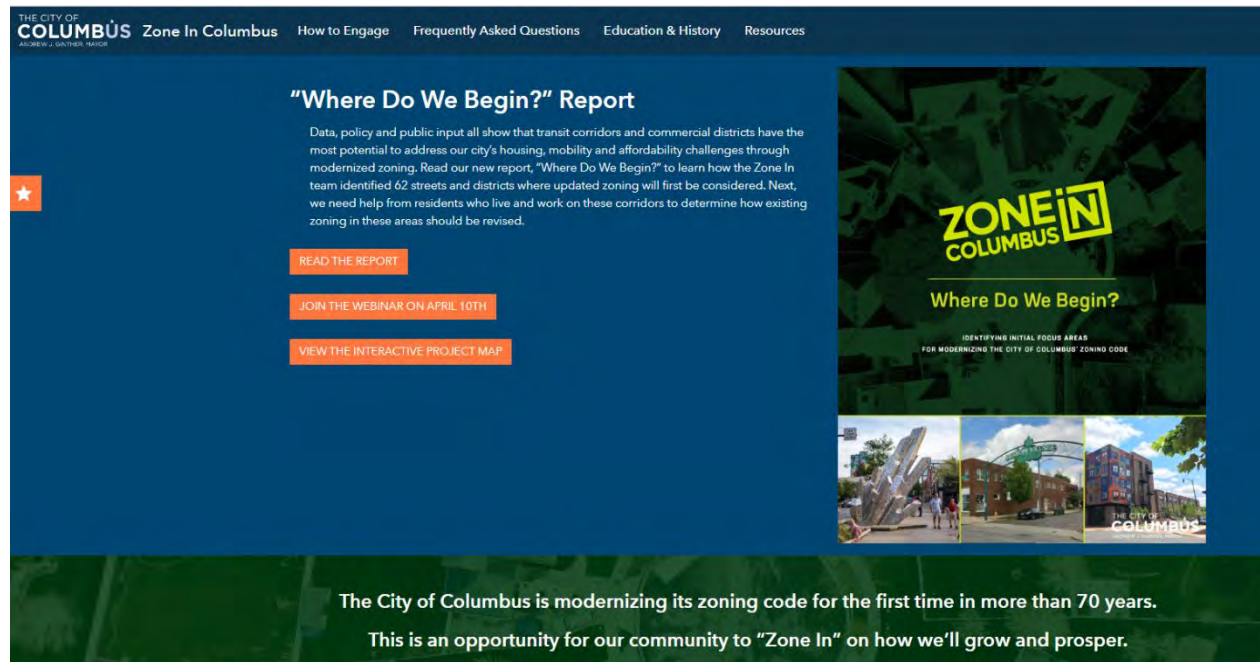


Next Steps and Timeline

- **No recommendations at this point**
- Additional analysis and evaluation
- Community engagement
- Development of new zoning districts
- Proposed updates in spring 2024
- Changes to the code and map require City Council approval
- Later phase will consider neighborhoods and other areas beyond the corridors



Opportunities to engage



www.columbus.gov/zoningupdate

- Sign up for updates
- zoningupdate@Columbus.gov
- Phone: (614) 645-5343
- Online resources
- Mailing
- Survey
- Upcoming workshops



ZONEiN
COLUMBUS

THANK YOU

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