



# 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

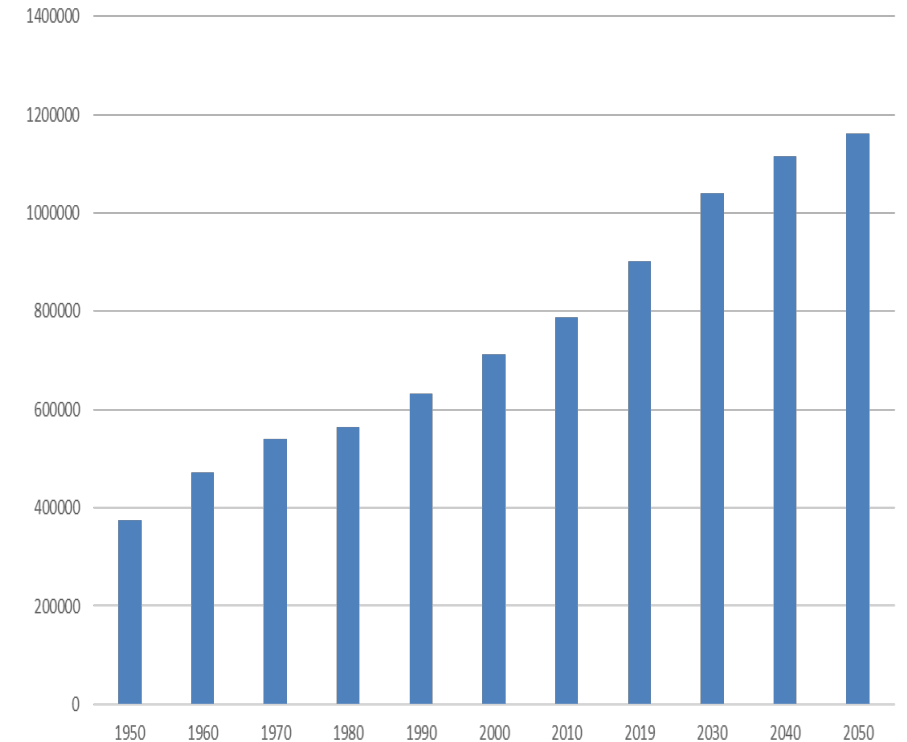


## City/Region are growing

- 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

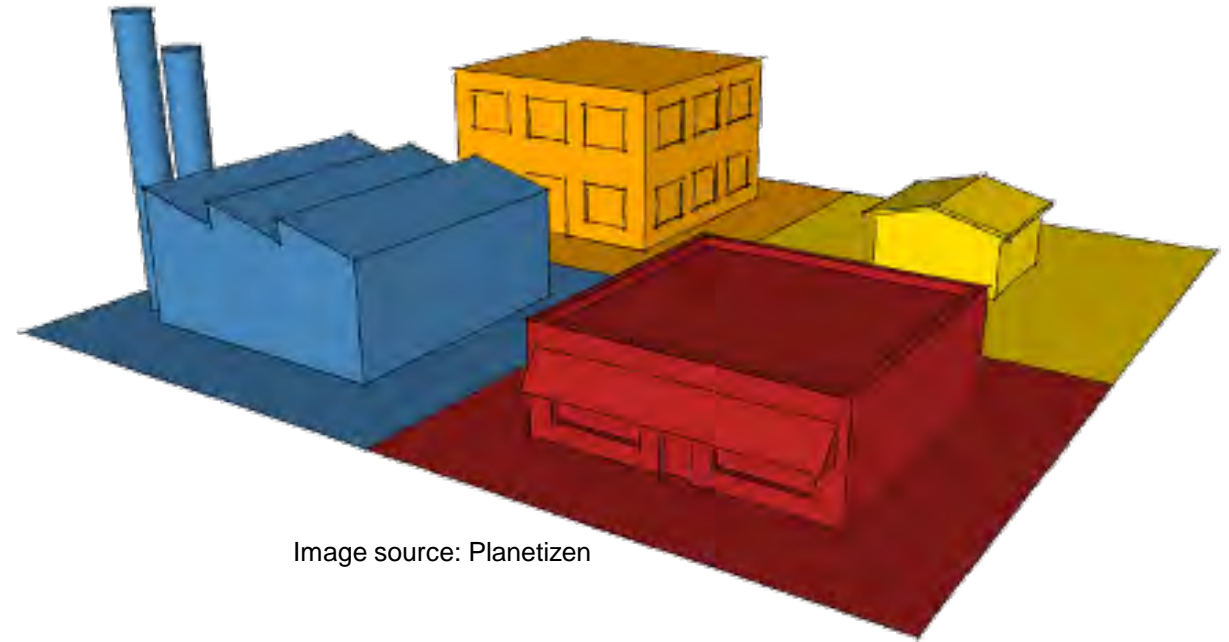
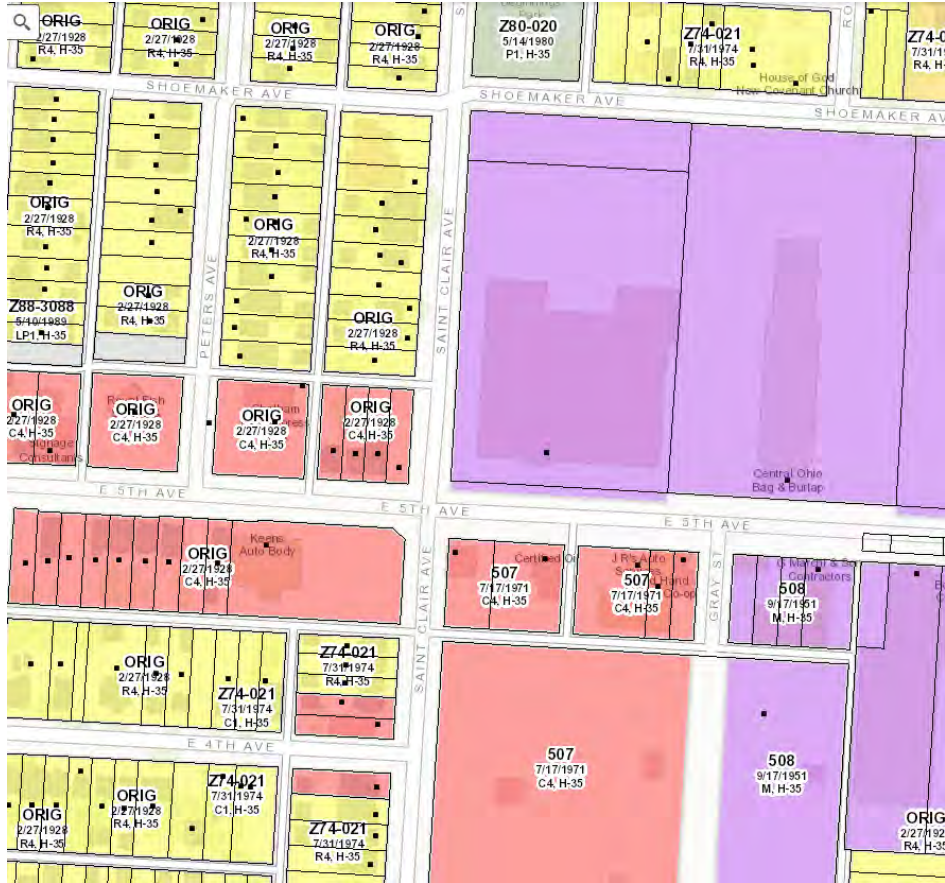


Image source: Planetizen

# 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

3356.09 - 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.

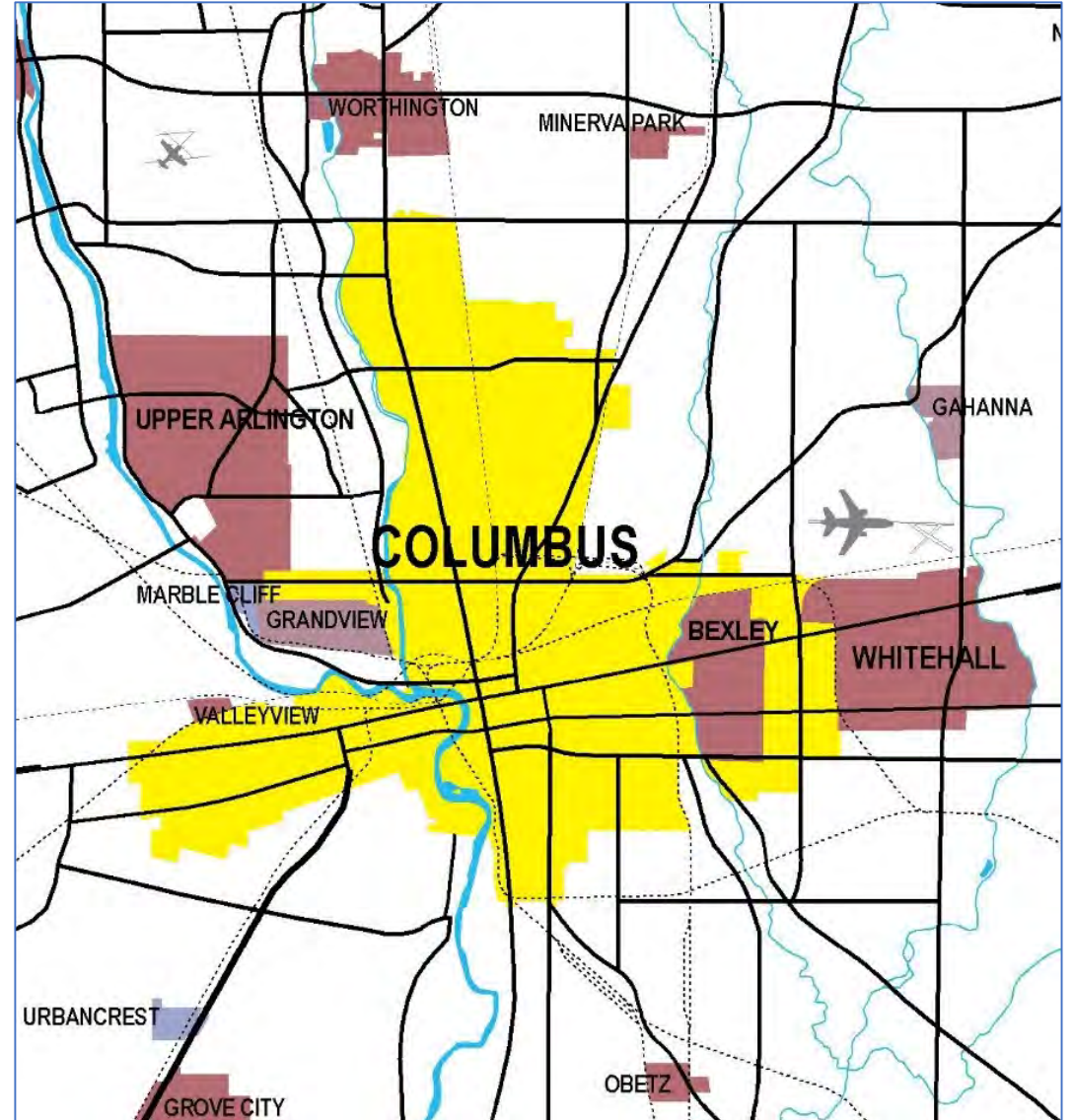
The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The District similar enough character and nature to warrant inclusion into the C-4 district.

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

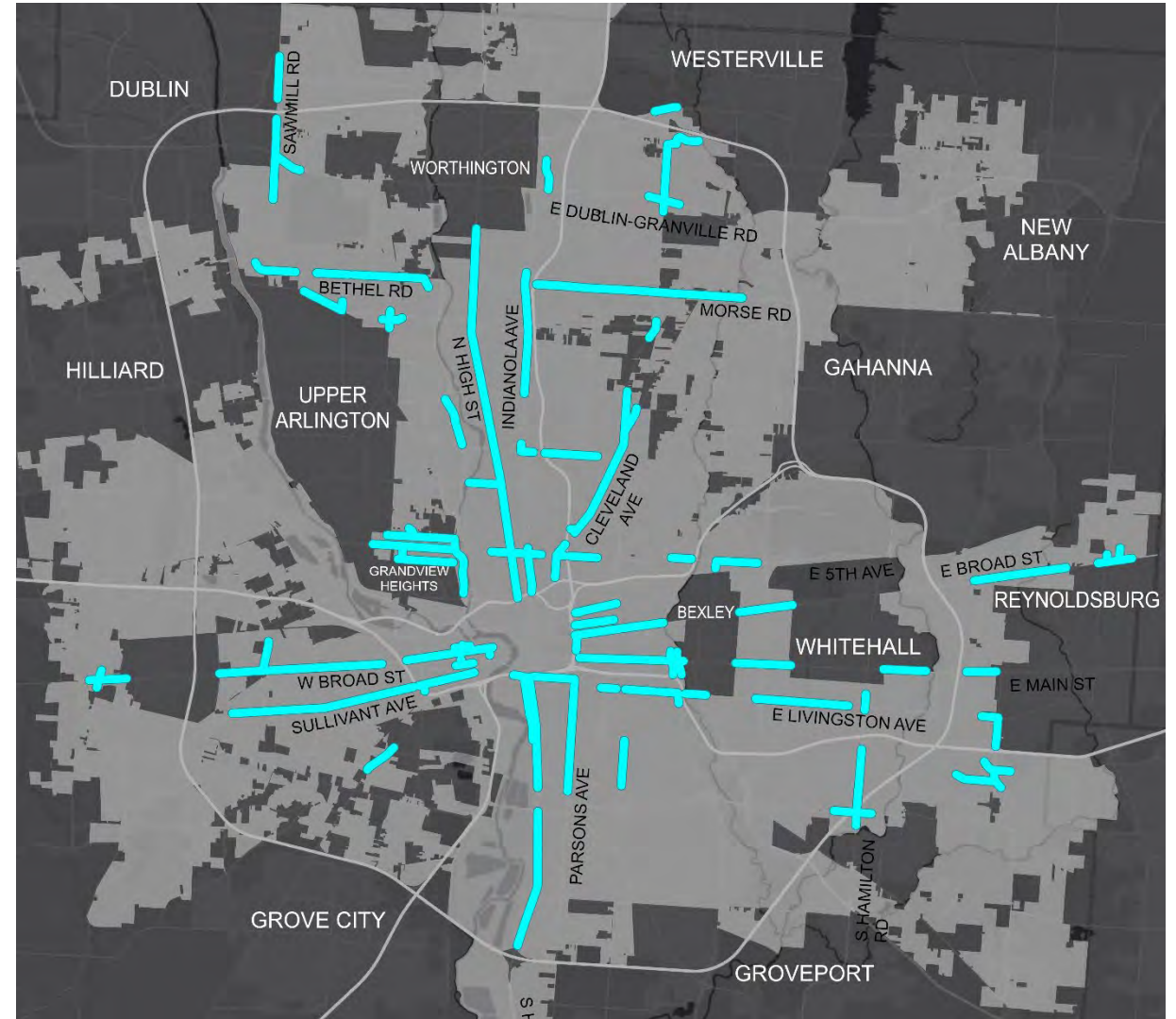


Grandview Crossing

# 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.



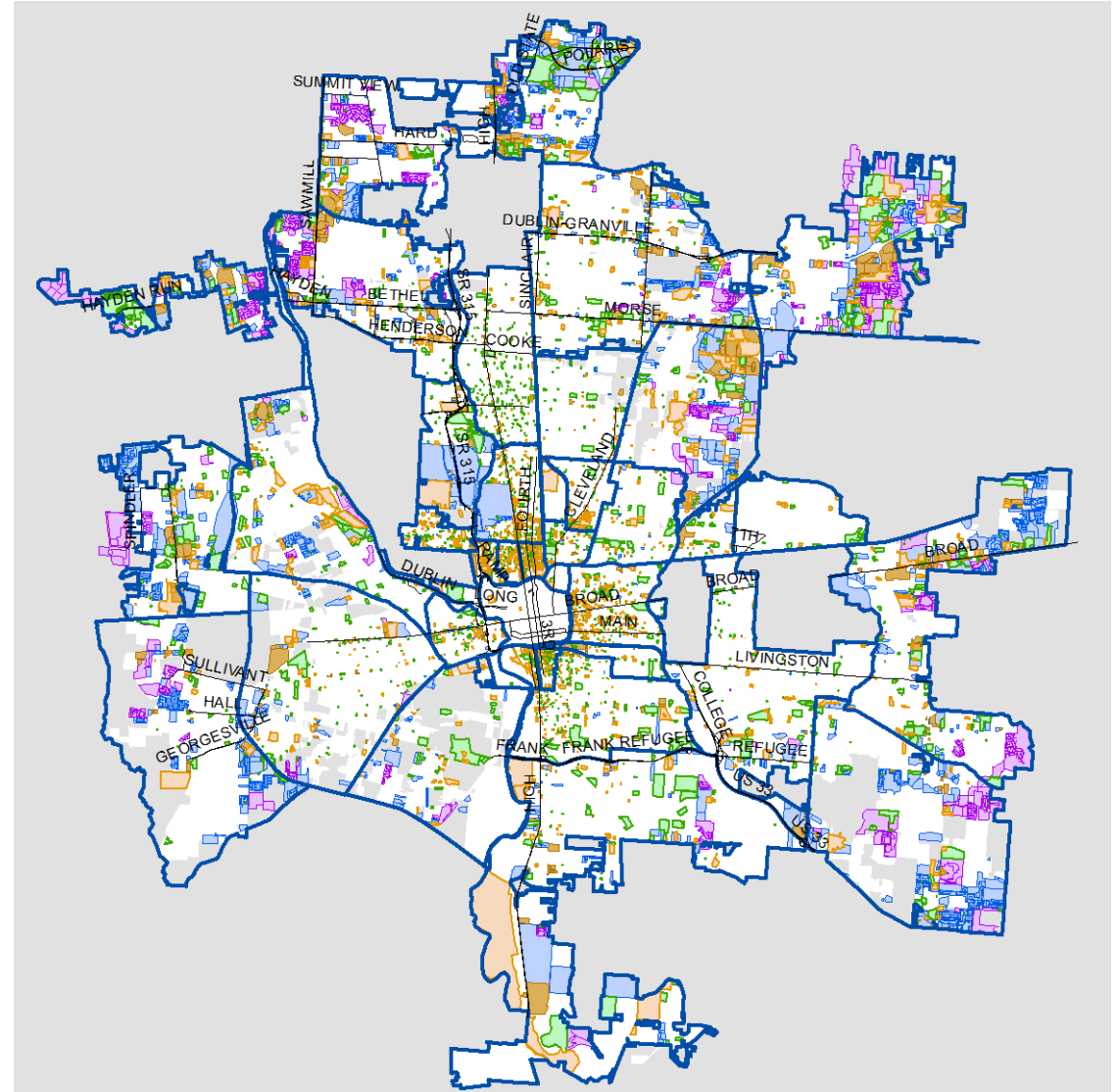
# Common Grounds

- 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



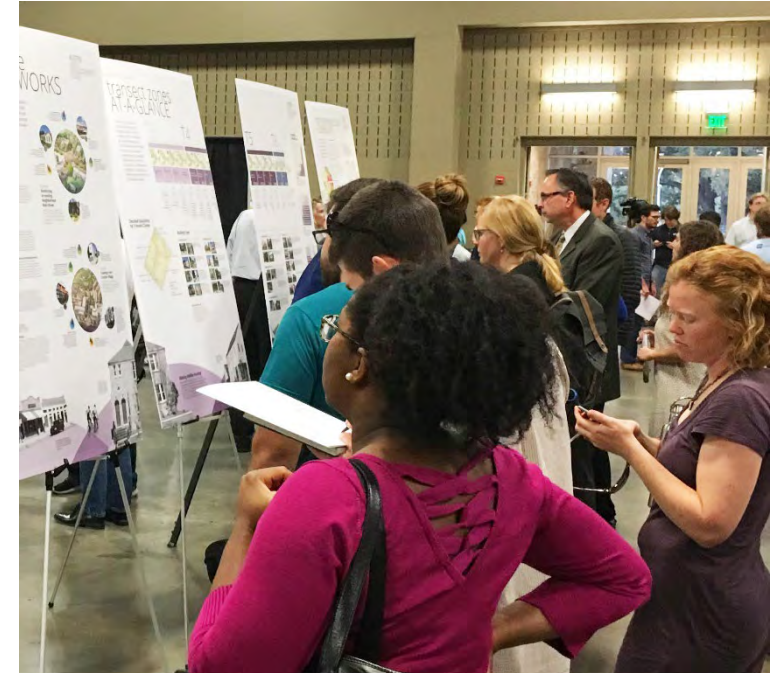


# Phase one priority: Equity

**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.



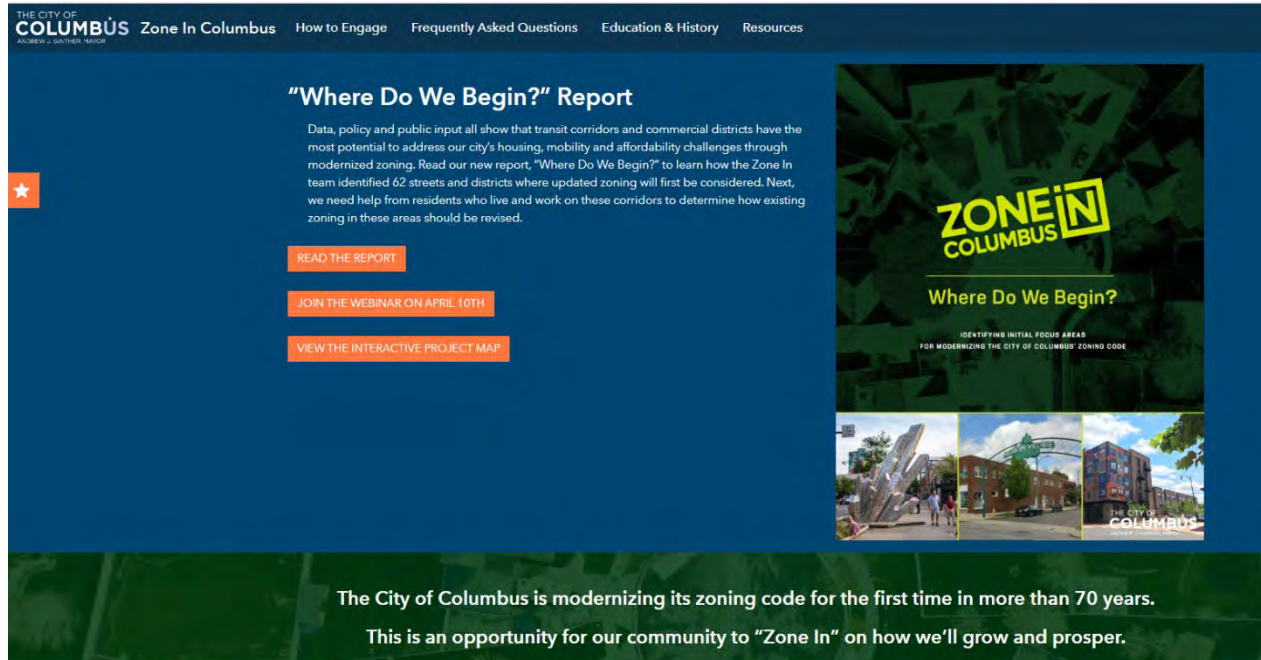


# Next Steps and Timeline

- **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



THE CITY OF COLUMBUS Zone In Columbus How to Engage Frequently Asked Questions Education & History Resources

★

## "Where Do We Begin?" Report

Data, policy and public input all show that transit corridors and commercial districts have the most potential to address our city's housing, mobility and affordability challenges through modernized zoning. Read our new report, "Where Do We Begin?" to learn how the Zone In team identified 62 streets and districts where updated zoning will first be considered. Next, we need help from residents who live and work on these corridors to determine how existing zoning in these areas should be revised.

[READ THE REPORT](#)

[JOIN THE WEBINAR ON APRIL 10TH](#)

[VIEW THE INTERACTIVE PROJECT MAP](#)

**ZONE IN COLUMBUS**

Where Do We Begin?

IDENTIFYING INITIAL FOCUS AREAS FOR MODERNIZING THE CITY OF COLUMBUS' ZONING CODE

The City of Columbus is modernizing its zoning code for the first time in more than 70 years. This is an opportunity for our community to "Zone In" on how we'll grow and prosper.

[www.columbus.gov/zoningupdate](http://www.columbus.gov/zoningupdate)

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

**ZONEiN**  
COLUMBUS

**THANK YOU**

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