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OFFICE OF THE MAYOR

January 2026

Dear Neighbors,

Columbus is growing faster than any other city in Ohio, and that growth brings both opportunity and responsibility. As we welcome new residents and jobs to our region, we must also ensure that our tools, resources and aspirations reflect the city we are becoming, not the one we were 70 years ago. That's why we say the sun is always rising in Columbus.

The Columbus Growth Strategy, which includes our city's first citywide land use policy and map, represents a transformational step forward in how we plan for the future. Informed by thousands of interactions with our residents and over months of community collaboration, it provides a clear, flexible framework for how and where Columbus will grow. This framework establishes the essential policy foundation needed to guide future zoning reforms, as well as other city investments, capital planning and budgeting processes, creating greater predictability, transparency and alignment across every decision that shapes our city's growth.

Although this proposal does not directly change the zoning code, it defines the principles and priorities that will inform the zoning reforms to follow. It identifies where we can create more housing near jobs and transit, strengthen employment centers, and preserve the distinctive character of our neighborhoods.

The land use policy and map submitted with this legislation applies to the areas now under active review through the Zone In initiative, including mixed-use corridors, industrial and warehouse districts, and business and institutional campuses. Together, these areas cover nearly half of Columbus' land area and hold the greatest potential to expand housing options, attract good-paying jobs and revitalize aging employment centers.

Community engagement has been central to shaping this work. We had more than 3,000 online survey responses, 2,000 event interactions, 75 area commission and civic presentations, and dozens of workshops, pop-ups and stakeholder meetings. This level of outreach has enabled us to connect with residents across the city to collaboratively define a vision for growth that reflects our shared priorities and aspirations.



OFFICE OF THE MAYOR

As the work of Zone In continues and ultimately extends to other areas of the community, the Columbus Growth Strategy also will evolve to include additional land use policies and map amendments that will guide future zoning updates. This approach ensures that our framework remains dynamic and responsive to our city's changing needs.

Together, we are building a foundation for growth that is equitable, intentional and uniquely Columbus. The Columbus Growth Strategy expands economic and housing opportunity, strengthens neighborhoods and secures our city's future for generations to come.

Sincerely,

Andrew J. Ginther
Mayor

Leading with Policy

Before additional updates to the zoning code can move forward, the City of Columbus must first establish a clear, citywide land use policy to provide the legal and strategic foundation for future rezoning reforms. While the city has a strong tradition of neighborhood-based planning, with dozens of area and corridor plans shaped by community input over many decades, this localized approach alone is no longer sufficient to guide the city's growth. As Columbus confronts a rapidly growing population and rising demand for housing, jobs and infrastructure, it has become clear that the absence of a cohesive, citywide land use plan is a critical gap.

To address this, the Department of Development's Planning Division — as part of the ongoing Zone In initiative — is developing an amendment to the Columbus Citywide Planning Policies. This amendment will result in updated policy guidelines and a citywide land use map which will provide the essential foundation for future Zone In reforms.

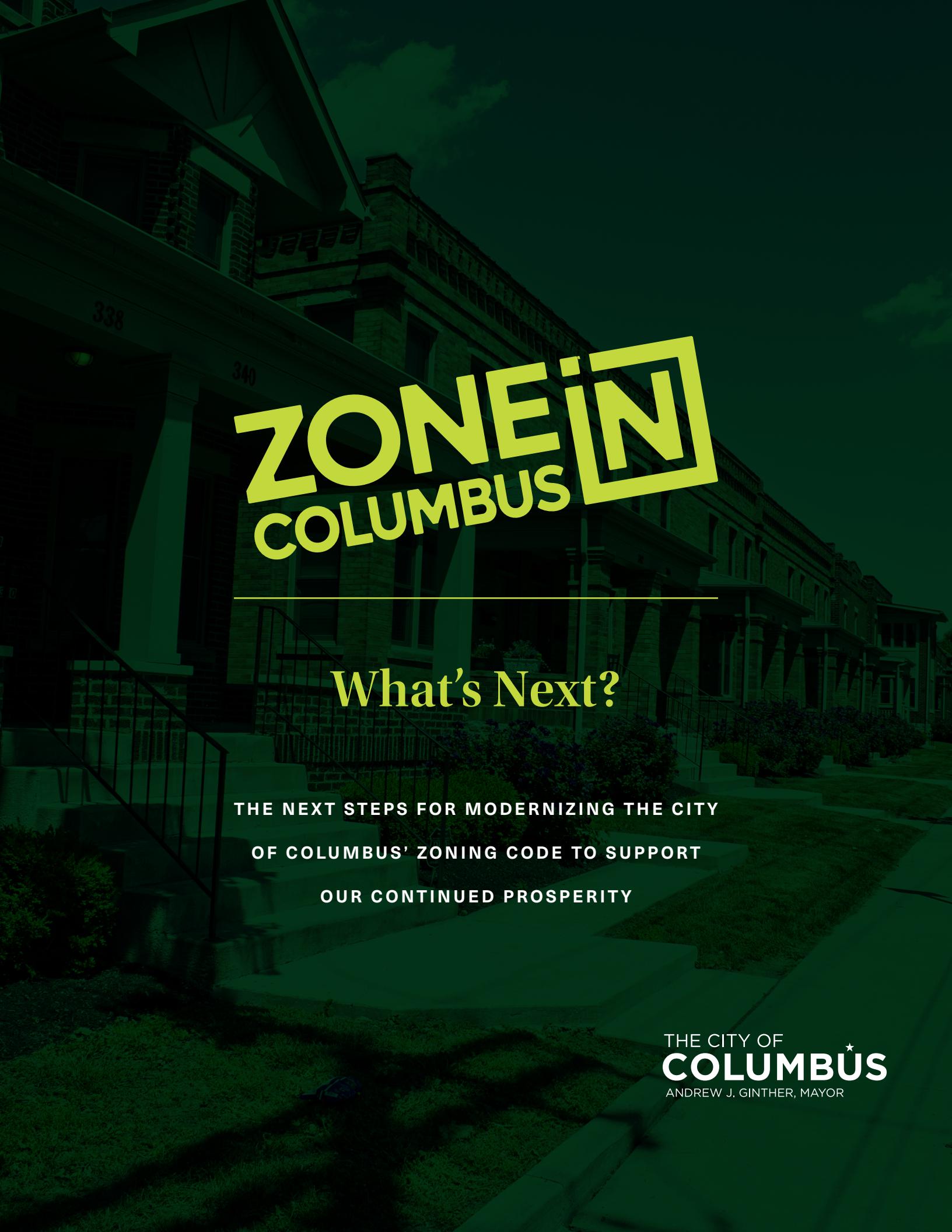
Clear, citywide land use policy is essential to strengthening coordination, enhancing predictability and reflecting the city's collective vision for growth.

To meet this need, the City of Columbus is partnering with the community to develop an amendment to the Columbus Citywide Planning Policies, which will:

- Articulate a community vision for growth, to be adopted by a vote of Columbus City Council. It will support the Zone In goals and priorities and the creation of citywide land use policy.
- Change the name of Columbus Citywide Planning Policies to become the "Columbus Growth Strategy."
- Expand the land use policy basis for the remaining work of Zone In. This will be completed in a phased approach to align with Zone In's areas of focus.
- Include citywide design guidelines that balance quality development standards with housing supply and infrastructure needs.
- Establish policies in support of capital planning and investment, including land acquisition

Policy on the Zone In Project Timeline:





ZONEIN COLUMBUS

What's Next?

THE NEXT STEPS FOR MODERNIZING THE CITY
OF COLUMBUS' ZONING CODE TO SUPPORT
OUR CONTINUED PROSPERITY

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR



What's Next?

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1. Why We Are Modernizing the Zoning Code?

The City of Columbus is modernizing its zoning code to promote growth in ways that meet the needs of a growing population and economy. An updated zoning code will create the conditions for expanded housing, economic opportunity and new development that benefit all Columbus residents.

Mayor Andrew J. Ginther and Columbus City Council have prioritized this effort through Zone In, a multi-year initiative to modernize the city's zoning code to respond to current and future growth.

The first Zone In code changes were legislated by City Council on July 29, 2024. Prior to that, the city's zoning code, written more than 70 years ago, restricted the city's ability to respond to modern needs and challenges. By continuing to update the code, Columbus can encourage responsible development, improve affordability and support connected, vibrant communities.

Zone In: Project Goals

- Modernize our zoning code to reflect our community's current and future needs, values and aspirations.
- Support growth that prioritizes environmental and economic sustainability through improved transit, additional housing opportunities and the creation of job centers.
- Encourage thoughtful investment in neighborhoods that have experienced racial and economic segregation caused by past urban development policies.
- Guide the design and development of main streets, activity centers and neighborhoods to support community goals while celebrating the unique character of our neighborhoods and creating a sense of place for our residents.
- Ensure that the Columbus zoning code is fair, understandable and accessible.

A generational success, the first code updates (i.e., Title 34) resulted in the rezoning of 140 miles of Columbus' primary corridors and enabled the future development of up to 88,000 residential units.

What is a Zoning Code?

Zoning codes are a set of rules that regulate what can and can't be done on a particular piece of property. They influence where we live, where we work and how we get around. Zoning can be used to help attract new businesses, encourage the construction of new housing and protect natural resources.



Restrictive Codes v. Enabling Codes

Columbus' zoning code was previously designed to limit land uses and reduce density, but this outdated approach prevented Columbus from adapting to modern growth and community needs. Zone In seeks to change this by modernizing our zoning code to support flexibility, encourage investment and expand housing and economic opportunity citywide.



2. Zone In Next Steps: Economic and Housing Opportunity

The first Zone In reforms laid the groundwork for expanding access to housing by modernizing Columbus' zoning code and removing barriers to new construction along the city's primary corridors. While this was a crucial first step, it primarily addressed only one part of the affordability challenge. Columbus must also ensure that residents have access to high-quality jobs with fair and sustainable wages — in addition to housing — to fully support affordability and opportunity for all.

The Case for Continued Reform

Columbus' zoning code has not kept pace with the city's changing economy. Industrial and employment-based districts have gone largely unchanged for over 70 years, with references to obsolete uses like basket and hamper production. These outdated regulations do not reflect the needs of today's industries — such as logistics, data centers, life sciences or advanced technology — and fail to support the kind of modern, flexible work environments that attract and retain employers and local talent.

Many areas also fall short in supporting mixed-use developments that combine housing, retail, services and transit access. This limits the city's ability to create vibrant, walkable areas that improve quality of life for workers and surrounding communities. Likewise, zoning for major institutions like hospitals and universities often lacks the flexibility to ensure their continued growth aligns with neighborhood needs.

At the same time, industrial zoning from previous generations has had lasting consequences for many nearby neighborhoods. Incompatible land uses, inadequate separation between industrial and residential areas, and a lack of environmental safeguards have contributed to historic disinvestment, pollution and gaps in where jobs and resources are located. Moving forward, the zoning code must do more to protect residential communities while promoting economic and housing opportunity citywide.



Area of Focus for Progress

Mixed Use	Industrial & Warehouse	Business & Institutional Campuses
<p>Mixed Use</p> <p>Flexible, walkable areas, often along major roads and transit corridors, where people can live, work and gather in the same place.</p> <p>These developments bring together housing, shops, restaurants and offices — ranging from quiet neighborhood streets to busier corridors near public transit.</p> <p>Not intended for industrial or warehouse uses.</p>	<p>Industrial & Warehouse</p> <p>Spaces dedicated to jobs like manufacturing, storage, logistics and distribution.</p> <p>These areas help drive the Columbus economy by providing room for factories, warehouses and delivery centers — providing appropriate buffers and protections for nearby residential areas.</p>	<p>Business & Institutional Campuses</p> <p>Job hubs such as hospitals, universities and office parks.</p> <p>These areas focus on providing space for jobs and services, but may also include amenities like shops, restaurants or housing, where appropriate.</p>
		

Zone In will now focus on expanding economic *and* housing opportunities for all Columbus residents. This work will continue to modernize the zoning code to support job growth, build more housing and foster prosperity citywide by updating zoning regulations for areas that have been identified as being well-suited for enhanced mixed-used developments, industrial and warehouse operations, and business and institutional campuses — including hospitals, academic institutions and office parks. New zoning districts will ultimately be created in these areas to advance the following priorities:



Zone In Economic and Housing Opportunity Priorities:

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

Strategies to support progress:

- 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 zoning incentives to support housing affordability.
- Expand areas where residential uses are permitted on ground floors.
- Include additional corridors as identified in the Columbus Multimodal Thoroughfare plan.

Grow the local economy and support neighborhood investment by modernizing employment focused sites, supporting small businesses and guiding growth to benefit all neighborhoods.

Strategies to support progress:

- Improve industrial zoning regulations and safeguards.
- Protect viable existing office and industrial, reserve prime employment opportunity areas, and allow other locations to be developed for housing and mixed-use development.
- Facilitate a range of allowable uses that support entrepreneurial efforts and enable sites to evolve as community needs and market conditions change.
- Improve design standards, such as landscaping and screening, to reduce industrial impacts on nearby homes.
- Encourage investment in every part of the city.



Connect housing, jobs and transportation to make it easier for people to live near work, services and transit.

Strategies to support progress:

- Expand where higher-density, mixed-use development is allowed.
- Focus development along corridors and transit routes.
- Facilitate walkable neighborhoods in locations with easy access to community assets such as job centers, parks, restaurants, shops, community centers, schools and financial institutions.

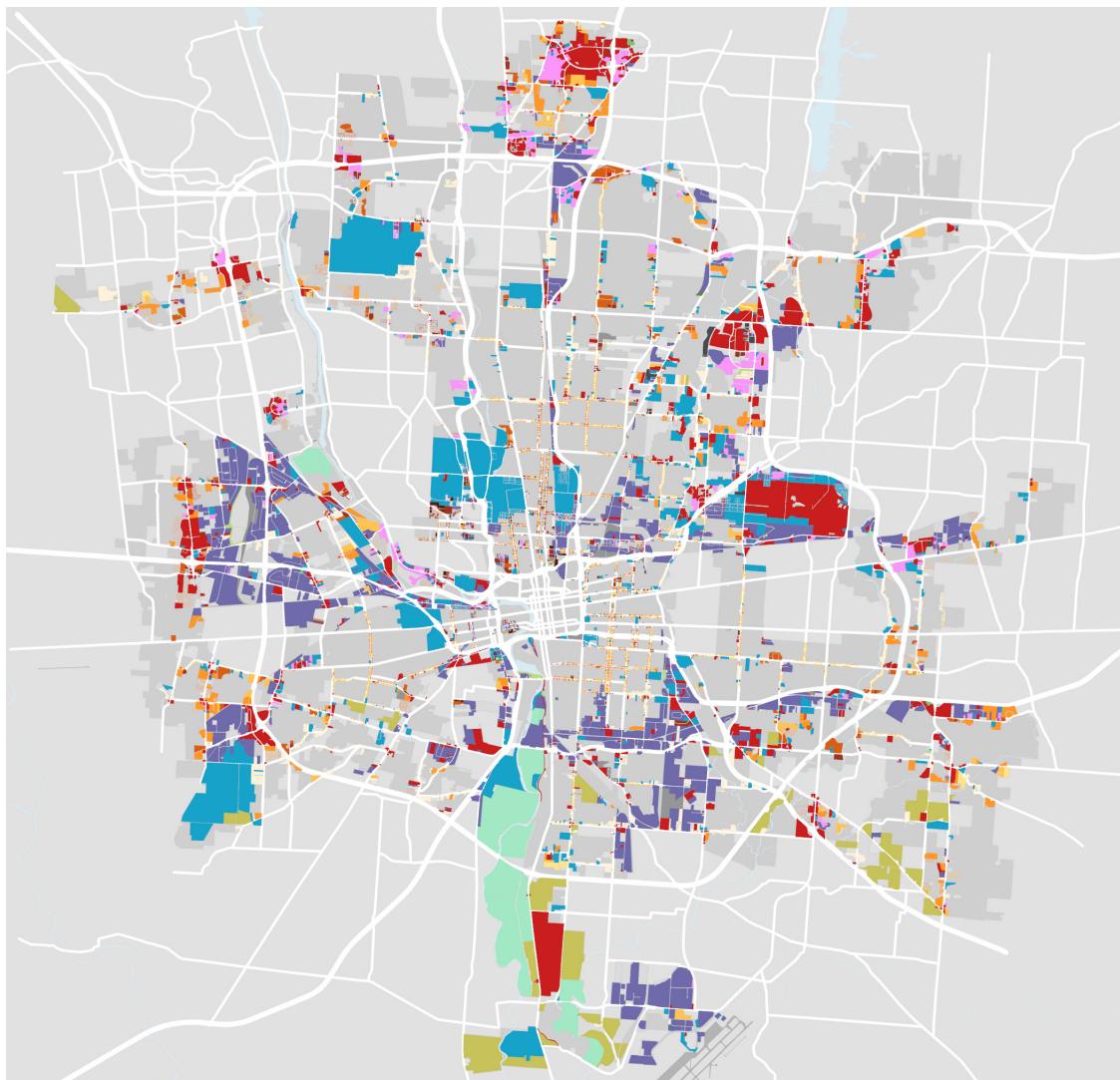
Promote high quality development with a code that relies on clear, objective standards and is easier to navigate.

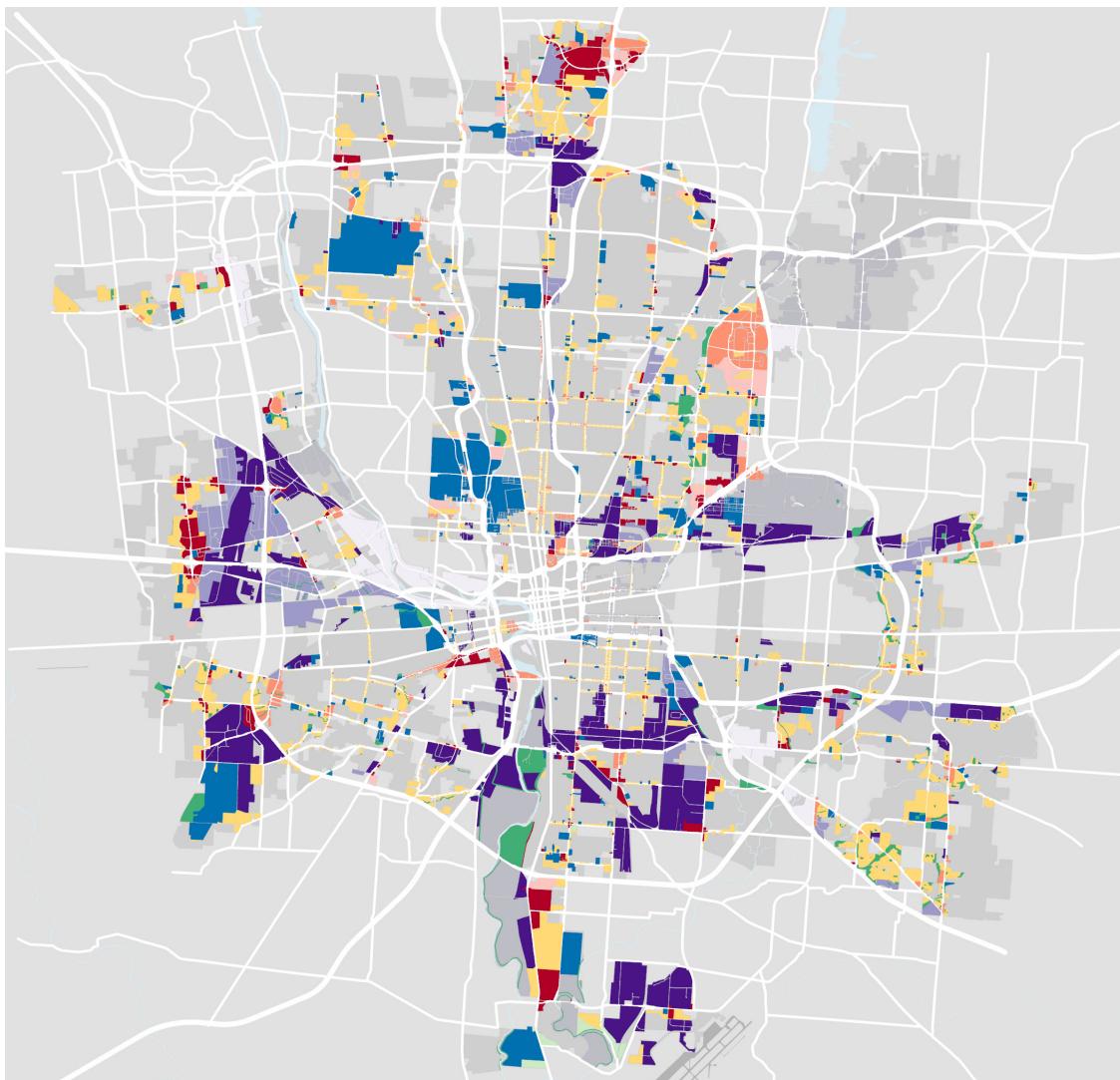
Strategies to support progress:

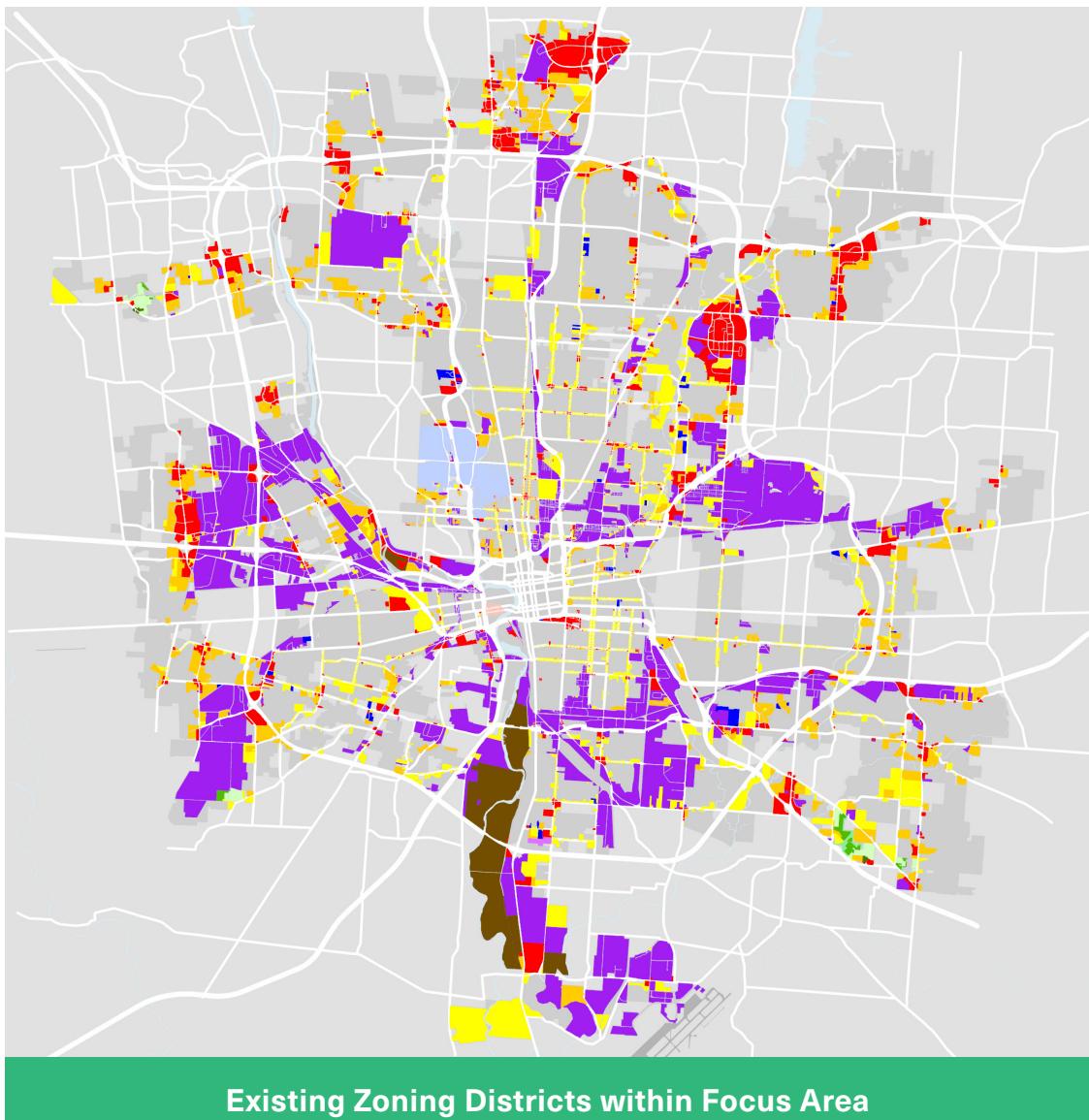
- Reduce reliance on site-by-site negotiations for development.
- Make the zoning code easier to utilize through the use of graphics, clear language and simplified regulations.
- Ensure high-quality development in all neighborhoods guided by clear, objective design standards for new construction.
- Reduce barriers to the adaptive reuse of older buildings.

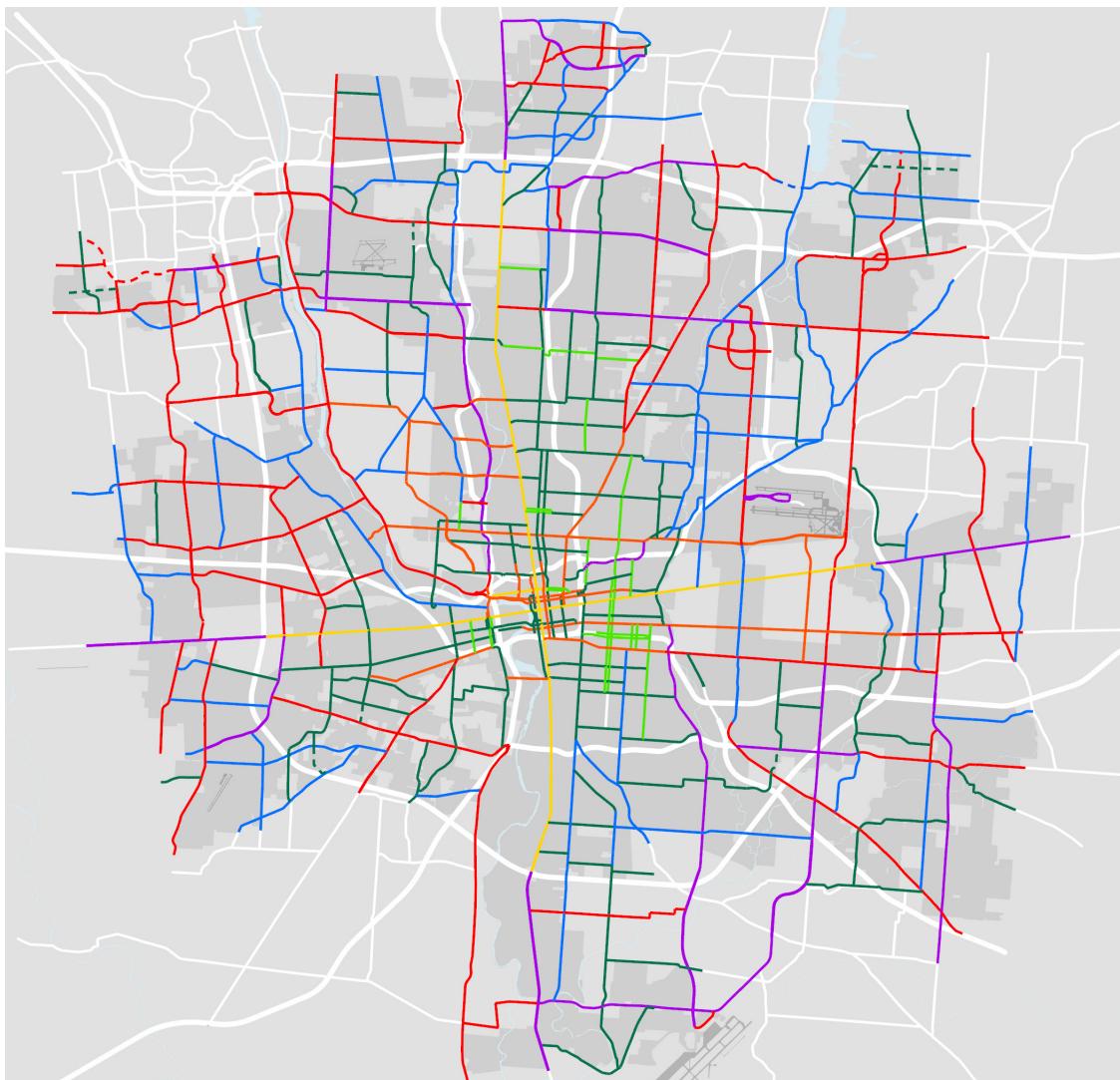
Resources used to define areas of focus include:

- Existing Land Uses within Focus Area
- Existing Area Plan Recommendations within Focus Area
- Existing Zoning Districts within Focus Area
- Columbus Multimodal Thoroughfare Plan
- COTA and LinkUS bus routes
- Site-specific considerations such as parcel size and configuration, particular adjacent land uses, and other specific constraints informed the geographic area

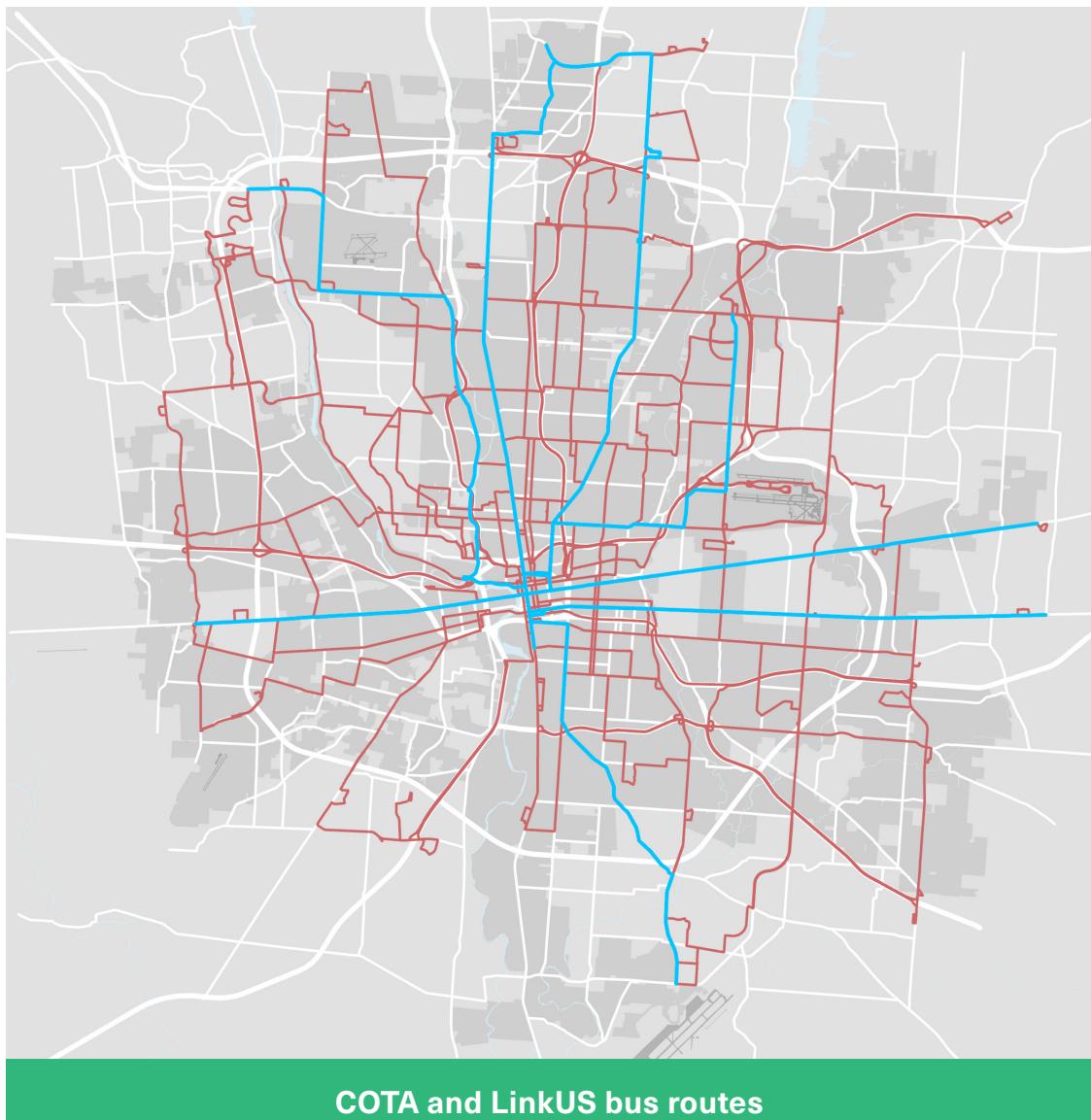






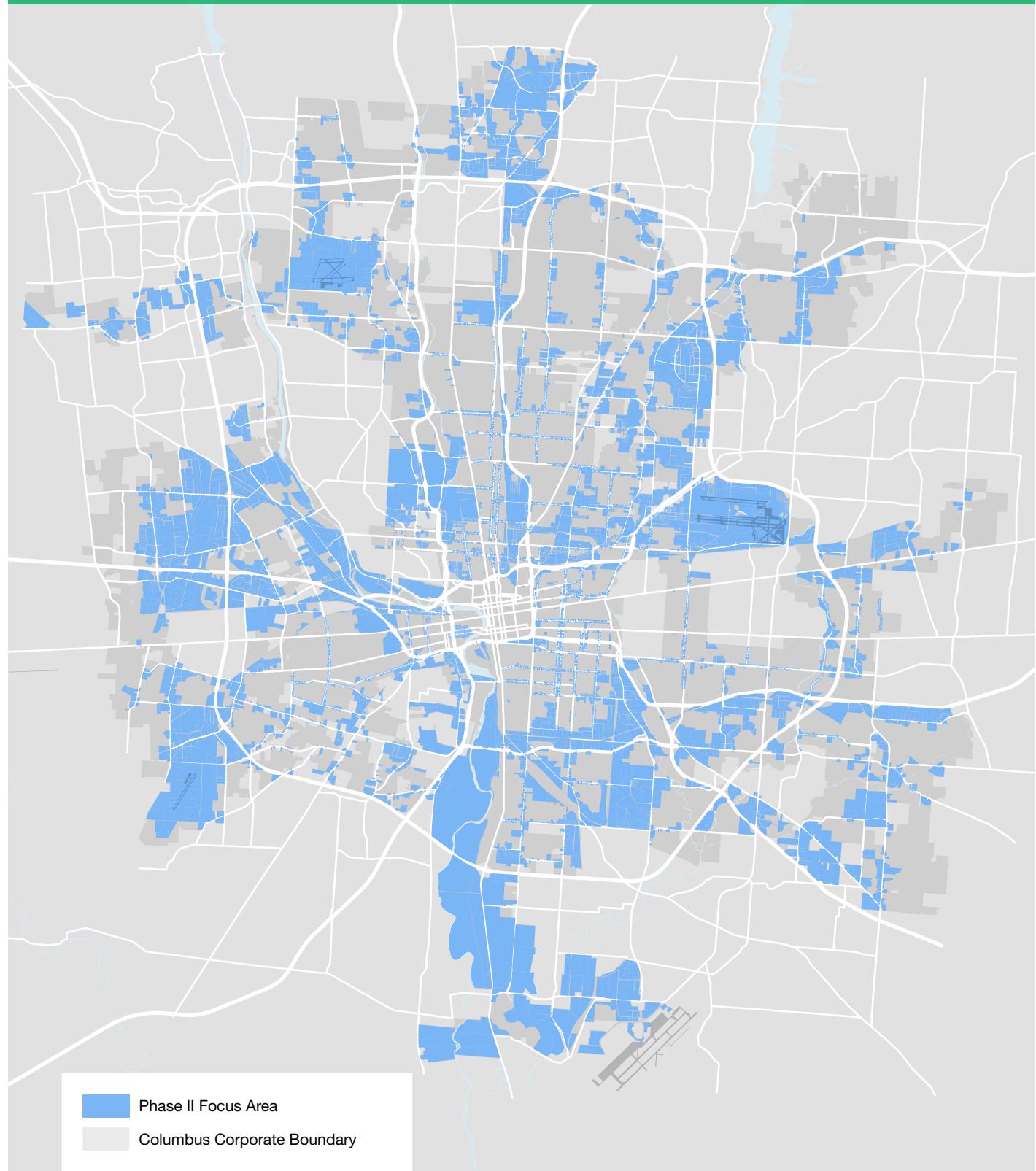


Columbus Multimodal Thoroughfare Plan



Focus Area Map

Economic and Housing Opportunity



3. Leading with Policy — Columbus Growth Strategy

To ensure that future zoning reforms are guided by a clear, community-endorsed framework, the City of Columbus will also be developing the Columbus Growth Strategy — a citywide land use policy document that will provide the essential foundation for future Zone In reforms.

Columbus has a strong tradition of neighborhood-based planning, with dozens of area and corridor plans shaped by community input over many decades. However, this localized approach alone is no longer sufficient to guide the city's growth. As Columbus confronts a rapidly growing population and rising demand for housing, jobs and infrastructure, it has become clear that the absence of a cohesive, citywide land use plan is a critical gap.

Clear, citywide land use policy is essential to strengthening coordination, enhancing predictability and reflecting the city's collective vision for growth.

To meet this need, the City of Columbus will work with the community to develop the **Columbus Growth Strategy**, which will:

- Articulate a community vision for growth, to be endorsed by a vote of Columbus City Council. It will support the project's goals and priorities and the creation of citywide land use policy.
- Amend existing Columbus Citywide Planning Policies to become the "Columbus Growth Strategy."
- Establish the land use policy basis for the remaining work of Zone In. This will be completed in a phased approach to align with Zone In's areas of focus.
- Include citywide design guidelines that balance quality development standards with housing supply and infrastructure needs.
- Establish policies in support of capital planning and investment, including land acquisition.

Code v. Policy. "Code" refers to the specific, legally binding regulations (like zoning ordinances) that determine how land can be used. "Policy" represents the broader, aspirational goals and frameworks guiding land use decisions. Policy provides the foundation and direction that the zoning code is designed to implement, ensuring that regulations align with the city's long-term vision for growth.

4. Zone In on What's Next

Although work is already underway to assess areas suitable for expanded housing and economic opportunity, we are committed to working with the community to shape the future of zoning reform. This engagement will also serve as the public input process for the Columbus Growth Strategy, ensuring that community feedback informs both the city's land use policy and future zoning code updates.

Go to columbus.gov/zoningupdate to learn more about the project and how to join the conversation. Also, sign up for our mailing list to receive additional information on upcoming events, opportunities to share your feedback and helpful resources to learn more about this historic initiative.

What's Next and When



Summer/Fall 2025 *Community engagement: Zone In: Economic and Housing Opportunity, and Columbus Growth Strategy*

Winter 2025/2026 *Columbus Growth Strategy is created, starting with land uses for mixed use, industrial and warehouse, and business and institutional campuses; submitted to City Council for approval*

Winter/Spring 2026 *Community engagement continues: Zone In: Economic and Housing Opportunity*

Summer 2026 *Zone In: Economic and Housing Opportunity zoning districts are created; draft plan presented for community comment, submitted to City Council for approval*

Zone In Project Goals

1. Modernize our zoning code 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 to help undo the harm caused by past urban development policies.
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.

Phase Two Priorities

The first Zone In reforms laid the groundwork for expanding access to housing by modernizing Columbus' zoning code and removing barriers to new construction along the city's primary corridors. While this was a crucial first step, it primarily addressed only one part of the affordability challenge. Columbus must also ensure that residents have access to high-quality jobs with fair and sustainable wages – in addition to housing – to fully support affordability and opportunity for all.

The next zoning code reforms will be guided by the following priorities:

1. **Leverage corridors to create more housing** in more places to help address the city's and region's housing shortages by supporting changes that make it easier and more likely to build more housing.
 - Strategies to support progress:
 - 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 zoning incentives to support housing affordability.
 - Expand areas where residential uses are permitted on ground floors.
 - Include additional corridors as identified in the Columbus Multimodal Thoroughfare Plan.

2. **Grow the local economy and support neighborhood investment** by modernizing employment focused sites, supporting small businesses and guiding growth to benefit all neighborhoods.
 - Strategies to support progress:
 - Improve industrial zoning regulations and safeguards.
 - Protect viable existing office and industrial areas, reserve prime employment opportunity areas, and allow other locations to be developed for housing and mixed-use development.
 - Facilitate a range of allowable uses that support entrepreneurial efforts and enable sites to evolve as community needs and market conditions change.
 - Improve design standards, such as landscaping and screening, to reduce industrial impacts on nearby homes.
 - Encourage investment in every part of the city.
3. **Connect housing, jobs and transportation** to make it easier for people to live near work, services and transit.
 - Strategies to support progress:
 - Expand where higher-density, mixed-use development is allowed.
 - Focus development along corridors and transit routes.
 - Facilitate walkable neighborhoods in locations with easy access to community assets such as job centers, parks, restaurants, shops, community centers, schools and financial institutions.
4. **Promote high quality development** with a code that relies on clear, objective standards and is easier to navigate.
 - Strategies to support progress:
 - Reduce reliance on site-by-site negotiations for development by including district design standards in the updated zoning districts.
 - Make the zoning code easier to utilize through the use of graphics, clear language and simplified regulations.
 - Ensure high-quality development in all neighborhoods guided by clear, objective design standards for new construction.
 - Reduce barriers to the adaptive reuse of older buildings.

Community Engagement Summary for Economic and Housing Opportunity: Policy

January 6, 2026

Zoning In on Our Community

As part of Zone In, an initiative to modernize Columbus' 70-year-old zoning code, the City of Columbus is developing its first citywide land use policy. This framework defines where and how growth should occur, creating the foundation for forthcoming zoning reforms. The land use policy reflects extensive community engagement which took place between June and December 2025. These efforts included workshops, pop-up events, Area Commission and civic meetings, an information station, walking tours, and other outreach activities. In total, thousands of people were engaged ranging from 6 years old to 93 years old.

Engagement events included:

- More than 80 presentations to Area Commissions and local community groups (~1,458 people)
- 28 pop-ups across neighborhoods (~1,188 people)
- 4 community workshops (~170 people)
- 4 public comment period pop-up events (44 participants)
- 2 walking tours (70 participants)
- 1 open house (19 participants)
- 11 stakeholder meetings
- 4 meetings with the Zone In Advisory Committee
- Information Station at 111 N. Front Street (14 participants scheduled appointments with staff)
- Paid and organic posts and event listings across department social media channels
- Area Commission recommendations

Additional participation included:

- 3,189 email subscribers
- 3,384 online survey responses representing 62 zip codes
- 20,000+ unique project website visitors

Among people who shared demographic information with us:

- Average age of participant was 48
- Age range was from 6 to 93
- 19% identified as persons of color
- 81% identified as white only
- 16% were renters

How did engagement occur?

The Zone In team employed a range of strategies in 2025 to engage community residents and stakeholders across Columbus. These included emails, in-person presentations, website content, community meetings, and other digital and in-person events. The process also benefited from the active input of the Zone In Advisory Committee. The following pages provide an overview of these efforts:

- Zone In Advisory Committee
- Area Commission and civic presentations
- Community workshops
- Pop-up events
- Walking tours
- Social media
- Open house
- Information Station
- Stakeholder interviews
- Surveys

Engagement Timeline



Zone In Advisory Committee

The Zone In Advisory Committee provides input into the strategies and development of a citywide zoning code update that is responsive to community needs and expands equitable opportunities for all Columbus residents.

The Phase Two committee began meeting in May 2025 and met four times through the end of the public engagement process. Meetings were open to the public, published in the City Bulletin, and summaries and presentations were posted on the Zone In project website. Topics of discussion included legacy and industrial areas, mixed-use development, business and institutional campuses, as well as housing, jobs, and transportation. The Zone In Advisory Committee will continue to meet throughout 2026.

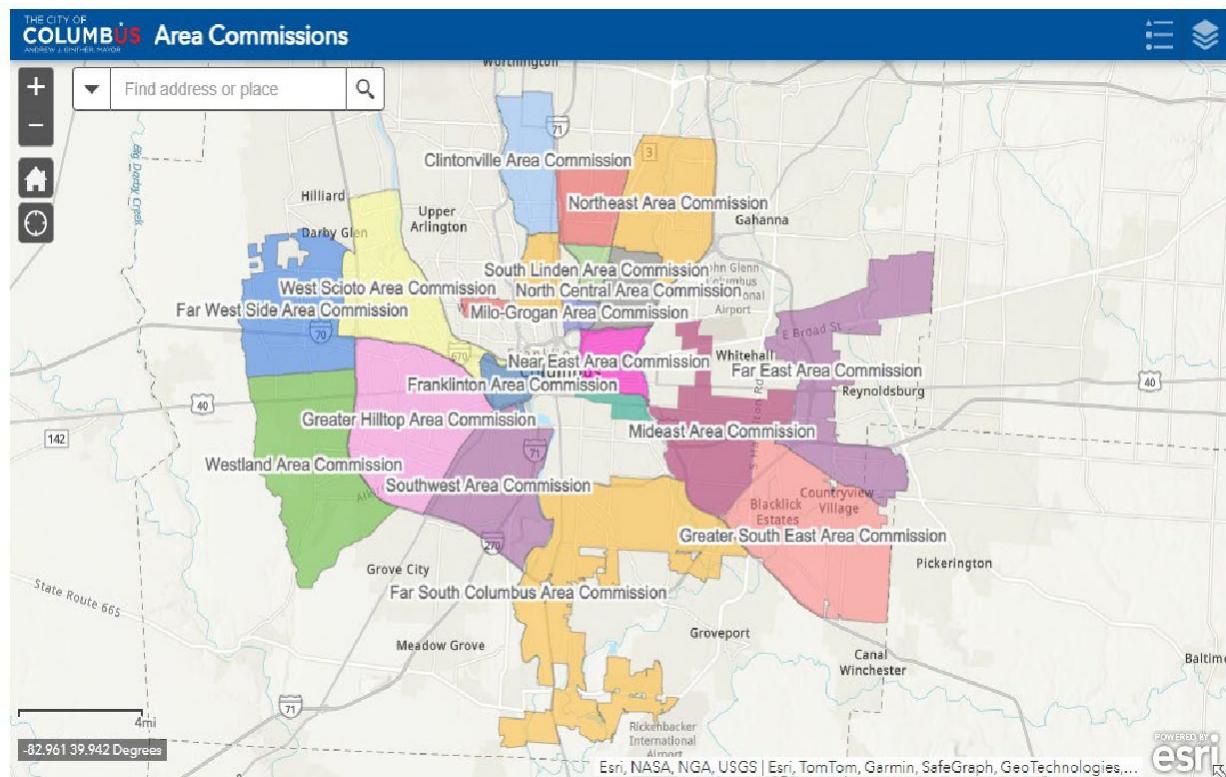
Thank you to all the members who have participated in the meeting.

Member	Organization Represented
Apps Akpofure	Baker Hostetler
Karim A. Ali	Porter Wright
Kelley Arnold	Far West Area Commission
Vangela Barnes	Southeast Area Commission
Tucker Bohm	Daimler Group
Michael Capella	CBRE Columbus
Matthew Drane	Revolt CRE
Brandy Duncan	Kemba Financial
Brittany Eddy	Women's Commission
Omar Elhagmusa	Spring Garden Lending
Tyler Ford	Elford Realty
Kathy Green	Southside Area Commission
Kelly Harrop	Building Industry Association
Stephanie Hightower	Columbus Urban League
Russell Hunter	Crawford Hoying
Wade Jordan	Wj3enterprises
Aaron McDaniel	Blueprint Development
Shawn McGorry	Pizzuti Companies
Jon Melchi	Building Industry Association
Matthew Miller	Taft Law
Jonathan Moody	Moody Nolan
Brad Parish	Architectural Alliance
Mike Simpson	NAI Equities
Jared Smith	Preferred Living
Beau Taggart	Cushman & Wakefield
Charles Tompkins	Milo Grogan Area Commission

Area Commission & Civic Association Updates

Area Commissions and civic associations remain pivotal in community advocacy and connection. In 2025, the Zone In team actively engaged with over 30 community groups through summer outreach activities and a citywide public comment period as part of developing the Columbus Growth Strategy. Through over 80 meetings and participation from more than 1,000 community members, these engagements offered valuable insights into community priorities and needs. Outreach efforts included presentations to community groups, ongoing project email updates, invitations to Zone In events, and multiple opportunities for public feedback.

The Department of Neighborhoods liaison team provided additional support by sharing information and passing along questions and feedback to the Zone In team.



Map Workshops

The Zone In team hosted four workshops in July to directly engage community members in shaping the future of Columbus' land use and zoning code, attracting more than 150 participants from across the city. Workshops were held in the north, south, east, and west regions to ensure input reflected the perspectives of diverse neighborhoods. Participants reviewed information about the Zone In process, examined large printed maps of proposed land use areas, discussed neighborhood priorities, and provided feedback on expanding economic and housing opportunities by exploring three potential land use types: mixed use, industrial and warehouse areas, and business and institutional campuses. The input gathered helped inform the proposed Columbus Growth Strategy and subsequent zoning code updates, ensuring that community perspectives guide zoning reforms and promote equitable growth citywide.

Workshop Dates and Locations:

- Gillie Senior Community Center – Wednesday, July 9 | 5:00–7:00 PM
- Buckeye Middle School – Wednesday, July 16 | 5:00–7:00 PM
- West High School – Wednesday, July 23 | 5:00–7:00 PM
- East High School – Wednesday, July 30 | 5:00–7:00 PM

The activity questions consisted of two main sections:

Section One: Community Values

Respondents were asked to reflect on the guiding principles and priorities that should shape zoning updates, including topics such as housing, economic opportunities, connectivity, and quality development.

Section Two: Map-Based Feedback

The map exercise allowed participants to provide direct feedback on large printed maps, indicating general areas and neighborhood priorities. Participants commented on specific sites, suggested where certain land uses might be appropriate, and provided feedback on questions, such as desired building height and industrial intensity. This format also allowed participants to review the information and engage at their own pace.



Pop-Up Events

The Zone In team participated in more than 30 pop-up events throughout Columbus to provide organic engagement that met people where they were. These events reached a wide range of audiences and settings, including citywide cultural festivals, neighborhood gatherings, farmers' markets, and professional organizations, engaging more than 1,200 community members. By bringing engagement directly into neighborhoods, pop-up events captured community input that will guide both policy and code updates.

Pop-ups aimed to educate and inform residents about the Zone In initiative. Participants were invited to take surveys on current and future land use categories, including mixed use, industrial and warehouse, and business and institutional campus. The activity questions provided at the pop-up events were identical to those used in the four in-person workshops held in July.

Examples of events where Zone In was present include:

2025 Columbus Book Festival
Avenue for All
Cap City Festival
Clintonville Farmers Market (*multiple events*)
Columbus African Festival
Columbus Back to School Bash and Fam Jam
Eastland Block Party
Franklin Park Farmer's Market (*multiple events*)
Heritage Music Festival

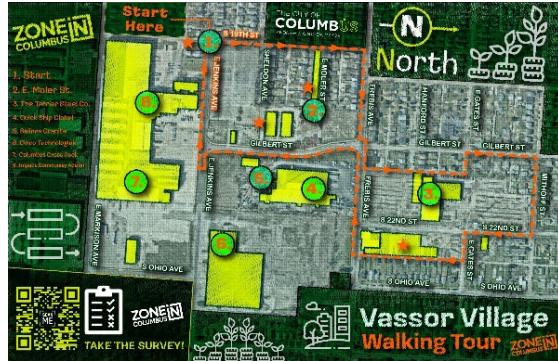
Hops on High
National Night Out (*multiple locations*)
Neighborhood Best Practices Conference
Pearl Market
Rise Up CBUS! (*multiple events*)
South Central Hilltop Festival
Summer Jam West Festival
The Good Market (*multiple events*)



Walking Tours

The Zone In team hosted two walking tours in 2025 to provide residents with a real-world perspective on the types of land use areas included in Zone In Phase Two, engaging a total of 70 participants. The tours aimed to help participants understand how different land uses appear in their communities, discuss how these land uses can be beneficial or challenging, and share insights that could inform zoning updates. They provided tangible examples of employment and industrial land uses, while fostering discussion on how Phase Two zoning code updates can create more housing choices, stronger job centers and small business opportunities, connected communities with vibrant corridors and walkable neighborhoods, and more predictable rules to improve quality and align development with neighborhood character.

- On August 13, 2025, participants explored Grandview Crossing, a bold mixed-use development transforming a former landfill into a vibrant neighborhood with a mix of employment, residential, retail, and public spaces.
- On September 3, 2025, participants toured Vassor Village, a historic early 20th-century neighborhood characterized by its mix of residential and legacy industrial uses, which are common in older Columbus communities.



Social Media

Social media played a crucial role in informing and engaging Columbus residents. The Zone In team utilized social media channels to announce the kickoff of Phase Two, share the 'What's Next?' document, and provide updates on upcoming engagement opportunities.

Through regular posts, interactive content, and prompt responses to questions, including Reddit "Ask Me Anything" (AMA) sessions, social media enabled residents to stay informed, provide feedback, and participate in discussions about areas identified for mixed-use developments, industrial and warehouse operations, and business and institutional campuses. This digital engagement complemented in-person activities, broadening participation and ensuring that residents citywide could contribute to the zoning reform process.

Thus far in Phase Two, the team has published nearly 100 social media posts promoting Zone In events, surveys, and engagement opportunities, and sent more than 20 email blasts to subscribers with essential updates. To keep stakeholders informed about the Columbus Growth Strategy, weekly status update emails were sent to over 10 community groups, including area commissions, the business community, cultural organizations, faith-based groups, professional associations, and the general public.



ZONE IN COLUMBUS

Upcoming Workshops

Your participation will inform the next phase of Zone In!

July 9, 5-7 p.m. Gillie Senior Community Center
2100 Morse Rd.

July 16, 5-7 p.m. Buckeye Middle School
2950 Parsons Ave.

July 23, 5-7 p.m. West High School
179 S. Powell Ave.

July 30, 5-7 p.m. East High School
1500 E. Broad St.

columbus.gov/zoningupdate

July 15

The next phase of Zone In has officially begun, but we need your participation to shape the future of zoning reform in Columbus!

Join us in person at an upcoming map workshop during the month of July and visit columbus.gov/zoningupdate to take our survey to share your feedback to inform both the city's land use policy and future zoning code updates.

July 28

Zoning affects where homes, schools, parks and jobs go — and we're updating the code to reflect today's needs and tomorrow's opportunities.

This week, join us at our final Zone In workshop of July — or stop by one of our pop-up events across the city to learn more and share your ideas. Take part online: columbus.gov/zoningupdate

Stakeholder Interviews

The Zone In team conducted stakeholder interviews to familiarize participants with the zoning update process, gathered high-level feedback, and encouraged continued involvement. Interviewees included individuals deeply involved in the mixed-use, industrial and warehouse, and business and institutional campus sectors, as well as those with insight into neighborhood dynamics and community consensus. These conversations provided practical insights into how zoning impacts development, operations, and neighborhood character, informing recommendations that strike a balance between economic opportunities and community priorities.

Below are the interview questions for the stakeholder participants.

1. What's your experience with industrial, office, or mixed-use development?
2. In regard to each of these areas, what do you think is working?
3. In regard to each of these areas, what do you think is not working? Any problems?
4. What do you think modern industrial sites need to be?
5. What do you think modern office sites need to be?

Stakeholder	Organization Represented
Steve Bollinger	Thrive Companies
Derrick Clay	Columbus Chamber of Commerce
Franz Geiger	NP Limited Partnership
Paul Ghidotti	Daimler
Jason Hall	Columbus Partnership
David Hodge	Underhill & Hodge
Amanda Hoffsis	The Ohio State University
David Robinson	Montrose Group
Brent Sobczak	Casto
Matt Starr	Crawford Hoying & ULI
Joel Yakovac	Rogue

Public Comment Period on Draft Land Use Policy and Map

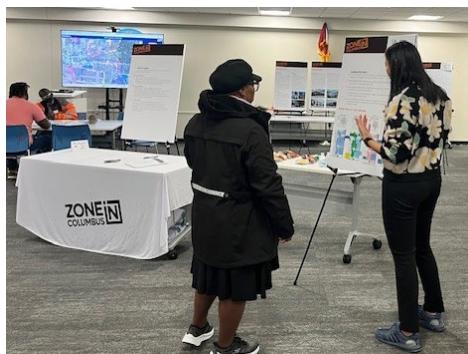
A public comment period was held from October 14 through November 9, 2025, providing residents with multiple opportunities to offer input on the proposed land use policy and map. Two avenues for community engagement included:

- **Open House:** A drop-in event where residents could explore how the proposed Columbus Growth Strategy and land use map will guide future zoning updates. Participants learned about proposed changes, asked questions, and shared feedback on creating a city that works for everyone.
- **Information Station:** A reservation-only session offered in-depth discussions with a city planner. These one-on-one or small-group meetings allowed participants to delve deeper into zoning topics, ask in-depth questions, and provide specific feedback.

Together, these events, which engaged over 30 participants, ensured residents had accessible options to engage, from general exploration to focused, personalized discussions, supporting informed community input on Zone In Phase Two zoning updates.

Below are the survey questions for the Columbus Growth Strategy land use policy and map.

1. What do you think about the Guiding Principles?
2. Based on the map, would you say the amount of each land use classification is too little, about right, or too much?
3. What do you think about the Land Use Policies?
4. What do you think about the Design Guidelines?



Public Hearings

Following extensive community engagement and a formal comment period, public hearings were held on the proposed legislation for the Columbus Growth Strategy and its accompanying land use map. These hearings gave the community additional opportunities to provide input before the proposal is considered for adoption. Collectively, feedback demonstrated a shared commitment to guiding future growth and development across the city through the Zone In initiative.

Hearing Dates:

- **Development Commission:** November 13
- **City Council:** November 19



Image: Columbus Business First

Ongoing Outreach Efforts

Prior to and throughout the Zone In engagement process, the Zone In team ensured that the process was open, transparent and inclusive. To bring awareness to the planning effort, the team consistently announced upcoming events and invited the community to participate in the process.

Outreach methods:

- Email and social media messages, leveraging city and partner networks
- Targeted engagement in lower participation neighborhoods
- Leveraging community events, such as Rise Up Cbus and National Night Out
- Regular website updates
- Utilizing the Zone In Advisory Committee to network and share information
- Area commission and major civic association visits

Outreach methods, including social media, email updates, pop-up events, and community meetings, were utilized to reach as many community members as possible and encourage their participation. Approximately 3,000 people participated in these efforts, and more than 3,300 survey responses were received, representing neighborhoods across Columbus. Responses have been used to inform the Columbus Growth Strategy.

Columbus Growth Strategy

Vision for Growth
Guiding Principles
The Columbus Land Use Plan
Land Use Policies
Design Guidelines

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Date
01/06/2026

Columbus Planning Division
111 N. Front Street, 3rd Floor
Columbus, Ohio 43215

Columbus Growth Strategy

Vision for Growth
Guiding Principles
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Introduction

The Columbus Growth Strategy is an evolution of Columbus Citywide Planning Policies (C2P2), adopted in 2018 by Columbus City Council. C2P2, in turn, superseded the 1993 Comprehensive Plan as the guiding framework for the city's land use planning efforts. The Columbus Growth Strategy (CGS) will help guide the next generation of development in the city of Columbus. The planning horizon for these policies is 20 years (2025–2045), but it is anticipated that regular updates and revisions will be made to keep these policies effective and fresh. CGS replaces and supersedes Columbus Citywide Planning Policies and any affected land use related recommendations, including land use plan maps, from existing adopted area and neighborhood plans. In the case of any conflict between CGS and any other adopted area or neighborhood plan, CGS prevails.

Since 2018, Planning staff have worked with community stakeholders to develop four (4) C2P2 Land Use Plans based on the C2P2 framework and have extended C2P2 Design Guidelines over most of the city, creating the most robust and widespread land use and design framework in our city's history. Despite this, significant areas of the city lack the benefit of updated land use recommendations, policy, and design guidelines.

As we move into the next phases of the **Zone In** initiative, the time is now for consistent, modern citywide policy guidance that serves as the foundation for our updated zoning code and the development needs of our region's future.

This document begins by stating a **Vision for Growth** that guides the City of Columbus towards a prosperous, connected, inclusive, and vibrant future.

It then provides **Guiding Principles**, big picture ideas that express how the city should develop, and that serve as foundations for other important elements. These are expressed through a Vision Statement and detailed through the use of Principle Statements that align with Land Use Policies and Design Guidelines found later in the document.

One lesson learned from C2P2 is that neighborhood by neighborhood land use planning is not an effective strategy for providing land use recommendations. Despite efforts to

evolve land use plans in this manner, the City has plans that date back to the early 1990's, in part due to the growth of our city throughout the years. Despite continuing efforts, the resources necessary to update and maintain more than 40 separate neighborhood-based plans have resulted in some plans failing to evolve as often as needs would otherwise dictate.

The Columbus Growth Strategy brings a new approach—providing, for the first time once completed, land use recommendations for the entire city in one document. Additionally, in line with recent planning efforts, land use recommendations are also provided for unincorporated areas that may annex into the City of Columbus in the future. Those land use recommendations would only apply if or when those areas decided to join our city.

Land use recommendations take the form of the **Columbus Land Use Plan**. These recommendations help to guide rezonings and variances sought by property owners, and guide City-sponsored rezoning efforts like Zone In. Each parcel, or property, in the Columbus Land Use Plan includes a specific land use recommendation informed by location, existing zoning, existing use, possible future land use, and by community engagement with residents and other stakeholders.

The land use recommendations are explained in the Land Use Chart, which shows what each land use category is and what

Zone In

Zone In is a multi-year, comprehensive, phased approach to updating the City of Columbus zoning code. The first phase relied on over 20 years' worth of area planning and Columbus Citywide Planning Policies (C2P2) guidance. The message from those efforts was clear: major corridors and commercial centers represent opportunities for dense, transit-accessible, mixed-use development. These areas were successfully re-zoned in July of 2024.

The Columbus Growth Strategy serves as the policy basis for Phases 2 and 3 of Zone In.

kinds of development might be expected to be supported by City Planners in a given location. Remember, these are recommendations, not mandates. They give an idea of what uses might be appropriate in the future, but do not require those uses to occur.

For additional details on these different land use recommendations, as well as specific guidance related to individual uses, look to the **Land Use Policies** section. This section includes detailed policies (text) designed to be used with the Columbus Land Use Plan and the Land Use Chart. These policies provide flexible guidance on key land use issues and scenarios.

“Use” is often the first question we ask when determining if a proposal is appropriate. The next question is whether the design is appropriate. An appropriate use that is designed poorly is unlikely to be an asset to the community. On the other hand, an inappropriate use that has a well-designed building and site, such as one with ample landscaping, may be viewed more favorably. To address this, the CGS includes **Design Guidelines** that give recommendations for the placement and design of development (what development should “look” like, and how it should function), including topics such as connectivity, setbacks, parking, open space, and natural resources.

In some cases, these topics are also addressed by other Departments during the site review process—in those cases we may recommend certain elements be considered but ultimately defer in our reviews to our colleagues elsewhere in City government. These Design Guidelines also serve as the jumping off point for the development of Zoning Code standards—the required elements for how a building or site works.



THE COLUMBUS GROWTH STRATEGY IS:

- **Adopted city policy.**
- **Used to guide community and city review of future rezoning and variance requests.**
- **Used as the basis for City-sponsored code update efforts like Zone In.**
- **Used as a guide for City investment.**
- **NOT...**City code or law, and do not change existing zoning already in place.
- **NOT...**used to address operational issues or issues unrelated to the built and natural environment, such as healthcare, code enforcement, and public safety. These items are outside the scope of the planning process.
- **NOT...**used to directly plan for traffic, congestion, or stormwater issues. (Instead, these matters are addressed as part of the development review process managed by the Department of Building and Zoning Services.)

BENEFITS OF THE CGS

The CGS will provide the following benefits to the community:

- Provide consistent, predictable, and up-to-date citywide policies;
- Institute best practices developed by the City of Columbus over 20+ years, and informed by national best practices;
- Provide a clear response to projected growth patterns and pressures for Central Ohio;
- Result in clear, predictable, and consistent responses to development proposals;
- Support housing and job options for a growing and dynamic population;
- Encourage development patterns that support a wide range of transportation options;
- Serve as a basis for code updates like Zone In;
- Serve as a coordinating vehicle for other city planning efforts;
- Serve to guide city capital investments.

THE CGS AND THE COMMUNITY

Establishment of the CGS means that every area of Columbus has the most up-to-date guidance and best practices for land use and design. This brings consistency to a city that previously had 40+ plans that used different terminology and had inconsistent recommendations and design guidance.

Community engagement is a key component of the CGS, with input sought throughout the process and for any future updates at both a citywide and neighborhood level based on the need and type of update proposed.

GOING FORWARD—CGS TIMELINE AND IMPLEMENTATION

The CGS will be adopted in a phased approach consistent with the Zone In effort, as a core role of the CGS is to provide land use planning guidance for that effort. In 2025, CGS engagement focused on the adoption of the majority of the CGS elements, including the Vision for Growth, the Guiding Principles, applicable Design Guidelines, applicable Land Use Policies, and portions of the Columbus Land Use Plan and Land Use Chart that are covered by Phase 1 and Phase 2 of the Zone In effort.

In 2026, in alignment with Phase 3 of Zone In, which will take a closer look at the predominately residential areas of the city further from primary corridors, the CGS will establish the remaining portions of the Columbus Land Use Plan, Land Use Chart, and supportive Land Use Policies for those areas. Design Guidelines for those areas will also be updated, as appropriate.

USING THE COLUMBUS GROWTH STRATEGY: BASIC STEPS

Follow four basic steps to review development proposals using the Columbus Growth Strategy:

Step 1: Identify the location of the development on the **Columbus Land Use Plan**. Refer to the map legend to determine the recommended land use for the site location.

Online mapping applications are available at the Columbus Planning Division website.

Step 2: Refer to the **Land Use Chart** for a general description of the land use recommendation for the site.

Step 3: Review the **CGS Land Use Policies** that correspond with the land use recommendation for more specific policy information.

Step 4: Refer to any relevant **CGS Design Guidelines** for the proposed development.

Background

1993 COLUMBUS COMPREHENSIVE PLAN

In 1993, Columbus City Council adopted the City's first Comprehensive Plan in over 80 years. The effort was, in part, a response to development pressures and service challenges that had emerged during the prior decade. The plan established a framework for addressing planning and development, capital improvements, and community facility issues on a citywide basis. Implementation of the plan led to a number of key initiatives that remain in place today, including

- Parkland Dedication Ordinance
- Traffic Standards Code
- Requirements for sidewalks, street trees, and streetlights
- Traditional Neighborhood Development Code
- Increased emphasis on riparian corridors
- Environmental Conservation District—1st City policy to protect the Big Darby Creek Watersheds

AREA PLANNING 1993-2018

After the 1993 Comprehensive Plan was adopted, the city focused on smaller scale neighborhood and area plans to address land use, urban design, and related issues. Over the 25 years from 1993 to 2018, area planning evolved to be better suited for supporting development review, which was the primary use of the plans. Area plans, over time, no longer addressed operational issues such as refuse collection, safety services, and code enforcement. While important to the community, these issues were difficult to implement through an area plan and were found to be better addressed through specific initiatives. Area plan recommendations instead focused on land use and urban design as a way to directly impact development review in the city. Parcel level land use recommendations were also introduced through the use of geographic information systems (GIS).

Columbus currently has over 40 neighborhood and area plans, covering over 90% of the city's corporate boundaries. The update schedule for area plans was influenced by a number of factors, including development activity, broader city priorities, and the age or relevance of the current document. However, due to the amount of time required to update each area plan, the City was unable to keep all plans updated within the preferred 10-year timeframe. Outdated plans have resulted in a number of challenges

for the city and community, including: significant differences between current and older plan policies, inconsistent policies for property owners and developers working on projects in multiple areas, planning area boundaries that are inconsistent with newly formed area commission boundaries, and an absence of a broader policy framework for citywide development issues.

C2P2: A RESPONSE TO AREA PLAN CHALLENGES

Columbus Citywide Planning Policies (C2P2) was created as a response to the challenges encountered through the past area planning process. Adopted in 2018, it superseded the 1993 Columbus Comprehensive Plan. C2P2 provided the majority of Columbus communities with the most up-to-date, best practices for land use and design, and was designed to be updated regularly. As adopted citywide policy, any updates to the C2P2 Guiding Principles, Design Guidelines and Land Use Policies would apply automatically to every area where C2P2 had been adopted. This method created a consistent neighborhood planning process that allowed all areas within the city to benefit from the most up-to-date policies for land use and design review.

C2P2 was based on best practices developed with community stakeholders over more than 20 years of area planning. The document reflected the city's most current area plan best practices, land use policies, and design guidelines. Implementing citywide policies allowed for clear, predictable, and consistent responses to development proposals throughout the city and also directly responds to findings in insight2050, a public/private initiative in Central Ohio to plan for growth over the next 30+ years.

C2P2 included the concept of Land Use Plans developed specifically for each area in Columbus. Land Use Plans (previously titled Neighborhood or Area Plans) were developed by city staff in partnership with community members to provide specific land use recommendations for an area. C2P2 Land Use Plans included Area Specific Policies and a Recommended Land Use Map.

THE COLUMBUS GROWTH STRATEGY APPROACH

In the years following the adoption of C2P2, four (4) areas of the city benefited from new Land Use Plans, most of the city was able to benefit from modern C2P2 Design Guidelines through the “Early Adoption” process, and the entire city was able to benefit from the C2P2 Guiding Principles and Principle Statements.

Areas that had no plan in place, for the first time, had a basis for Planning staff to comment on development proposals—helping to ensure high-quality development occurred there. These successes were important, but the underlying difficulties with planning area by area remained. This, coupled with the recognition that new zoning was needed to address the housing affordability crisis, led to a pause in new C2P2 Land Use Plans being developed. Instead, Planning staff pivoted to focusing on helping to craft the zoning districts that would emerge in Phase 1 of Zone In.

The Columbus Growth Strategy builds on the successes of C2P2, while forging a bold new citywide approach to land use planning that meets the needs of our entire community. It also ends the Early Adoption approach to the use of the most up to date design guidelines and land use policies. It brings consistency in how we describe and apply land uses across the city and ensures that all communities have the most up to date design guidelines and land use policies. This ensures a comprehensive approach to planning and development review for all communities and creates a logical foundation for the Zone In effort as it extends to the entire city.

Vision for Growth



Vision for Growth

Columbus will embrace and guide growth to build a future that provides opportunities for all residents.

Guiding Principles

CGS Guiding Principles are “big picture” ideas that describe citywide priorities relative to land use and development. The three Guiding Principles serve as the foundation for the Columbus Use Plan, Land Use Policies and Design Guidelines, and each are comprised of a vision statement and principle statements.

Guiding Principle #1

HEALTHY AND COMPLETE COMMUNITIES

Vision Statement: All neighborhoods have a mix of uses that provide a range of housing types, retail and community services, and employment opportunities. Neighborhoods are served by multiple transportation options.

Principle Statements:

- a. Mixed-use and highest density residential development should be focused along primary corridors, at established commercial centers, and at locations recommended for mixed-use development with access to existing, planned, or potential transit.
- b. Transit-oriented development (TOD) should be incorporated along or within walking distance to transit corridors.
- c. Retail development should be strategically located within commercial nodes and mixed-use areas. Support for small-scale commercial development within existing neighborhoods should be considered when the reuse or adaptation of an existing building is proposed.
- d. The creation and preservation of a variety of housing types to support mixed-income communities is a priority for all neighborhoods and is encouraged based on needs identified by the Columbus Housing Strategy and related efforts. This includes support for housing that is affordable to low- and middle-income families, permanent supportive housing, accessory dwelling units (ADUs), age-friendly housing, missing middle housing, and universally designed housing.



- e. Protection and expansion of employment-oriented land uses, including office and manufacturing, is a priority. Sites recommended for employment-oriented land uses should be evaluated for opportunities for a mix of uses.
- f. Access to neighborhood-based services, such as childcare is a priority, and neighborhood-based uses are encouraged and supported within all neighborhoods, and as a part of mixed-use development.
- g. Local agriculture and supportive uses are encouraged.
- h. Access to parks, open space, and recreational opportunities should be provided for all neighborhoods. These spaces should be developed such that they are fronted upon by buildings to maximize their utility, visibility, and welcoming nature.
- i. Connectivity within and among developments should be provided through universally designed streets, sidewalks, bikeways, multi-use trail networks, and other transit-supportive infrastructure.
- j. Enhanced public transit that provides frequent reliable access to jobs, housing, education and healthcare should be pursued.
- k. Walkable communities whereby residents can meet all of their daily needs within a reasonable distance, should be pursued.
- l. Public engagement should be a priority as tools and strategies to manage growth are considered. Said engagement should include an ongoing effort to educate communities on growth related matters and how they can play a role in guiding the future of their neighborhood.

Guiding Principle #2

GUIDED GROWTH AND SUSTAINABLE DEVELOPMENT

Vision Statement: As Columbus' population grows over the next few decades, how and where development occurs will impact the quality of life in our city. Guided and planned development will conserve both economic and environmental resources, provide access to natural areas and open space, and encourage investment in neighborhoods.

Principle Statements:

- a. The city's growth pattern should be economically and environmentally sustainable.
- b. The zoning code should support inclusive residential growth, prioritize environmental and economic sustainability, and enhance the uniqueness of each neighborhood.
- c. Priority should be placed on the revitalization of Columbus' older neighborhoods through infill development in order to provide economic opportunities and an improved quality of life for all residents.
- d. Development that utilizes existing infrastructure within urban and established suburban neighborhoods is a priority.
- e. Capital investments should be made that reinforce and work to implement the Columbus Growth Strategy.
- f. Development related programs and incentives should be aligned and coordinated to maximize their impact and ensure they work to implement land use policy.
- g. Aging commercial developments with lower rents are recognized as providing opportunities for new businesses. As such, careful consideration should be provided when redevelopment scenarios are explored for said sites.
- h. Strategic land acquisition in support of transit-oriented development (TOD), housing that is affordable to low- and middle-income families, and small businesses is encouraged and supported.
- i. The adaptive reuse or conversion of buildings/sites for housing, such as faith-based buildings, schools, hotels, and offices is encouraged.
- j. Natural resources, including tree canopy, rivers, and wetlands, should be protected and preserved.
- k. Site design should incorporate and highlight natural features and open space.



- I. Parking should be balanced with the goals of reducing development's impact on the natural environment, creating walkable and bikeable neighborhoods, and encouraging the use of transit.
- m. Green building techniques, adaptive reuse, conservation development, and alternative energy sources are encouraged.
- n. Proposed annexations should be consistent with the Columbus Land Use Plan and associated design guidelines.
- o. Annexation should be used to support city development policy, including the need for housing and economic development priorities.

Guiding Principle #3

HIGH-QUALITY DESIGN AND NEIGHBORHOOD VITALITY

Vision Statement: Columbus' diverse neighborhoods add to the vibrancy of the city.

High-quality development enhances neighborhoods, creates a sense of place for residents, and attracts investment. Design guidelines provide a basis for thoughtful development that is accessible, functional, and beautiful.

Principle Statements:

- a. Downtown Columbus's role as the cultural, political, and economic heart of the region should be recognized and strengthened.
- b. Primary corridors should be improved with high-quality public spaces and new trees as intensification occurs, in coordination with the recommendations of the Urban Forestry Master Plan. These spaces may include plazas, play space, park space, courtyards, or other similar spaces that are open to the public.
- c. Established neighborhoods should be enhanced with high-quality and appropriate infill development guided by land use and design recommendations.
- d. Housing proposals at a density higher than proposed by the Columbus Land Use Plan may be considered with the incorporation and commitment to design standards that mitigate the impact of said density.
- e. Design Guidelines and standards should reinforce high-quality design and materials for new construction and renovation in all neighborhoods, while recognizing that there must be a balance between ensuring said quality and the need to develop housing that is affordable.
- f. Building placement and design should contribute to a pedestrian-friendly streetscape.
- g. Historic resources and contributing buildings that add to the vitality of existing neighborhoods should be considered for preservation, adaptive reuse, and/or incorporation into development.



- h. Innovative methods should be used to preserve place while accommodating intensity and the creation of new housing.
- i. Public art should be provided in all neighborhoods in partnership with the community, serving to tell their story, in coordination with the Greater Columbus Public Art Plan and related efforts.
- j. Art is encouraged to be incorporated as part of larger new developments as a placemaking tool that improves the public realm and adds long-term value to the development and community.

The Columbus Land Use Plan

For decades, the City of Columbus has engaged in planning efforts at the neighborhood scale. Although these efforts have been effective in guiding land use, the number of plans necessary and the time to develop them has led to inequities for many neighborhoods, including outdated land use recommendations and design guidelines.

The Columbus Land Use Plan takes a new approach by thinking about the entire city's land use needs based on core principles. This comprehensive plan will serve as the foundation for updated zoning districts as part of the Zone In initiative.

How to View the Map

The official location of the Columbus Land Use Plan can be found at the Columbus Planning Division Website.

The layer can be turned on by checking the box for "Policy Related Information (Not Code)" and then clicking on the layer for "Columbus Land Use Plan."

Since the Columbus Land Use Plan is being adopted in phases, some land use recommendations from existing plans will still be available to review under the "Adopted Plan Recommendations" layer until such time as the Columbus Land Use Plan has full citywide coverage.

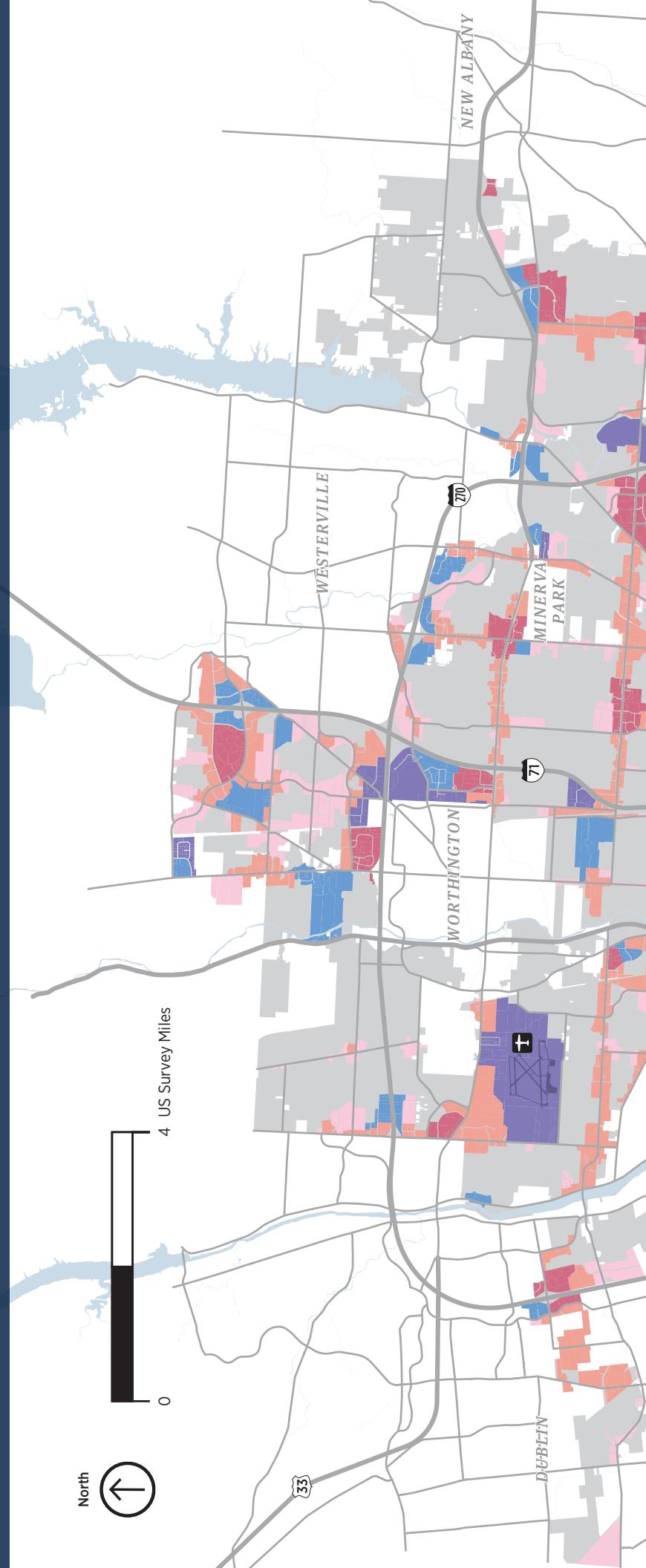
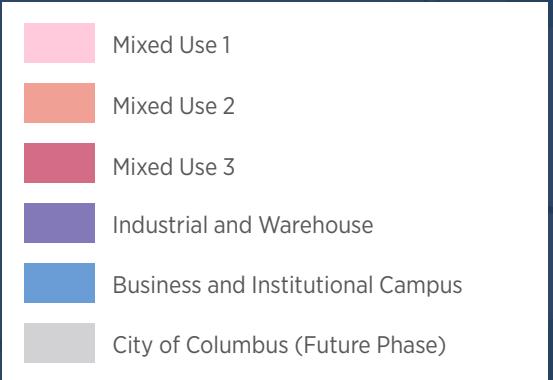
Coverage

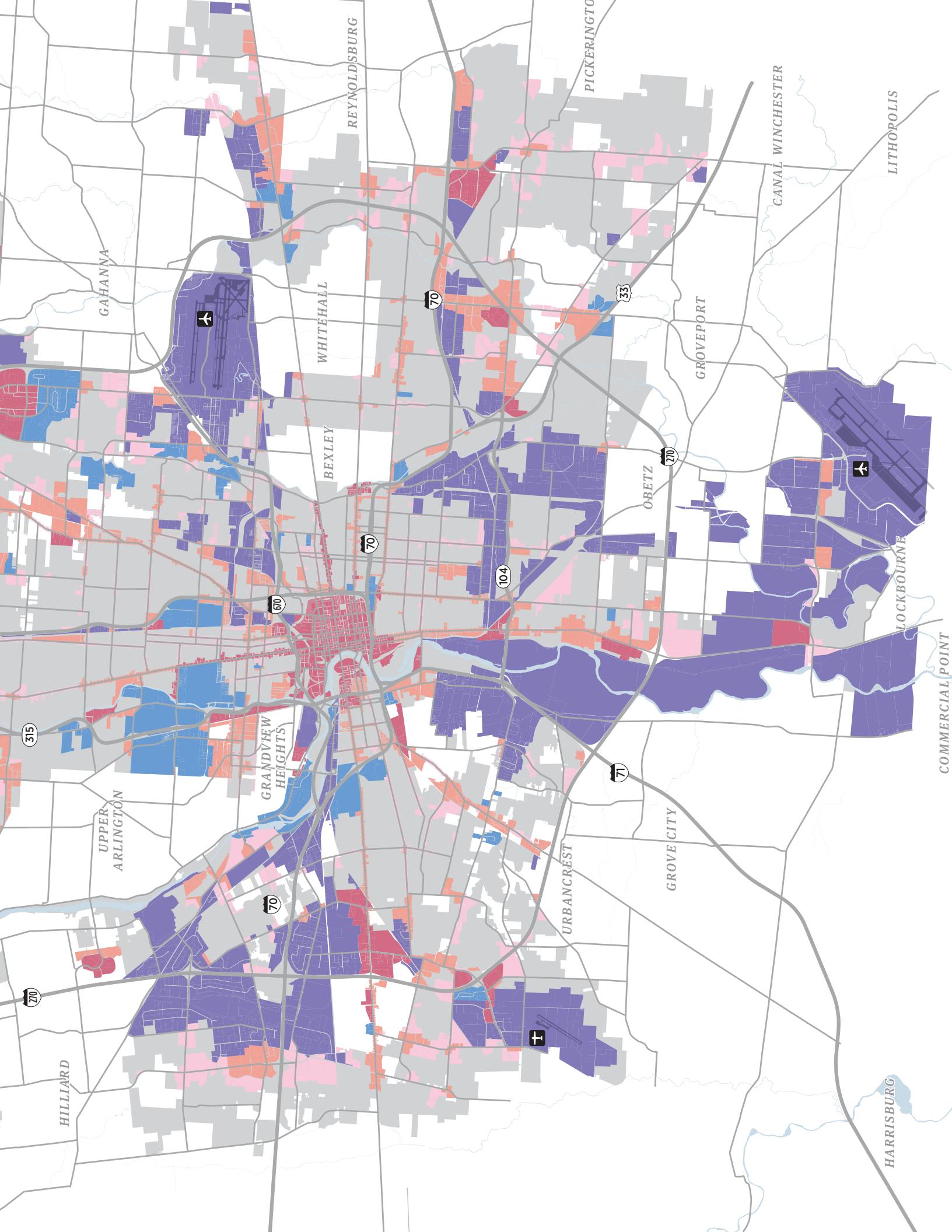
The Columbus Land Use Plan will eventually provide a land use recommendation for every location, or parcel, within the city limits—with a few exceptions. This is expected to occur for the vast majority of the city in 2026 in support of the third phase of Zone In.

Some exceptions exist where the Columbus Land Use Plan may not provide a recommendation consistent with the Land Use Chart. This is true for areas that are planned through the cooperation of other local jurisdictions. Examples of this include the Big Darby Accord area and the Rocky Fork-Blacklick Accord area. The goal is that these areas will eventually be covered by the Columbus Land Use Plan.

The Columbus Land Use Plan also includes recommendations for areas currently outside of the city that could potentially be annexed in the future. Annexations are typically initiated by a property owner, often one seeking redevelopment and/or city services like water and sewer. In the event that a site is annexed, the Columbus Land Use Plan will afford staff with appropriate guidance for that site. Land Use recommendations would otherwise not apply to development occurring outside of the city.

Land Use Map





Land Use Chart

The Land Use Chart provides an overview of every potential Land Use Classification that can appear on the online map for the Columbus Land Use Plan, with a brief description, associated color, and quick reference guidance on the types of uses, buildings, heights, and contexts that might be expected.

The Land Use Chart also provides information on which Design Guidelines should apply, by land use category.

Additional details include:

- The Land Use Chart provides descriptions of the various Land Use Classifications used for the development of both existing and recommended land use maps. As such, these classifications form the foundation of our land use planning and serve as a “menu of options.”
- The Map Color provided for each classification matches the color on the online map.
- The Land Use Chart includes examples of the types of development one might expect to see in each classification but may not cover all types of development that may occur or be viewed as appropriate.
- The Columbus Land Use Plan uses these classifications to make recommendations for every site in the city as well as within areas that may potentially be annexed into the city in the future. It is used alongside the Land Use Policies and Design Guidelines to review and comment on development proposals like rezonings and variances and to guide City-sponsored rezoning efforts, like Zone In.
- All new zoning districts will have, at their root, these Land Use Classifications—though this relationship may not be 1:1.

NOTE: The land use classifications shown in the Land Use Chart are limited to those applicable to the Equitable Access (Phase 1) and Housing and Economic Opportunity (Phase 2) efforts of Zone In.

Additional land use classifications will be developed as part of the Neighborhood Vitality (Phase 3) effort of Zone In in 2026.

Land Use Classification	Density/Height Guideline*	Map Color	General Description including examples of supportable uses	Design Guidelines
Mixed Use 1	24 unit/ac OR 72 BR/ac -- 3-4 stories	Pink	<p>Includes a broad range of building types, from single-unit detached housing and single-story commercial to single-use multi-unit to 3- or 4-story vertical mixed-use buildings.</p> <p>These areas are found in many places around the city, including secondary corridors, commercial areas, and residential corridors that may be considered for emerging mixed-use. Allows for some flexibility in use and a residential intensity appropriate to support transit, walkability, and access to housing.</p> <p>Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. In emerging mixed-use areas, a mix of uses may be required, with single use commercial not recommended except as part of the reuse of an existing building.</p> <p>Existing industrial, or industrial otherwise allowed by city code is supportable.</p> <p>These represent connected areas that may or may not have alleys present, with medium-scale, attached and detached, medium- to large-footprint buildings on both compact and large lots.</p> <p>Urban, interior accessed self-storage facilities may be supportable with high-quality design.</p>	<i>Mixed Use</i> <i>Industrial</i> <i>(in some cases)</i> <i>Residential</i>
Mixed Use 2	48 unit/ac OR 144 BR/ac -- 5-7 stories	Red	<p>Includes a broad range of building types, from single-unit detached housing and single-story commercial to single-use multi-unit to 7-story vertical mixed-use buildings.</p> <p>These areas are found in many places around the city, including primary corridors served by transit and major commercial areas. Moderately intense mixed-use areas that allow for flexibility in use, with moderate residential intensity appropriate to support transit, walkability, and access to housing, while not requiring a mix of uses on a site.</p> <p>Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. Existing industrial, or industrial otherwise allowed by city code is supportable.</p> <p>These represent connected areas that may or may not have alleys present, with block-scale, attached, large-footprint buildings on large lots.</p> <p>Urban, interior accessed self-storage facilities may be supportable with high-quality design.</p>	<i>Mixed Use</i> <i>Industrial</i> <i>(in some cases)</i> <i>Residential</i>
Mixed Use 3	Unlimited -- 8+ stories	Pink	<p>Includes a broad range of building types, from single-unit detached housing and single-story commercial to single-use multi-unit to vertical mixed-use buildings greater than 8 stories in height.</p> <p>These areas include downtown, areas generally near downtown, or are regional centers with access to transit, major roads, and highways. The most intense mixed-use development is supportable here that allows for the greatest flexibility in both use and density, while not requiring a mix of uses on a site.</p> <p>Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site.</p> <p>Existing industrial, or industrial otherwise allowed by city code is supportable.</p> <p>These represent connected areas that typically have alleys present, with block-scale, attached, large-footprint buildings on large lots.</p> <p>Urban, interior accessed self-storage facilities may be supportable with high-quality design.</p>	<i>Mixed Use</i> <i>Industrial</i> <i>(in some cases)</i> <i>Residential</i>
Industrial and Warehouse	None	Purple	<p>Dedicated to employment type uses, including office, industrial, research, and warehouse uses. Residential is generally not supported, except where existing.</p> <p>Retail and hotel uses may be appropriate if developed as secondary uses to the primary industrial and warehouse uses.</p> <p>These may be located in isolated or connected areas, typically without alleys, with block-scale, large-footprint buildings on large lots.</p>	<i>Industrial</i>
Business and Institutional Campus	Unlimited -- MU1 Context 3-4 stories MU2 Context 5-7 stories MU3 Context 8+ stories	Blue	<p>Allows for a mix of uses, with office, educational, or other employment focused uses being required as part of the mix.</p> <p>Residential, retail, and hotel may be appropriate if developed as part of or in addition to the primary office- or employment-focused uses.</p> <p>200 square feet of office, educational, or other employment-focused uses provided per residential unit proposed, up to 20,000 SF.</p> <p>Retail square footage not to exceed 50% of Office square footage.</p> <p>These are located in connected areas, typically without alleys, with medium- to block-scale, large-footprint buildings on large lots.</p> <p>Mixed Use 1, 2, or 3 guidance should be used where appropriate based on a site's contextual setting.</p>	<i>Mixed Use</i>

*Note: Density is measured in terms of dwelling units per acre or bedrooms per acre, which assumes 3 bedrooms per unit—the typical single-unit detached format.

The calculation includes the area of the entire site including internal roads and vehicular circulation. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space areas.

Land Use Policies

Land Use Policies are designed to correspond with the Columbus Land Use Plan and Chart and provide flexible guidance on key land use issues and scenarios. These policies work alongside the Land Use Chart and the Columbus Land Use Plan to form recommendations regarding future land use.

Rezoning and variance proposals are reviewed for consistency with the Columbus Growth Strategy, including the Guiding Principles, relevant Design Guidelines, Land Use Policies, and the Columbus Land Use Plan.

General Land Use Policies

The general land use policies apply to multiple land use classifications and are used to review development proposals when applicable. It is important to note that the Columbus Growth Strategy is adopted as city policy, not code. These policies do not replace the zoning code or apply to existing uses that are consistent with the zoning code, are legally nonconforming, or covered by the pre-existing use provisions of Title 34 of the Columbus City Code.

1. Development proposals that require a zoning change or variance are reviewed for consistency with the Columbus Growth Strategy, including the Guiding Principles, the Columbus Land Use Plan, Land Use Policies, and relevant Design Guidelines. Land use and design are both integral components of development proposals, and site plans and related information should be provided to review for consistency with the CGS.
2. Recommended densities, expressed in dwelling units per acre or in bedrooms per acre, are guidelines for future development which work in conjunction with the CGS Design Guidelines.
3. Density recommendations do not guarantee that development proposals will be approved at the density guideline. Additionally, consideration may be given to densities higher than the recommendation for projects that include a high level of site and architectural design and/or access to enhanced transit. For zonings or variances where land use or density are not in question, for instance due to existing zoning or land use allowances, proposals will be reviewed for consistency with relevant design guidelines and will be presumed appropriate in terms of use and density.



4. Density is measured in dwelling units per acre (units/acre) or in bedrooms per acre. The calculation includes the area of the entire site including internal roads and open space.
5. The Columbus Land Use Plan is policy and is to be used as described in this document. As policy, not code, it is intentionally flexible. With regards to development review—i.e. the review of rezonings and variances—all cases are reviewed individually and based on their merits. Proposals that deviate from the Columbus Land Use Plan may be supportable based on mitigating factors, as noted by Staff in their review.
6. A development proposal may be supportable if it is consistent with at least one of the design guidelines. Proposals do not need to be consistent with both design guidelines for the relevant land use classification.
7. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.
8. Recommendations do not apply to properties outside the City of Columbus but are provided in the event they are annexed to the city in the future.
9. Existing use and prevailing uses in nearby areas are a consideration when evaluating the appropriateness of a development proposal.
10. Requests for home-based daycare within residential areas should be reviewed per State of Ohio standards. Columbus Planning does not consider requests for home-based daycare in residential areas to be a change of use and therefore does not comment on such requests.



Mixed Use 1

Guideline: 24 units/acre

72 bedrooms/acre

Heights of 3-4 stories

This classification supports a mix of land uses, including commercial (retail, office, hotel), institutional, and/or multi-unit residential. Development may include a mix of uses on one site (for example, residential units located either above or next to the commercial uses) or only one use per site. Mixed Use 1 areas generally represent the smaller shopping corridors, neighborhood commercial hubs, or residential corridors with the potential for emerging mixed use. These areas, in consideration of nearby residential areas, are appropriate for a mix of uses including residential densities of 24 units/acre.

1. The designation does not require a mix of uses but instead promotes mixed-use development where it is a viable development scenario.
2. Mixed-use development should support a variety of mobility options, including walking, biking, and transit.
3. While commercial auto-oriented uses are included in the Mixed Use 1 classification, proposals for an auto-oriented use will be reviewed for potential negative impacts on surrounding development and the neighborhood. Examples of auto-oriented uses include gas stations, auto sales, auto service, car washes, etc. In situations where a commercial auto-oriented use is proposed, the appropriateness of the site for said use should be carefully considered. Where a saturation of auto-oriented uses already exists, or where future development opportunities are present, new auto-oriented uses are generally not supported.
4. In certain cases, integrating industrial and mixed uses may be supportable based on the nature of the industrial use, whether it is an existing use, and on the context of the surrounding area.
5. Proposals should follow the Mixed-Use Design Guidelines.



Mixed Use 2

Guideline: 48 units/acre

144 bedrooms/acre

Heights of 5-7 stories

This classification is similar to the Mixed Use 1 classification but supports residential densities of 48 units/acre. This classification supports a mix of land uses, including commercial (retail, office, hotel), institutional, and/or multi-unit residential. Development may include a mix of uses on one site (for example, residential units located either above or next to commercial uses) or only one use per site. Mixed Use 2 areas are the commercial hubs and corridors of the area, as well as existing large shopping centers, and apartment residential areas along secondary corridors.

Within areas designated Mixed Use 2, the following applies:

1. The designation does not require a mix of uses but instead promotes mixed-use development where it is a viable development scenario.
2. Mixed-use development should support a variety of mobility options, including walking, biking, and transit.
3. While commercial auto-oriented uses are included in the Mixed Use 2 classification, proposals for an auto-oriented use will be reviewed for potential negative impacts on surrounding development and the neighborhood. Examples of auto-oriented uses include gas stations, auto sales, auto service, car washes, etc. In situations where a commercial auto-oriented use is proposed, the appropriateness of the site for said use should be carefully considered. Where a saturation of auto-oriented uses already exists, or where future development opportunities are present, new auto-oriented uses are generally not supported.
4. In certain cases, a mix of industrial and mixed-use may be supportable based on the nature of the industrial use, whether it is an existing use, and on the context of the surrounding area.
5. Proposals should follow the Mixed-Use Design Guidelines.



Mixed Use 3

Guideline: Unlimited units/acre

Unlimited bedrooms/acre

Heights of 8+ stories

This classification is the most intense use in the planning area. It is similar to the Mixed Use 1 and 2 classifications but supports unlimited residential densities. This classification supports a mix of land uses, including commercial (retail, office, hotel), institutional, and/or multi-unit residential. Development may include a mix of uses on one site (for example, residential units located either above or next to commercial uses) or only one use per site. Mixed Use 3 includes downtown, areas that are the commercial hubs and corridors of the given areas, as well as existing large shopping centers.

Within areas designated Mixed Use 3, the following applies:

1. The designation generally does not require a mix of uses but instead promotes mixed-use development where it is a viable development scenario.
2. Mixed-use development should support a variety of mobility options, including walking, biking, and transit.
3. While commercial auto-oriented uses are included in the Mixed Use 3 classification, proposals for an auto-oriented use will be reviewed for potential negative impacts on surrounding development and the neighborhood. Examples of auto-oriented uses include gas stations, auto sales, auto service, car washes, etc. In situations where a commercial auto-oriented use is proposed, the appropriateness of the site for said use should be carefully considered. Where a saturation of auto-oriented uses already exists, or where future development opportunities are present, new auto-oriented uses are generally not supported.
4. In certain cases, a mix of industrial and mixed-use may be supportable based on the nature of the industrial use, whether it is an existing use, and on the context of the surrounding area.
5. Proposals should follow the Mixed-Use Design Guidelines.



Industrial and Warehouse

The Industrial and Warehouse classification is characterized by industrial, manufacturing, and warehouse uses. Industrial uses play an important role in employment and the economic vitality of the city. Within areas designated Industrial and Warehouse, the following applies:

1. In general, Industrial and Warehouse areas should be maintained and supported as job centers.
2. Industrial development should be designed to minimize or mitigate impacts on adjacent uses, especially residential uses, through such means as landscaping, buffering, enhanced setbacks, and consideration of building height.
3. Some areas of the city may have industrial uses with historic or ongoing negative impacts on adjacent neighborhoods. These areas typically have existing zoning permissions that allow them to continue to operate. The Columbus Land Use Plan recommends that many of these locations transition, over time, to Mixed Use, which may include less intense industrial uses. Future revisions and amendments to the Columbus Land Use Plan should continue to evaluate areas recommended for Industrial and Warehouse to consider whether a non-industrial land use recommendation is more appropriate.
4. Loading, storage, and other external activities that generate noise and other impacts should not face public rights-of-way, residential, or institutional uses. In the event that this is not possible, such areas should be fully screened.
5. Proposals should follow applicable Industrial Design Guidelines.



Business and Institutional Campus

The Business and Institutional Campus classification is characterized by a mix of uses with office, educational, healthcare, research, and similar employment-focused (non-retail) uses being required as part of the mix. Residential, retail, and hotel may be appropriate if developed as part of or in addition to the primary employment uses.

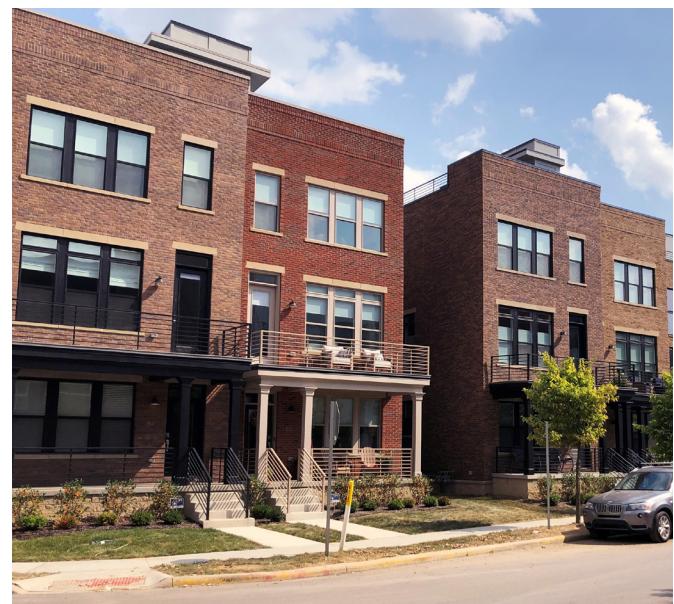
Within areas designated Business and Institutional Campus, the following applies:

1. In general, Business and Institutional Campus areas should be maintained and supported as job centers.
2. Where residential is proposed, for every one dwelling unit of residential provided, the development should provide no less than 200 sf of employment-focused uses up to the first 20,000 sf, after which additional residential is supportable.
3. Where retail or other similar commercial uses are proposed; the retail/commercial square footage should be limited to no more than 50% of the employment-focused (non-retail) use.
4. For situations where multiple parcels can be considered part of a larger development, the applicant may account for uses on adjoining parcels when considering the residential and retail recommendations.
5. The supportable height and residential density should be informed by review of existing site conditions and conditions in adjacent areas and can be characterized as equivalent to either Mixed Use 1, Mixed Use 2, or Mixed Use 3.
6. Proposals should follow applicable Mixed Use Design Guidelines.

Design Guidelines

The CGS Design Guidelines are recommendations for the placement and design of development (what development should look like), including elements such as connectivity, setbacks, parking, open space, and natural resources. The guidelines include specific standards for design but are intended to allow for flexibility in application. Rezoning or variance applications are reviewed for consistency with the Columbus Growth Strategy, including the Design Guidelines, Land Use Policies, and the Columbus Land Use Plan.

It is important to note that the CGS Design Guidelines are city policy and do not replace the zoning code and its legislatively adopted standards. The guidelines do not replace regulations for the Americans with Disabilities Act (ADA), traffic management, stormwater and sewer management, or parkland dedication. These regulations are managed by the Department of Public Service, Columbus Power & Water, and the Recreation and Parks Department, respectively. Additionally, the guidelines do not replace Federal Aviation Administration (FAA) and State notification requirements for construction in the vicinity of airports. Regulations regarding airports are managed by the FAA and Ohio Department of Transportation (ODOT).



Residential Design Guidelines

GENERAL RESIDENTIAL DESIGN GUIDELINES

1. The appropriateness of infill development should be measured in terms of height, width, setbacks, and lot coverage. Projects that are proposed at a density higher than the recommended land use should be supported if they include a high level of site and architectural design. Projects that are proposed at a density higher than the recommended land use should also be supported if they contribute a variety of housing types, such as affordable housing, permanent supportive housing, accessory dwelling units (ADUs), age-friendly housing, missing middle housing, and universally designed housing.
2. Sensitive site design, cluster development, and other design approaches should be used to preserve open space, natural resources, and other ecologically sensitive areas.
3. Building materials should be of high quality and durability, such as traditional masonry, stone, stucco, wood, glass, etc.
4. Front facades should be designed to provide aesthetic appeal through the appropriate use and placement of doors and windows.
5. Development adjacent to parks and open space should be oriented towards the park (houses should not back up to parks and open space).
6. Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine below the horizontal plane.
7. Building owners/developers are encouraged to conserve and rehabilitate contributing and/or historic buildings and architectural elements, and to consult the Historic Preservation Office regarding best practices in maintaining and rehabilitating historic structures.

SINGLE AND TWO UNIT

1. New single and two-unit housing should be oriented to the street and reflect the prevailing setback and spacing of nearby homes, as appropriate.
2. The design and nature of new development, including homes, additions, and garages, should be appropriate and based on the principal and nearby structures in terms of height, width, setbacks, lot coverage, roof pitch, other.
3. Garages should be located and accessed from the rear of the property for those sites with alley access. In such cases, the garages should be located as close to the alley as practicable. For additional parking, pull-through garages may be



supportable, with consideration for pervious paving or decorative brick for spaces located between the garage and the primary structure.

4. Accessory buildings (including, but not limited to, detached garages) should be located to the rear of the principal building and be subordinate in size.
5. Functional front porches are encouraged.
6. Attached garages facing front elevations should not exceed 40 percent of the home's width (including the garage) and be set back at least two feet from the front elevation. In situations where it is not feasible to set back the garage from the front elevation, a functional front porch of at least 100 square feet should extend beyond the face of the garage.
7. Side facing garages should provide windows on the front elevation of the home.
8. Single-bay garage doors and/or garage doors with windows are preferred. Other techniques, such as darker colored garage doors, or garage doors with windows are recommended to reduce the visual impact of the garage on the streetscape.

MULTI-UNIT

1. The primary facade on the ground level of multi-unit buildings should include entrances, stoops, porches, balconies, or other features to contribute to street activity.
2. Multi-unit buildings should incorporate building articulation through the use of bays, balconies, cornice lines, or varying rooflines.
3. Multi-unit development should incorporate plazas and courtyards that are open to and visible from the primary street.
4. Variation in building design is encouraged for multi-unit developments with multiple buildings.
5. Building height transitions should be used to create a scale and massing that is appropriate based on the surrounding uses.
6. Setbacks of higher stories from the front facade should be considered for taller buildings to lessen their visual impact.
7. Multi-unit development should include usable open space as described in the Open Space guidelines. Neither required setbacks nor stormwater detention basins substitute for recommended open space.
8. Multi-unit development should face public streets and open space. Parking lots should be placed behind or, if necessary, next to buildings.
9. In urban areas, roof pitches should be appropriate based on nearby contributing buildings' roof pitches.



10. For multi-unit buildings with integrated garages, such as townhome units, where garages and driveways can dominate a frontage, techniques such as dark colored garage doors, garage doors with windows, paver driveways, and pergola structures are encouraged in order to improve the pedestrian experience.
11. Wherever feasible, garage access should be provided from the rear of the building in an alley or auto court.

OPEN SPACE

1. Open space should be integrated into new development, serving in one or more of the following ways: an organizational element, a central green space, connection to adjacent open space, protection of natural areas, and/or as a buffer along scenic roadways.
2. Open space should include landscaping, trees, and connections to sidewalks and/or trails as appropriate. The design and placement of landscaping should consider the type of open space, its relationship to the built environment and the best use of the space.
3. Usable open space should be incorporated along bodies of water (streams, rivers, etc.) for active or passive recreational use. When appropriate, opportunities to connect to the regional trail system should be pursued.
4. Development proposals should clearly delineate areas set aside for stormwater management.
5. Neither required stormwater detention basins nor setbacks substitute for recommended open space.
6. Development should address open space—buildings should front parks and open space.

PARKING

1. Shared parking arrangements are encouraged, particularly between land uses with differing peak hours.
2. The use of green technologies to manage stormwater runoff in parking lots, subject to city engineering requirements, is encouraged. Examples include rain gardens, bio-swales and pervious pavement.
3. Bicycle parking should be incorporated into developments. Additional consideration should also be given to including supporting facilities in multi-unit, office, and mixed-use developments.



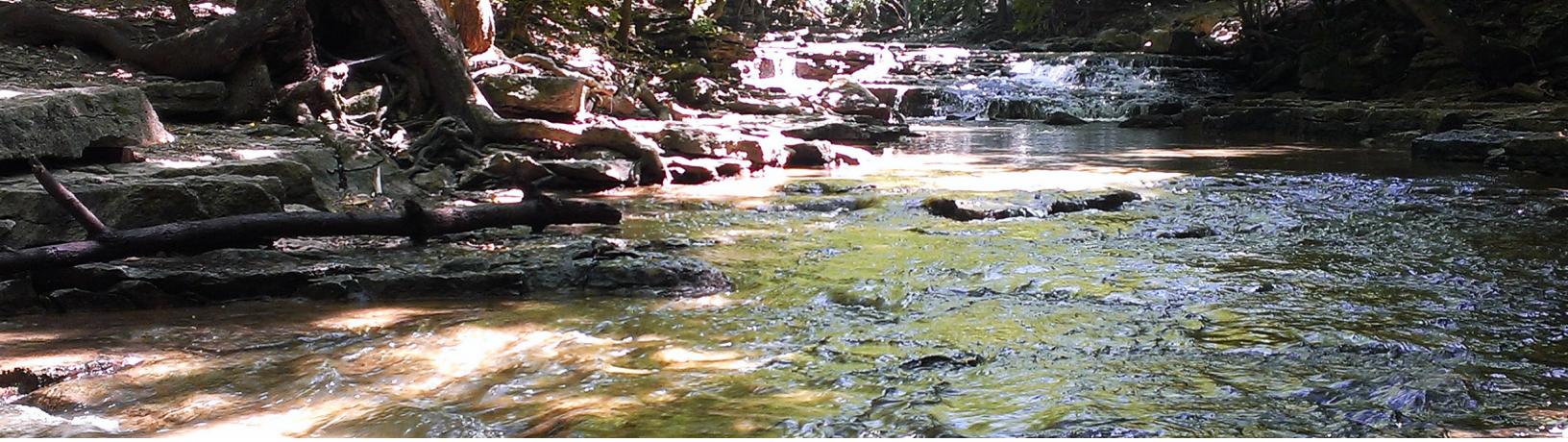
4. Structured parking, designed to minimize visual impacts and buffered from adjacent lower-intensity residential, should be considered for high density residential, mixed use, office, or institutional projects.
5. Parking structures should not front primary corridors but should instead be placed at the rear of development.
6. Parking lots should be hidden to the greatest extent possible by locating it to the rear or side of a building.

CONNECTIVITY

1. Development should connect to the public sidewalk, bikeway network, adjacent parks, and multi-use trail network. Within a given site, an interconnected series of streets, sidewalks, and paths should be provided.
2. Connectivity within and from developments to parks and open space should be a design priority.
3. Connectivity between developments via public streets is encouraged. In the case connectivity via public streets is not feasible, pedestrian connections should be considered.
4. Suburban curvilinear block and street design should be avoided unless it facilitates preservation of natural features.
5. Maintenance of existing street and alley grids is encouraged. Evaluation of potential disposal of right-of-way (ROW) should consider whether the subject ROW is improved and the degree to which it provides connectivity not otherwise available.

LANDSCAPING, BUFFERING, AND SCREENING

1. Landscape installations should enhance buildings, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.
2. Buffering and screening should be provided between residential and non-residential uses.
3. Buffering and screening of adjacent uses should use elements such as existing and new vegetation, fencing, masonry walls, mounding, orientation of residential garages, and placement of site lighting such that it avoids spillage into adjacent sites.
4. Landscaping should be used to support stormwater management goals for filtration, percolation, and erosion control consistent with the City of Columbus Stormwater Manual.



5. Plant species should be adapted to urban conditions. Native species are encouraged, and invasive species should be avoided.
6. Existing mature trees and landscaping should be preserved and integrated into site design where feasible. Tree preservation measures should be density neutral.
7. Service and loading zones should be located to the rear, side, or in an internal location to reduce visibility and noise and should be screened from view.
8. Parking lots should be screened from view from public right-of-way and adjacent development. Screening should include a combination of the following items: walls, mounds, trees, shrubs, and/or landscaping.
9. Chain link and/or fabric fencing is not appropriate for screening.
10. Street trees should be provided as part of new development, with guidance from the City Forester.

NATURAL RESOURCES

1. Development should be designed to conserve natural features as integral components of development or as part of public or private park and recreation systems.
2. Protected natural areas should be clearly delineated from development to prevent encroachment, particularly in the case of single-unit homes (e.g. split-rail fencing and bollards).
3. Usable open space should be incorporated along bodies of water (streams, rivers, etc.) for active or passive recreational use. When appropriate, opportunities to connect to the regional trail system should be pursued.
4. Stream corridors, wetlands, ravines, and the 100-year floodplain should be protected in a natural state (more specific methodology is found in the City of Columbus Stormwater Manual).
5. Mature trees provide significant environmental benefits and should be preserved whenever possible. Tree preservation measures should be density neutral.
6. Alternative “green” methods to manage stormwater should be considered (i.e. bio-swales, vegetated swales, native landscaping, naturalized detention and retention basins, pervious surfaces), consistent with Columbus Water and Power Stormwater Manual.



PUBLIC AND PRIVATE ART

1. Art placed on city property or within public right-of-way must be approved by and meet the evaluation criteria of the Columbus Art Commission, as provided in City Code.
2. Existing art incorporated into structures should be conserved where feasible.
3. Public art should be provided in all neighborhoods in partnership with the community, serving to tell their story.
4. Art is encouraged to be incorporated as part of larger new developments as a placemaking tool that improves the public realm and adds long-term value to the development and community.
5. Works of art should be designed with consideration for maintenance and durability.

Mixed Use Design Guidelines

GENERAL MIXED USE DESIGN GUIDELINES

1. Buildings should be generally parallel to and facing the street, with an entrance door(s) connected to the public sidewalk.
2. A consistent level of detailing and finish should be provided for all sides of a building, with an emphasis on those that address a street and allowing for service areas.
3. Building materials should be of high quality and durability, such as traditional masonry, stone, stucco, wood, glass, etc.
4. Buildings should be articulated by dividing façades into modules or bays, use of piers and columns, recessed and projecting bays, varying rooflines and building setback above cornice line.
5. Drive-through pickup windows and coverings should be located to the rear or side of the building.
6. Awnings and associated framing systems should be compatible with building design.
7. For multistory buildings, ground floor uses should address and contribute to the street. This can be accomplished through such design elements as door entries, windows, art, and landscaping.
8. Building owners/developers are encouraged to conserve and rehabilitate contributing and historic buildings, and architectural elements and to consult the Historic Preservation Office regarding best practices in maintaining and rehabilitating historic structures.



FACADES

1. Street level facades adjacent to a public sidewalk should be as transparent as possible to create an interesting pedestrian environment, except for residential spaces on ground floors.
2. Street level facades should incorporate a high level of design and material quality.
3. Blank walls should not be oriented to primary streets. Buildings with blank walls (without doors or windows) adjacent to side streets and residential areas should use building articulation, landscaping, and art to mitigate impacts on adjacent uses.
4. Design elements should be used to distinguish between ground floor and upper stories.

SETBACKS

1. Buildings in urban areas should generally have a small or zero setback. Consideration of larger setbacks should be based on the incorporation of public spaces, placement of adjacent buildings, and/or unique geometry.

HEIGHT

1. Requests for a variance in height will be considered based on:
 - a. Site size and situation
 - b. Adjacent uses
 - c. Quality of architectural design and materials
 - d. Availability, and use, of a height bonus
 - e. Affordable housing provision, beyond that which may be required for the Residential Tax Incentive Program (CRA) and/or height bonus
 - f. Provision of public parking to serve larger area
2. Building height transitions should be used to create scale and massing that steps down relative to shorter adjacent uses.



OPEN SPACE

1. Open space should be integrated into new development, serving in one or more of the following ways: an organizational element, a central green space, connection to adjacent open space, protection of natural areas, and/or as a buffer along scenic roadways.
2. Open space should include landscaping, trees and connections to sidewalks and/or trails as appropriate. The design and placement of landscaping should consider the type of open space, its relationship to the built environment and the best use of the space.
3. Usable open space should be incorporated along bodies of water (streams, rivers, etc.) for active or passive recreational use. When appropriate, opportunities to connect to the regional trail system should be pursued.
4. Development proposals should clearly delineate areas set aside for stormwater management, and activate with trails, benches, gazebos, boardwalks, docks, or other measures.
5. Neither required stormwater detention basins nor setbacks substitute for recommended open space.
6. Development should address open space—buildings should front parks and open space.

PARKING

1. Shared parking arrangements are encouraged, particularly between land uses with differing peak hours.
2. The use of green technologies to manage stormwater runoff in parking lots, subject to city engineering requirements, is encouraged. Examples include rain gardens, bio-swales and pervious pavement.
3. Bicycle parking should be incorporated into development projects. Additional consideration should also be given to including supporting facilities, like showers, secure bike storage, and repair areas, in multi-unit, office and mixed-use developments.
4. Structured parking, designed to minimize visual impacts and buffered from adjacent residential, should be considered for high density residential, mixed use, office, or institutional projects.
5. Parking structures should not front primary corridors but should instead be placed at the rear of development.



6. Parking lots should be placed to the rear or side of a building and be hidden from view to the greatest extent possible. Shopping centers should incorporate outlot development designed in such a way as to screen parking areas. No parking or circulation aisles should be located between outlot development(s) and the right-of-way.
7. A high level of landscaping and screening should be provided between the right-of-way and parking lot.
8. Large commercial parking lots should include a network of pedestrian walkways to provide access to the building (s) and adjacent sidewalk(s).

CONNECTIVITY

1. Development should connect to the public sidewalk, bikeway network, adjacent parks, and multi-use trail network. Within a given site, an interconnected series of streets, sidewalks, and paths should be provided.
2. Connectivity within and among developments, and to parks and open space, should be a design priority.
3. Connectivity between developments via public streets is encouraged. In the case connectivity via public streets is not feasible, pedestrian and bicycle connections should be established.
4. Maintenance of existing street and alley grids is encouraged. Evaluation of potential sale of right-of-way (ROW) should consider whether the subject ROW is improved and the degree to which it provides connectivity not otherwise available.

LANDSCAPING, BUFFERING, AND SCREENING

1. Landscape installations should enhance buildings, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.
2. Buffering and screening should be provided between residential and non-residential uses.
3. Buffering and screening of adjacent uses should use elements such as existing and new vegetation, fencing, masonry walls, mounding, orientation of residential garages, and placement of site lighting such that it avoids spillage into adjacent sites.
4. Landscaping should be used to support stormwater management goals for filtration, percolation and erosion control consistent with the City of Columbus Stormwater Manual.



5. Plant species should be adapted to urban conditions. Native species are encouraged and Invasive species should be avoided.
6. Existing mature trees and landscaping should be preserved and integrated into site design where feasible. Tree preservation measures should be density neutral.
7. Service and loading zones should be located to the rear, side, or in an internal location to reduce visibility and noise and should be screened appropriately.
8. Parking lots should be screened from view from public right-of-way and adjacent development. Screening should include a combination of the following items: walls, black metal tube fencing, mounds, trees, shrubs, and/or landscaping.
9. Chain link and/or fence fabric is not appropriate for screening in a mixed-use context.
10. Street trees should be provided as part of new development, with guidance from the City Forester.

NATURAL RESOURCES

1. Development should be appropriately sited to conserve natural features as integral components of development or as part of public or private park and recreation systems.
2. Protected natural areas should be clearly delineated from development to prevent encroachment.
3. Usable open space should be incorporated along bodies of water (streams, rivers, etc.) for active or passive recreational use. When appropriate, opportunities to connect to the regional trail system should be pursued.
4. Stream corridors, wetlands, ravines and the 100-year floodplain should be protected in a natural state (more specific methodology is found in the City of Columbus Stormwater Manual).
5. Mature trees provide significant environmental benefits and should be preserved whenever possible. Tree preservation measures should be density neutral.
6. Alternative “green” methods to manage stormwater should be considered (i.e. bio-swales, vegetated swales, native landscaping, naturalized detention and retention basins, pervious surfaces), consistent with Columbus Water and Power Stormwater Manual.



PUBLIC AND PRIVATE ART

1. Art placed on city property or within public right-of-way must be approved by and meet the evaluation criteria of the Columbus Art Commission, as provided in City Code.
2. Existing art incorporated into structures should be conserved where feasible.
3. Public art should be provided in all neighborhoods in partnership with the community, serving to tell their story.
4. Art is encouraged to be incorporated as part of larger new developments as a placemaking tool that improves the public realm and adds long term value to the development and community.
5. Works of art should be designed with consideration to maintenance and durability.

GRAPHICS

1. In urban areas, blade signs are recommended.
2. In suburban areas, monument-style signs are recommended and should not be taller than six feet.
3. Wall signs should not obscure or interfere with architectural lines and details and should be sized to fit in with the scale of the building's facade design.
4. New signage should be designed to be a logical and complementary component of the overall design of a storefront.
5. Buildings should not be dominated by graphics. Crowded or cluttered graphics arrangements should be avoided.
6. Signs for storefronts/businesses in the same building/development should be of coordinated design—reinforcing rather than competing with each other.
7. Large commercial developments should utilize integrated signage, with an emphasis on wall signs and central identification signage for the entire development, rather than multiple freestanding signs.
8. Excessively large signs are discouraged.
9. The following types of signs are generally discouraged (or otherwise prohibited in city code), including ad murals, off-premises signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, pole signs, automatic changeable copy signs, bench signs, and roof-mounted signs.



Industrial Design Guidelines

GENERAL INDUSTRIAL DESIGN GUIDELINES

1. Durable, low-maintenance materials are encouraged for industrial building exteriors (masonry, metal panels, high-quality precast). For facades visible from streets or residential areas, additional articulation and higher-quality finishes are encouraged.
2. Buildings should avoid long, uninterrupted blank walls facing streets or residential areas; where unavoidable, break facades with bays, landscaping and screening, murals, or other techniques.
3. Buildings are encouraged to include design features that allow future reuse/adaptation (e.g., floor heights, column spacing) to support long-term economic resilience.

SITE ORGANIZATION & ORIENTATION

1. Primary building entries should face the public street where feasible. Production, shipping, and heavy loading should be located away from pedestrian-oriented frontages.
2. Locate service drives, dock doors, and outdoor storage to the interior of the site or along the property line that avoids nearby residential uses.
3. Landscaping, screening, and/or acoustic buffers are encouraged where sites adjoin residential uses.
4. Internal circulation should separate truck routes from employee and visitor parking and pedestrian paths, where feasible.

FRONTAGE & STREETSCAPE

1. Portions of a site that front a public right-of-way should include streetscape improvements such as sidewalks, landscaping, and street trees, in coordination with the City Forester.
2. Developments should provide pedestrian connections from sidewalks to building entrances.
3. Building façades facing streets should include articulation and high-quality materials. For buildings with office or visitor areas, frontages with high levels of transparency are encouraged.



LANDSCAPING, BUFFERING, AND SCREENING

1. Buffer industrial sites from adjacent residential uses with a combination of existing vegetation, planted buffers, visual screens (continuous hedge, mounding, masonry, or screened fencing), and appropriate setbacks.
2. Retain existing mature trees where feasible; preserved tree canopy should be counted toward required buffering.

FENCING

1. Chain link fencing is supportable in industrial areas. When visible from a public right-of-way or adjacent residential area, chain link should include privacy slats or fence fabric to reduce overall visibility into the site. These techniques should be combined with plantings on the outside of the fence that may include trees, shrubs, ornamental grasses, etc. to provide additional naturalized screening.
2. Where the site fronts a primary street with sidewalks, chain link fencing is discouraged. Instead, black metal tube fencing, masonry, and landscaping are preferred to enhance the streetscape experience.

SERVICE, LOADING, AND OUTDOOR STORAGE

1. Service and loading areas should be located to the rear or interior of the site whenever possible. Where this is not feasible, these areas should be screened to reduce visibility and other impacts on adjacent properties.
2. Outdoor storage should be fully screened from public view by a combination of planted buffers, fencing, or other techniques. Storage should be well organized and contained.

PARKING AND CIRCULATION

1. Employee and visitor parking should be located to the side of the building. When not feasible, these parking areas may be located between the building entrance and the public sidewalk, with landscaping and screening.
2. Truck/trailer parking should be located in interior yards or screened areas, avoiding interfaces with nearby residential.



LIGHTING

1. All exterior lighting must be fully shielded and directed downward to avoid off-site glare. Uplighting should be avoided.
2. For security lighting, fixtures with timers/motion sensors are preferred so as to avoid constant high-intensity night lighting where not operationally necessary.

PUBLIC AND PRIVATE ART

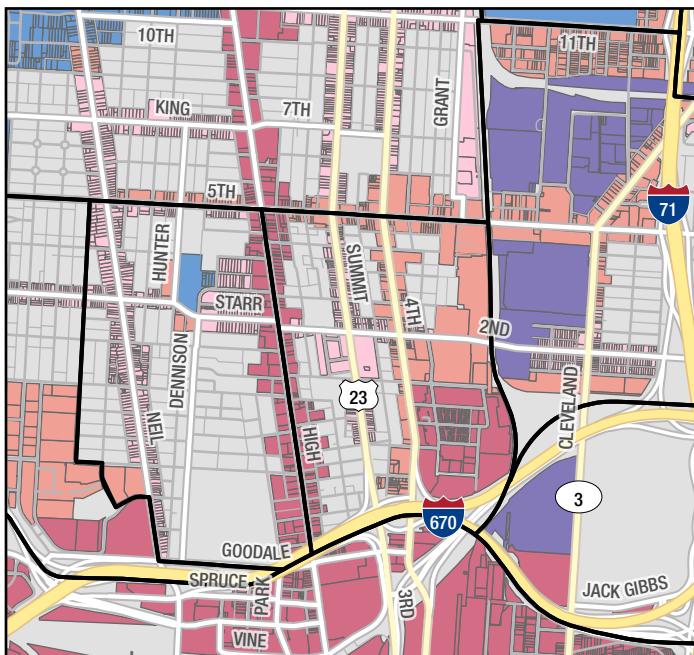
1. Integration of public art is encouraged on primary street façades and in employee amenity areas.
2. Where industrial properties abut residential or primary pedestrian corridors, consider murals or façade treatments to reduce blank walls.

COLUMBUS

GROWTH STRATEGY

Columbus Planning Division
111 N. Front Street, 3rd Floor
Columbus, Ohio 43215





Land Use Plan Key

- Business & Institutional Campus
- Industrial & Warehouse
- Mixed-Use 1
- Mixed-Use 2
- Mixed-Use 3
- City of Columbus (Future Phase)

Columbus Growth Strategy

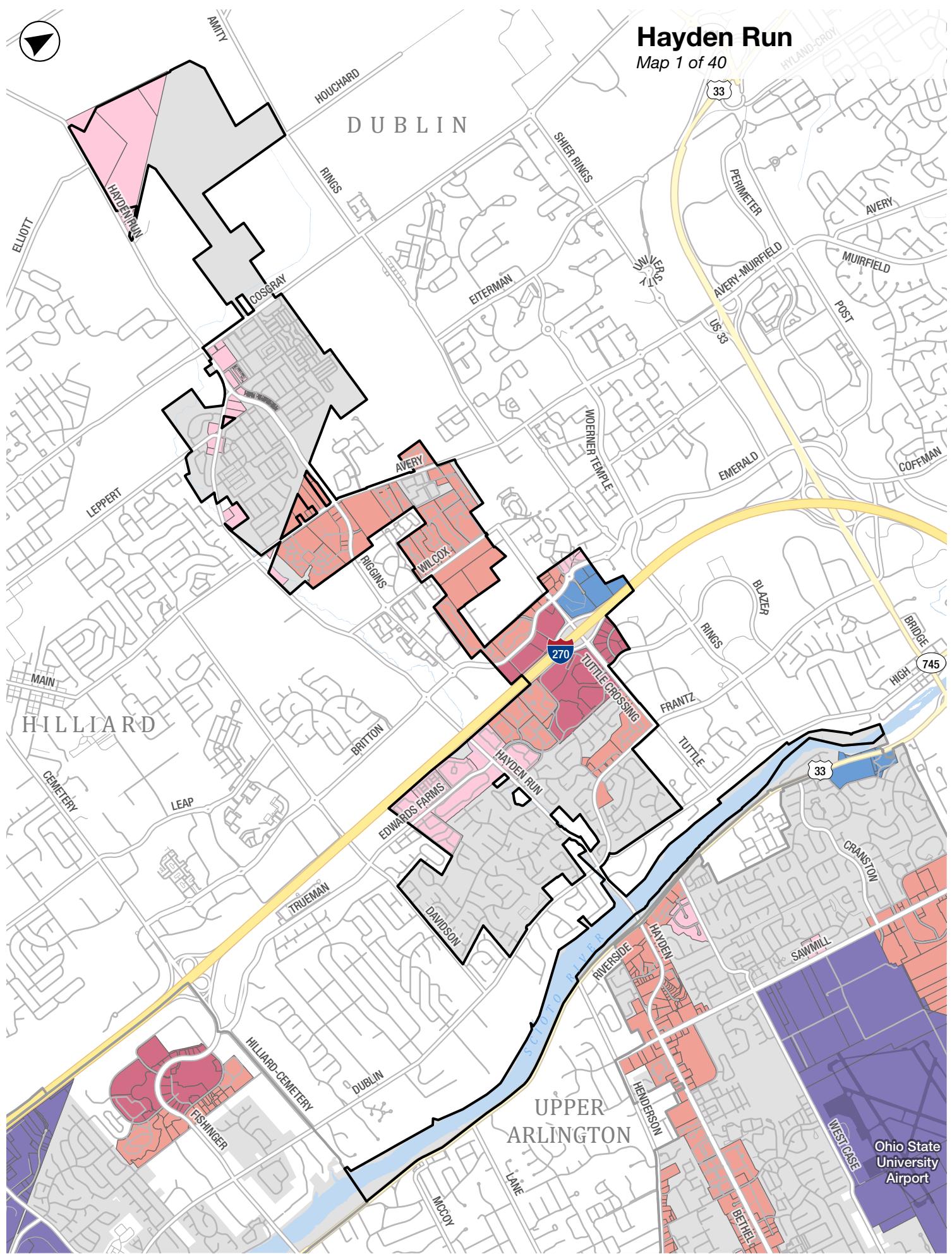
Map Series by Columbus Community

1. Hayden Run	21. East Columbus
2. Far Northwest	22. Airport
3. Far North	23. Westland
4. Rocky Fork-Blacklick	24. Greater Hilltop
5. Northwest	25. Franklinton
6. Northland	26. Downtown
7. Far West	27. Near East
8. West Scioto	28. Mid East
9. Olentangy West	29. Far East
10. Clintonville	30. Southwest
11. North Linden	31. Brewery District
12. Northeast	32. German Village
13. Fifth By Northwest	33. Livingston Avenue Area
14. Harrison West	34. South Side
15. University District	35. Far South
16. South Linden	36. Southeast
17. Victorian Village	37. State of Ohio
18. Italian Village	38. Dublin Road Corridor
19. Milo-Grogan	39. Harmon Road Corridor
20. North Central	40. Fort Hayes



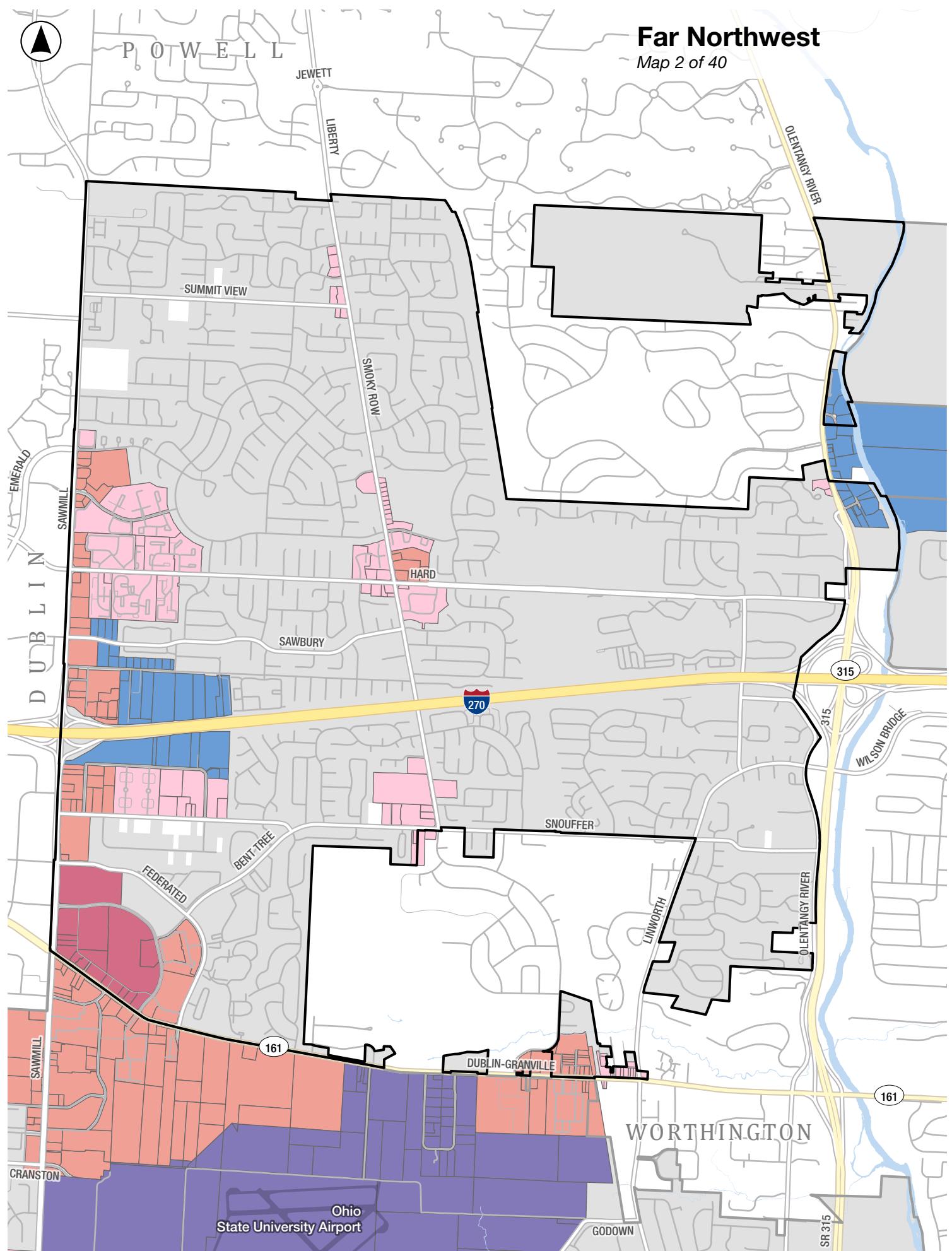
Hayden Run

Map 1 of 40



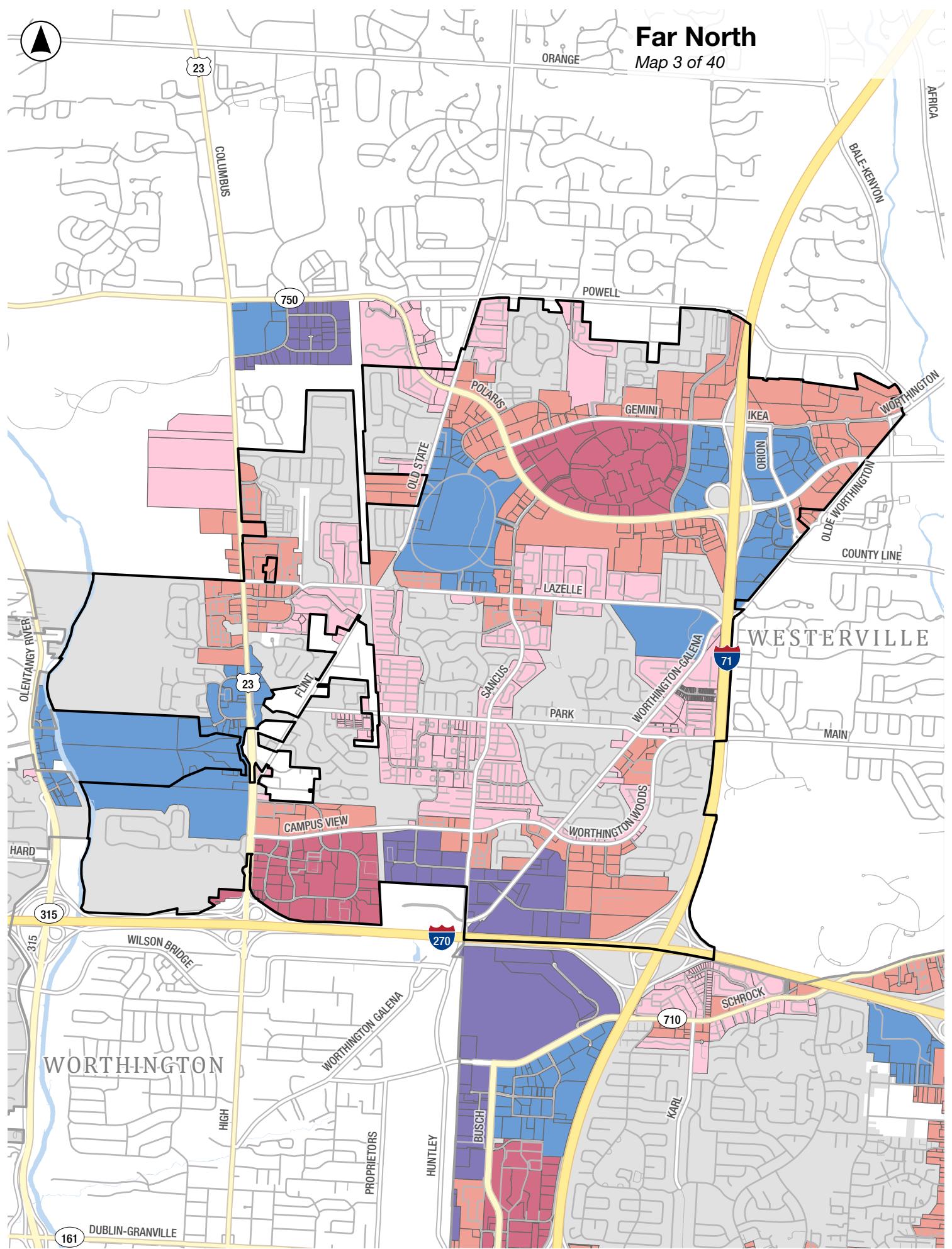
Far Northwest

Map 2 of 40



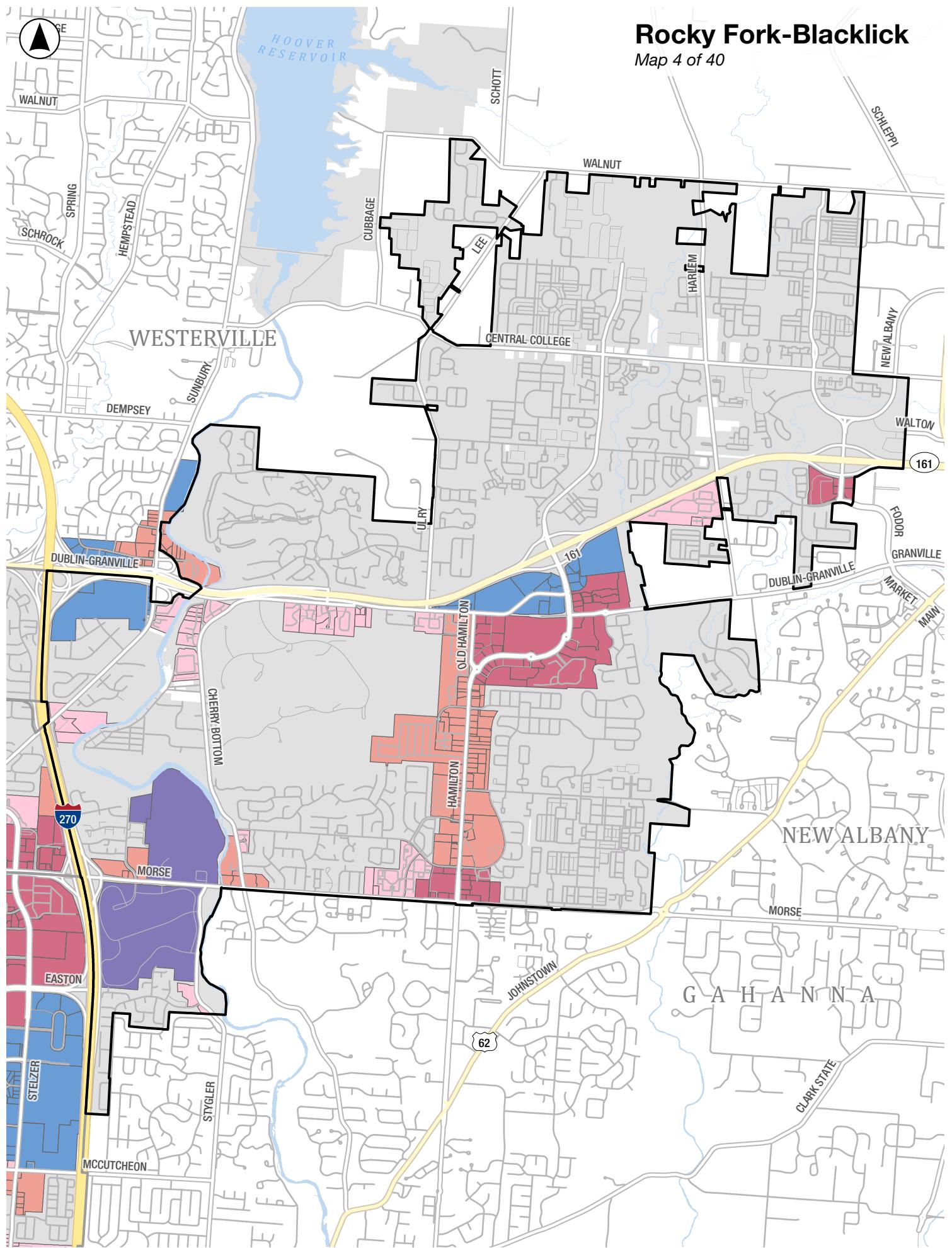
Far North

Map 3 of 40



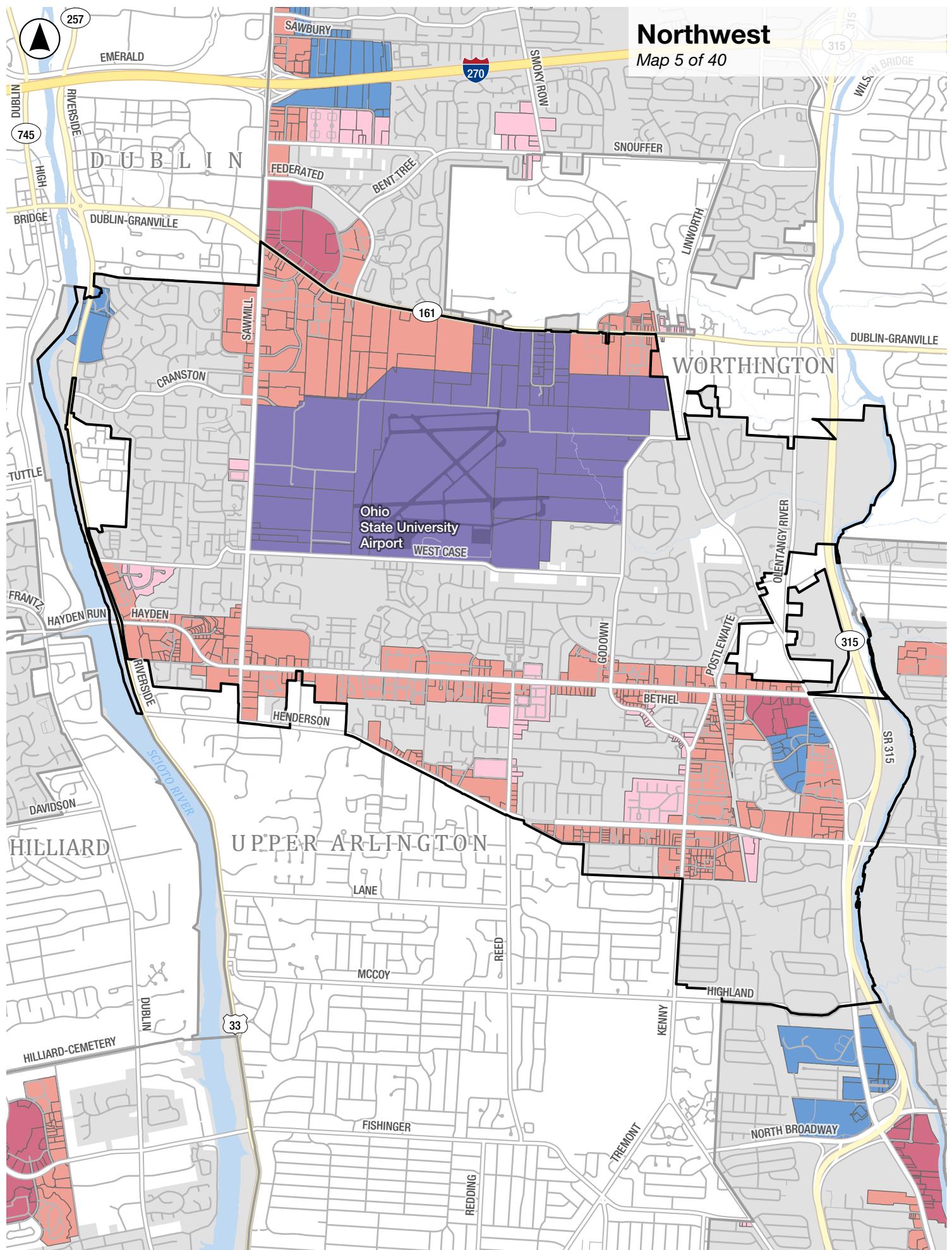
Rocky Fork-Blacklick

Map 4 of 40



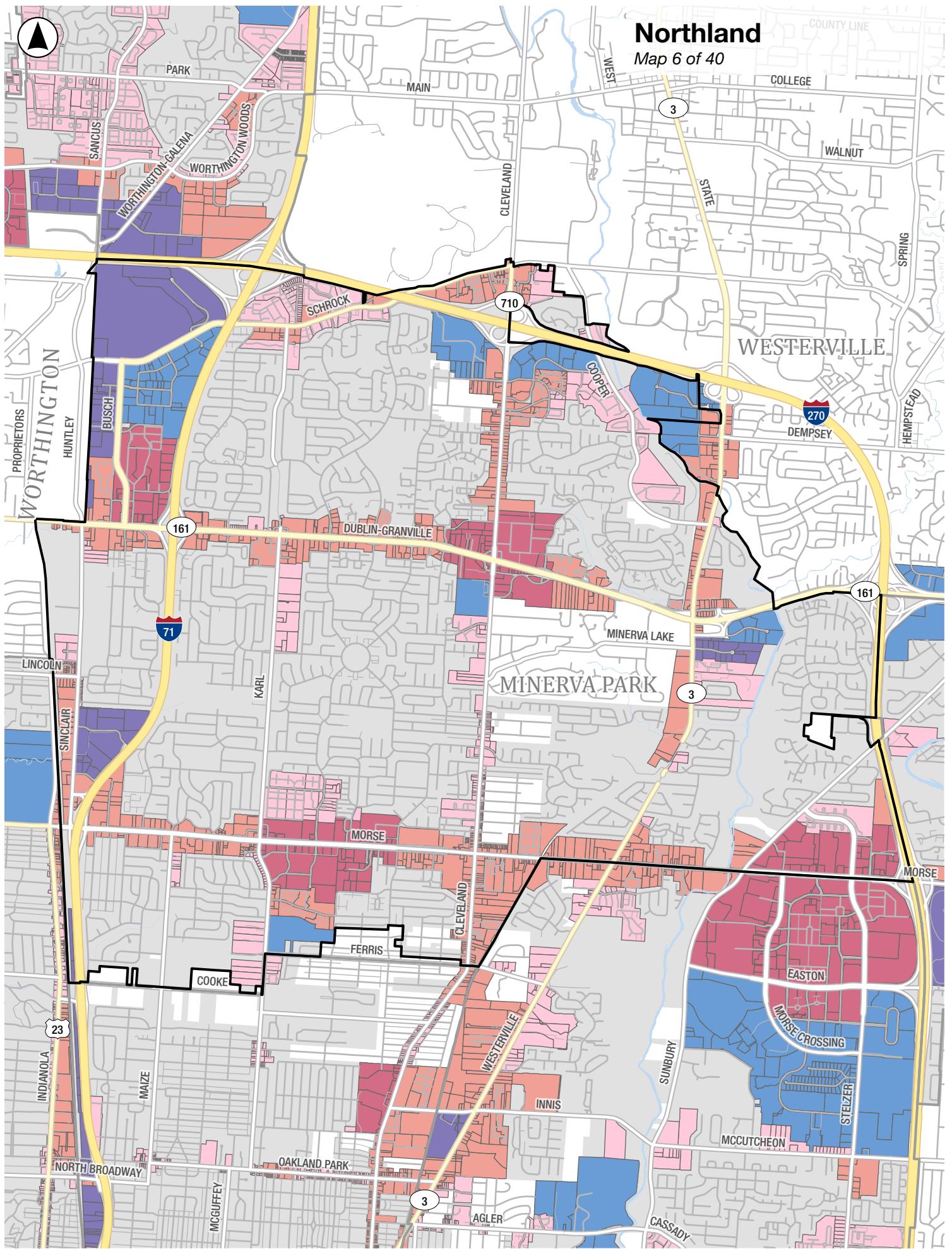
Northwest

Map 5 of 40



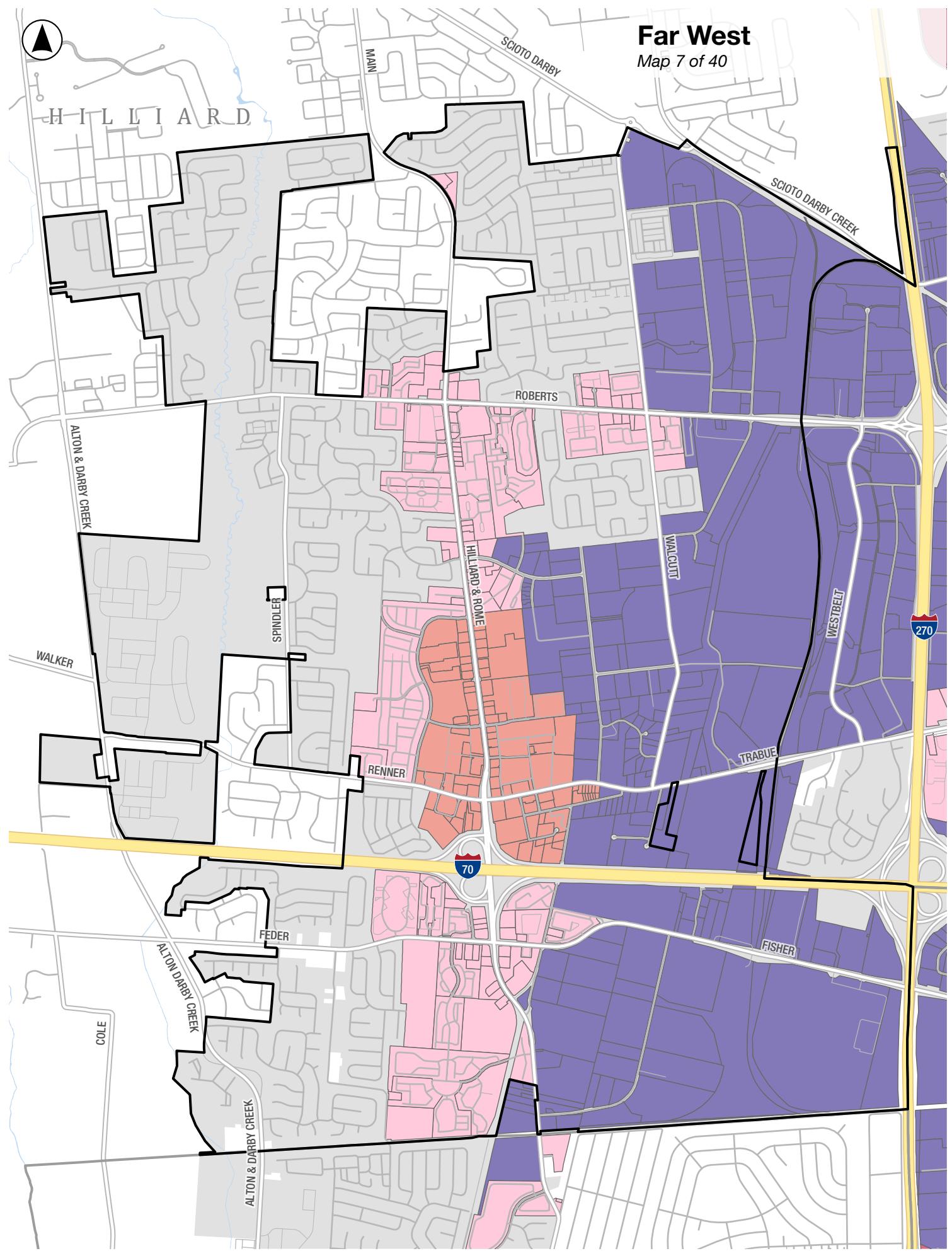
Northland

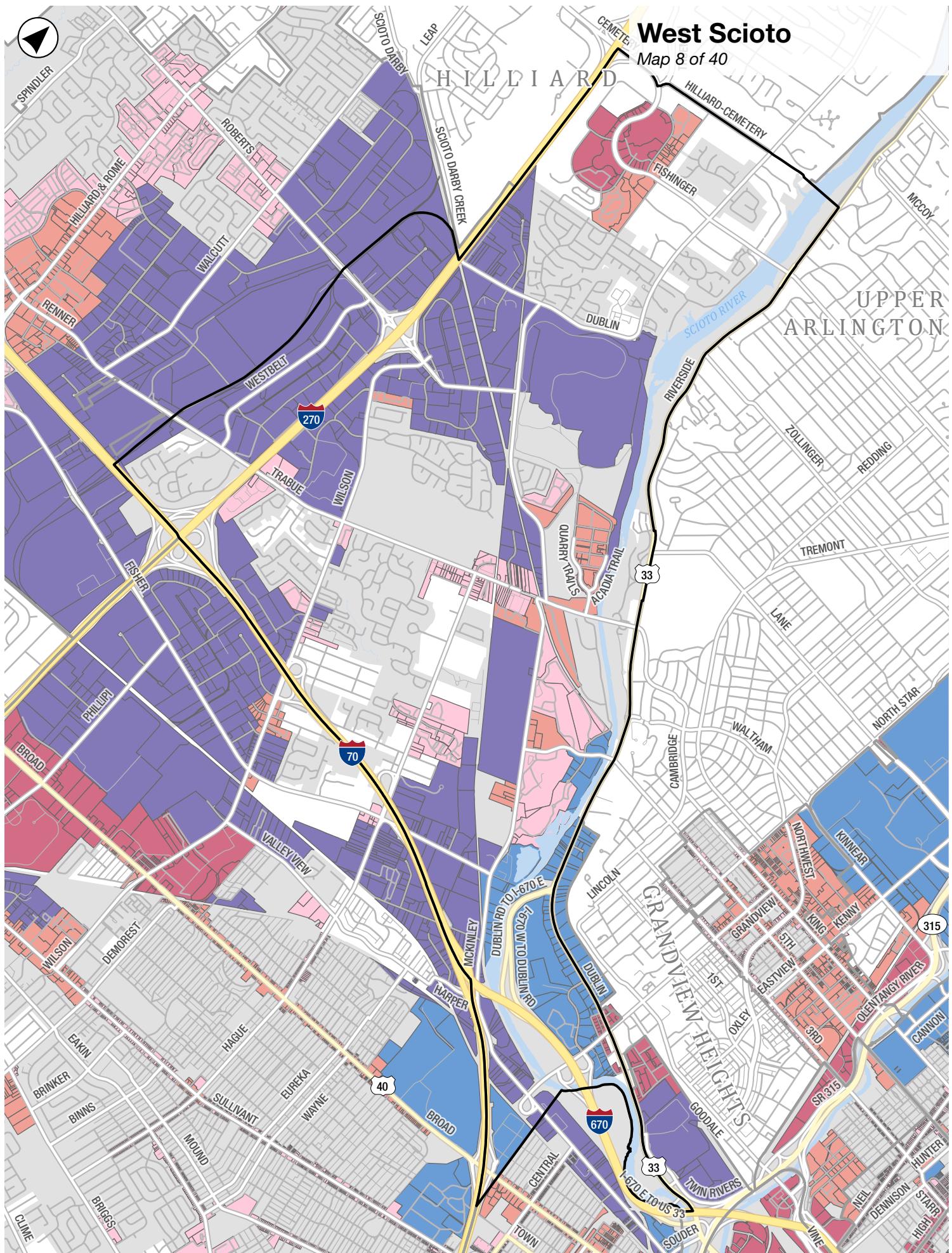
Map 6 of 40



Far West

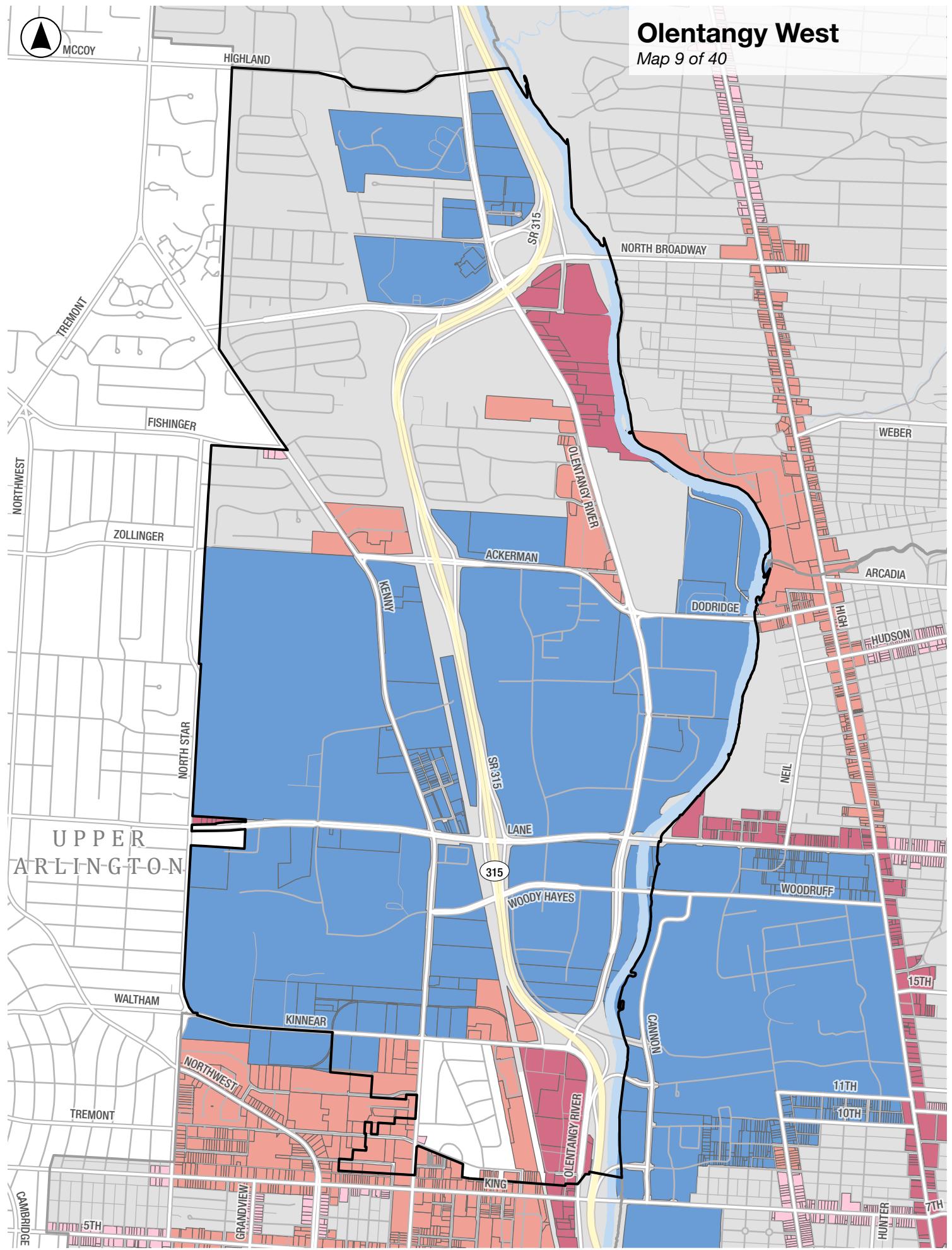
Map 7 of 40





Olentangy West

Map 9 of 40

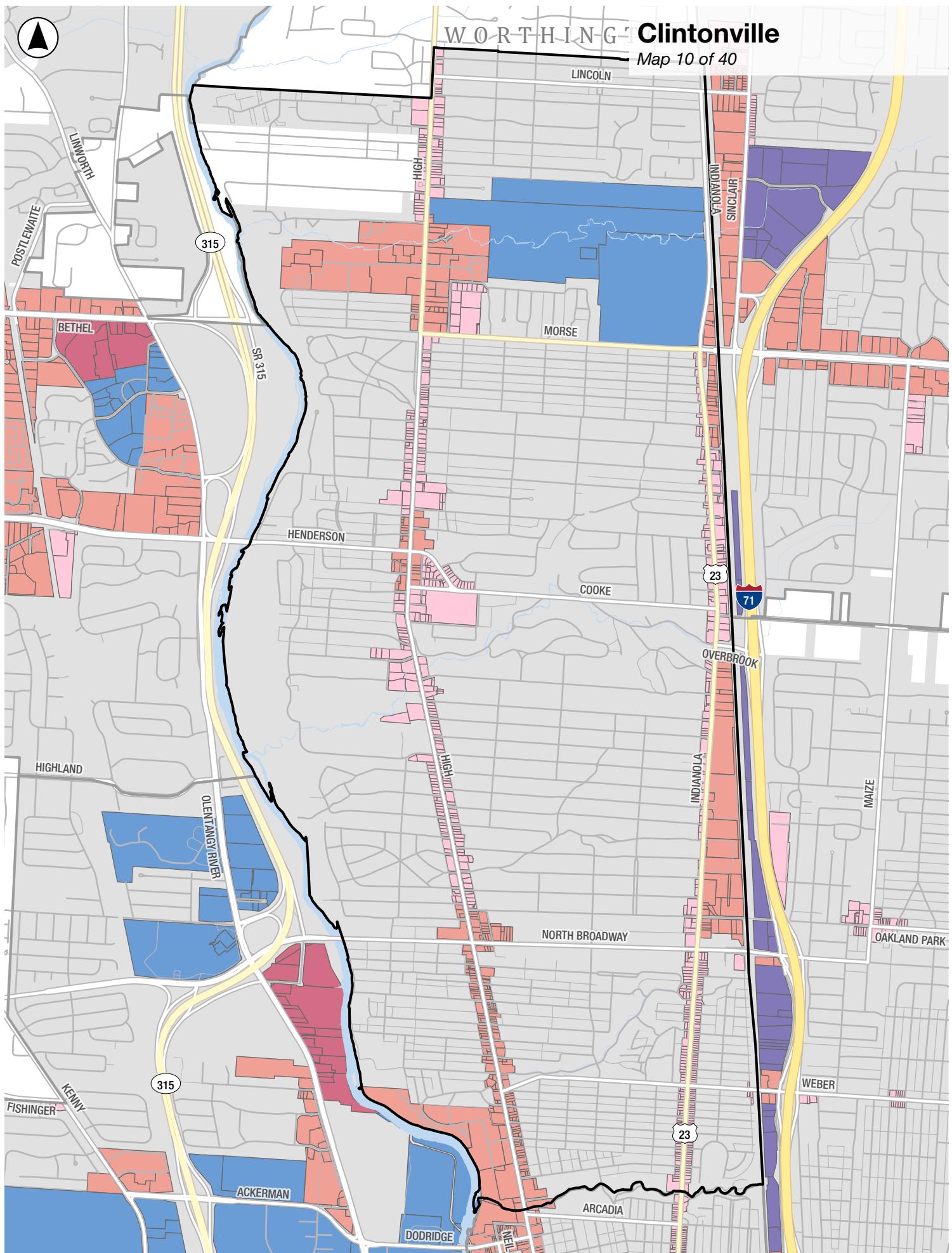




W O R T H I N G

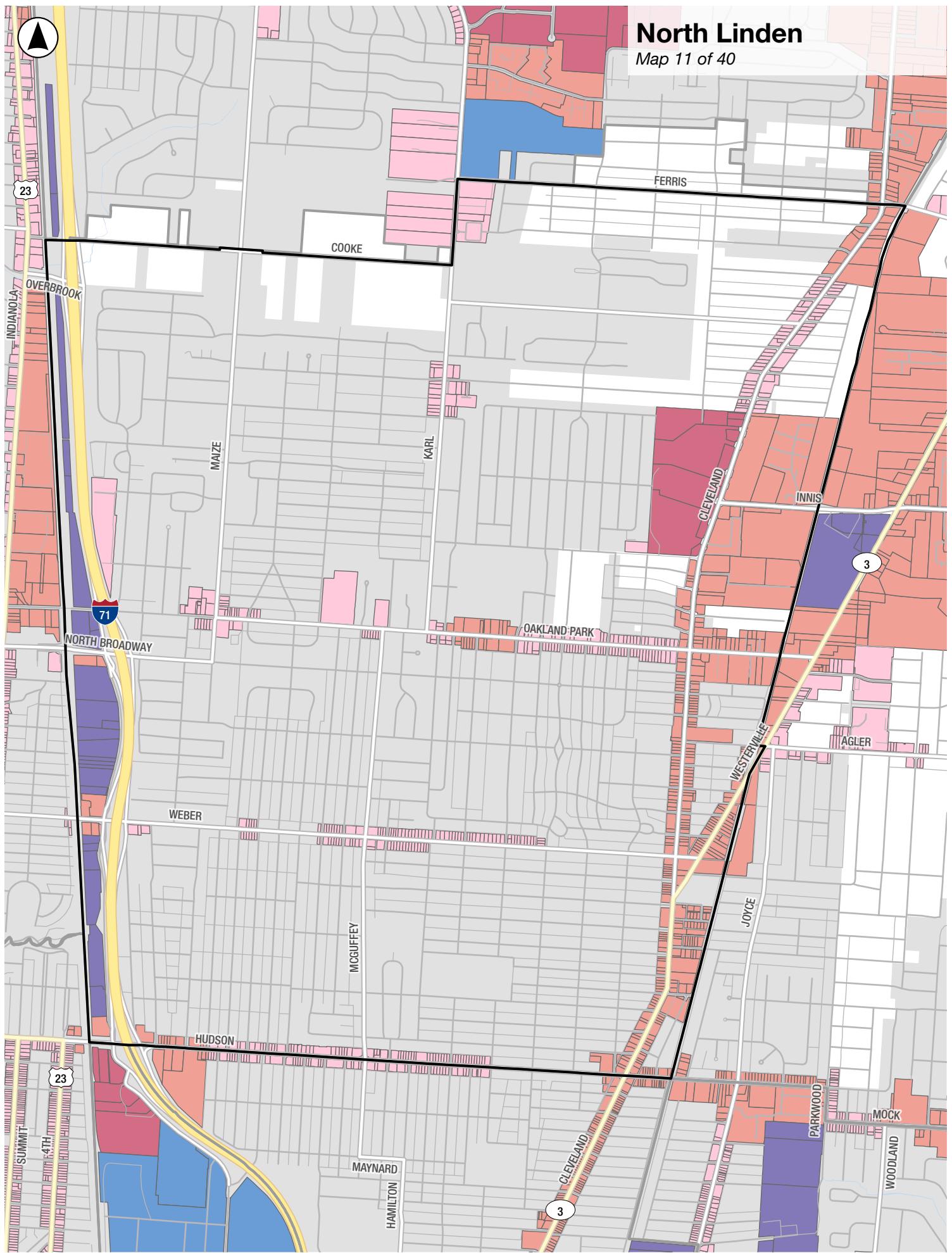
Clintonville

Map 10 of 40



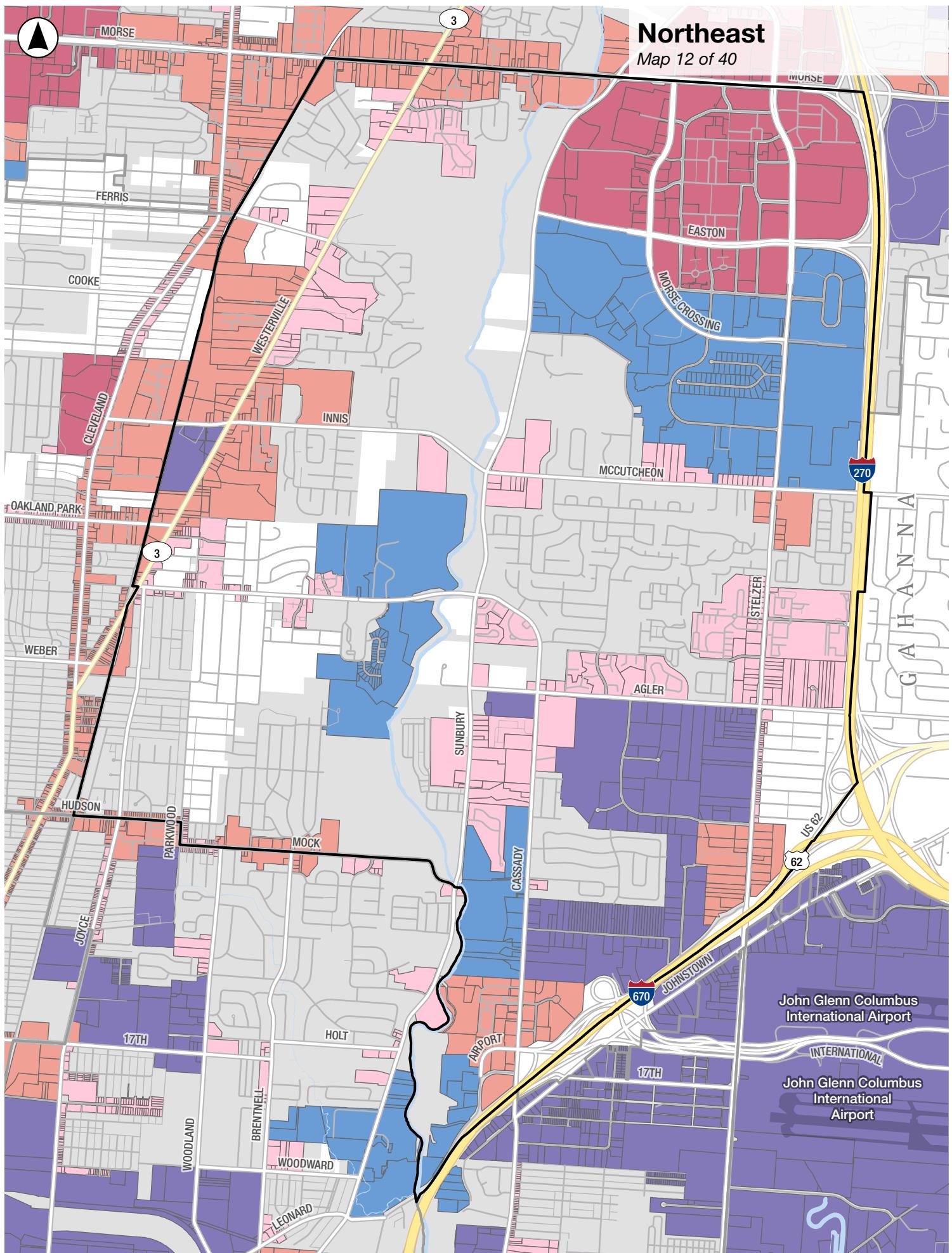
North Linden

Map 11 of 40



Northeast

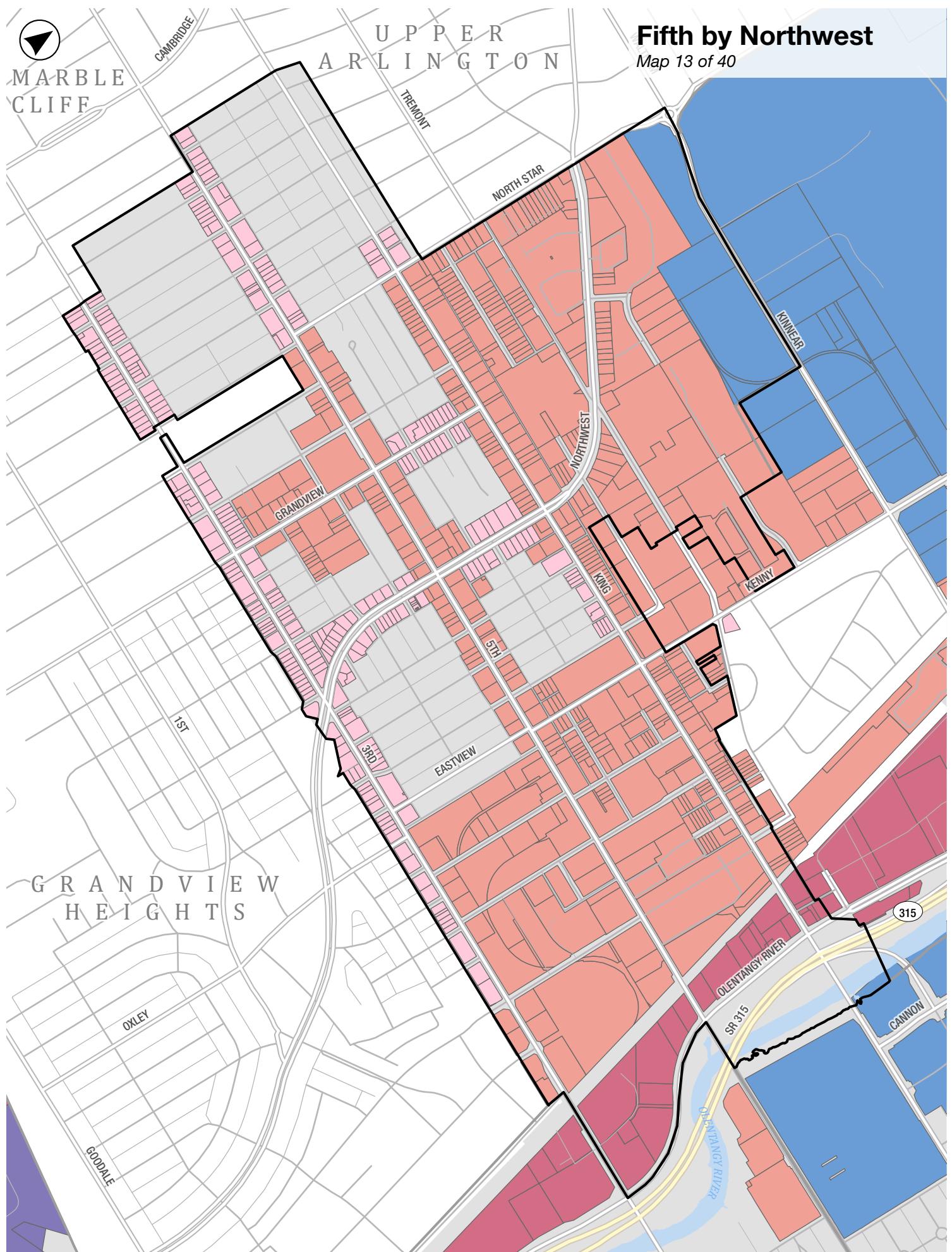
Map 12 of 40





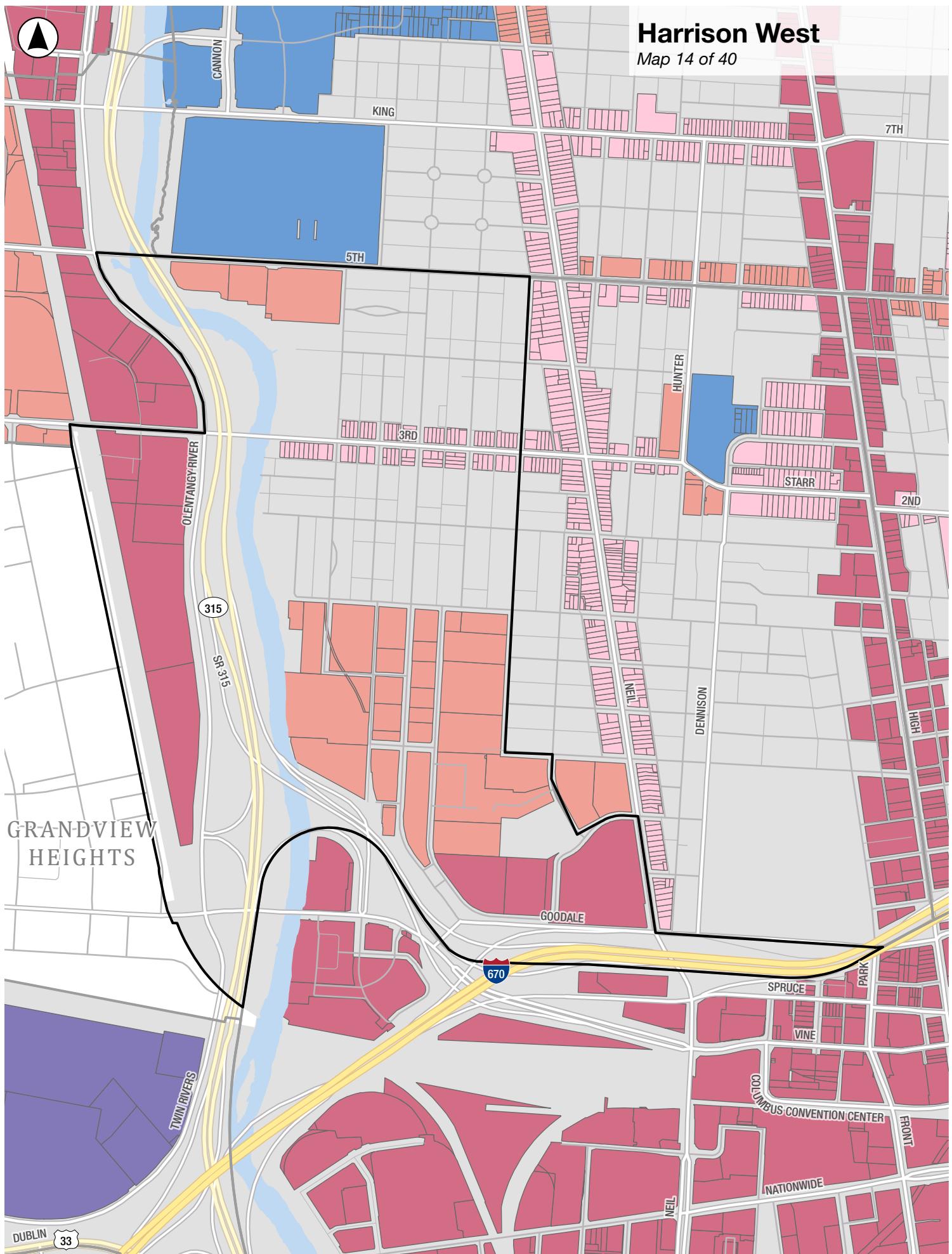
Fifth by Northwest

Map 13 of 40



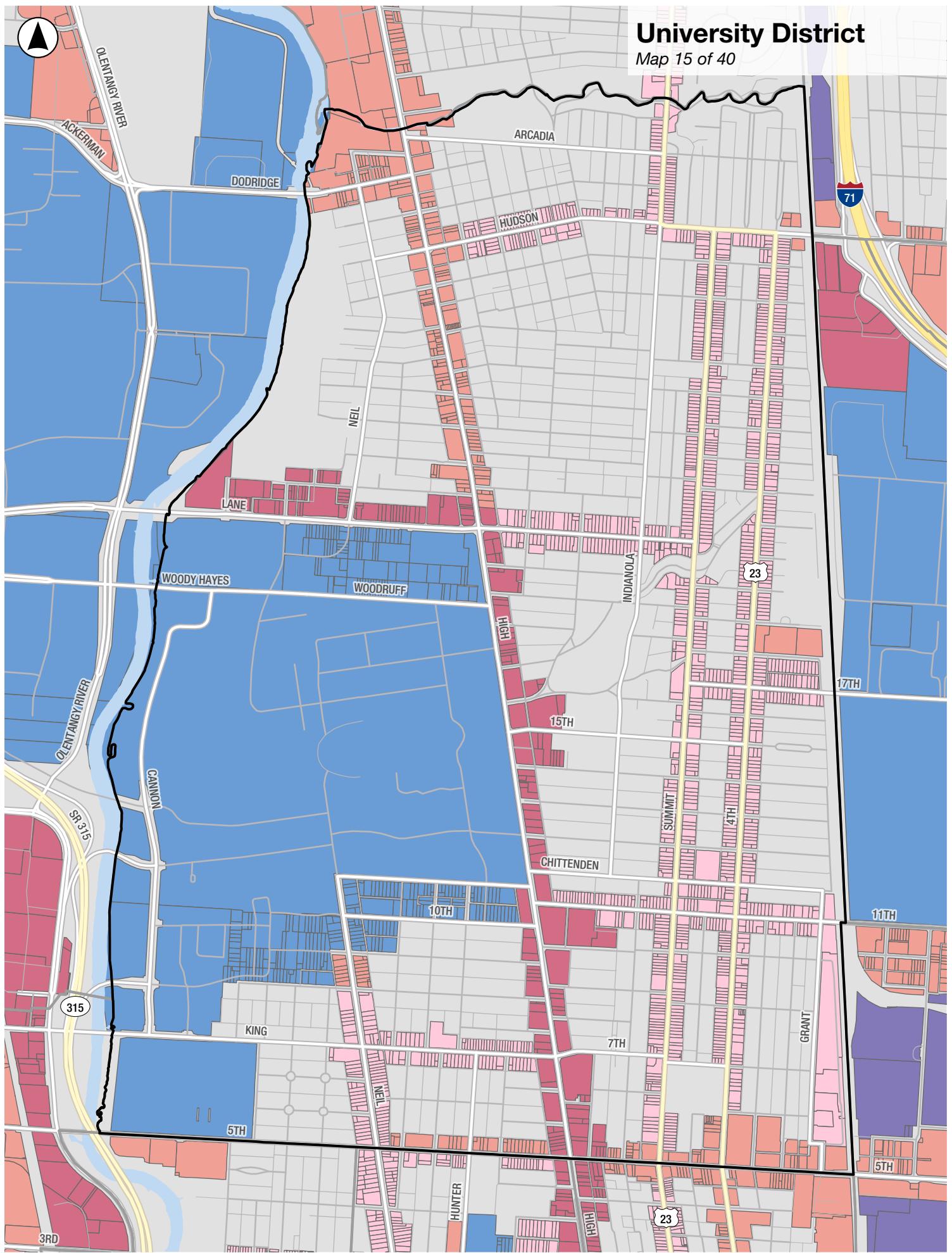
Harrison West

Map 14 of 40



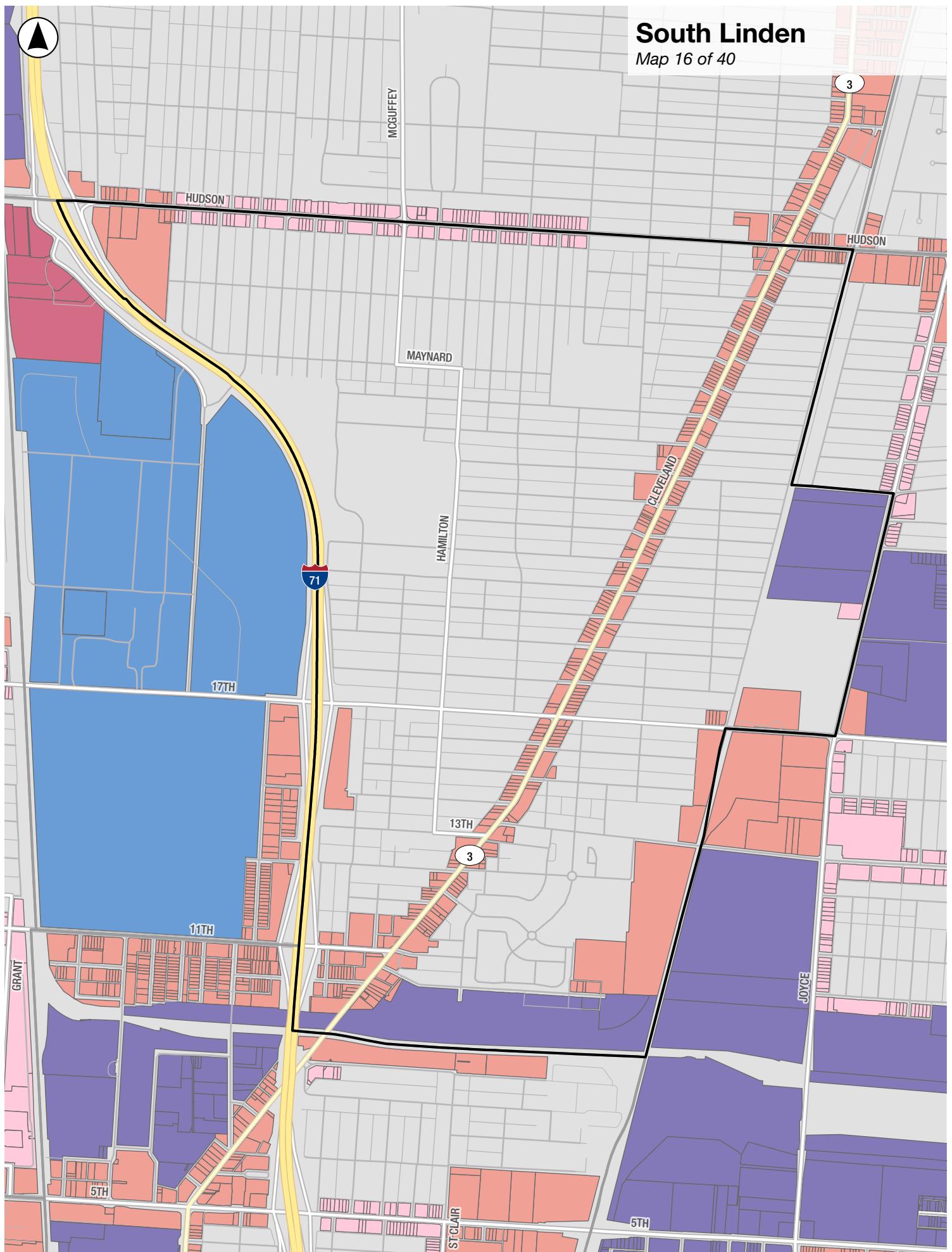
University District

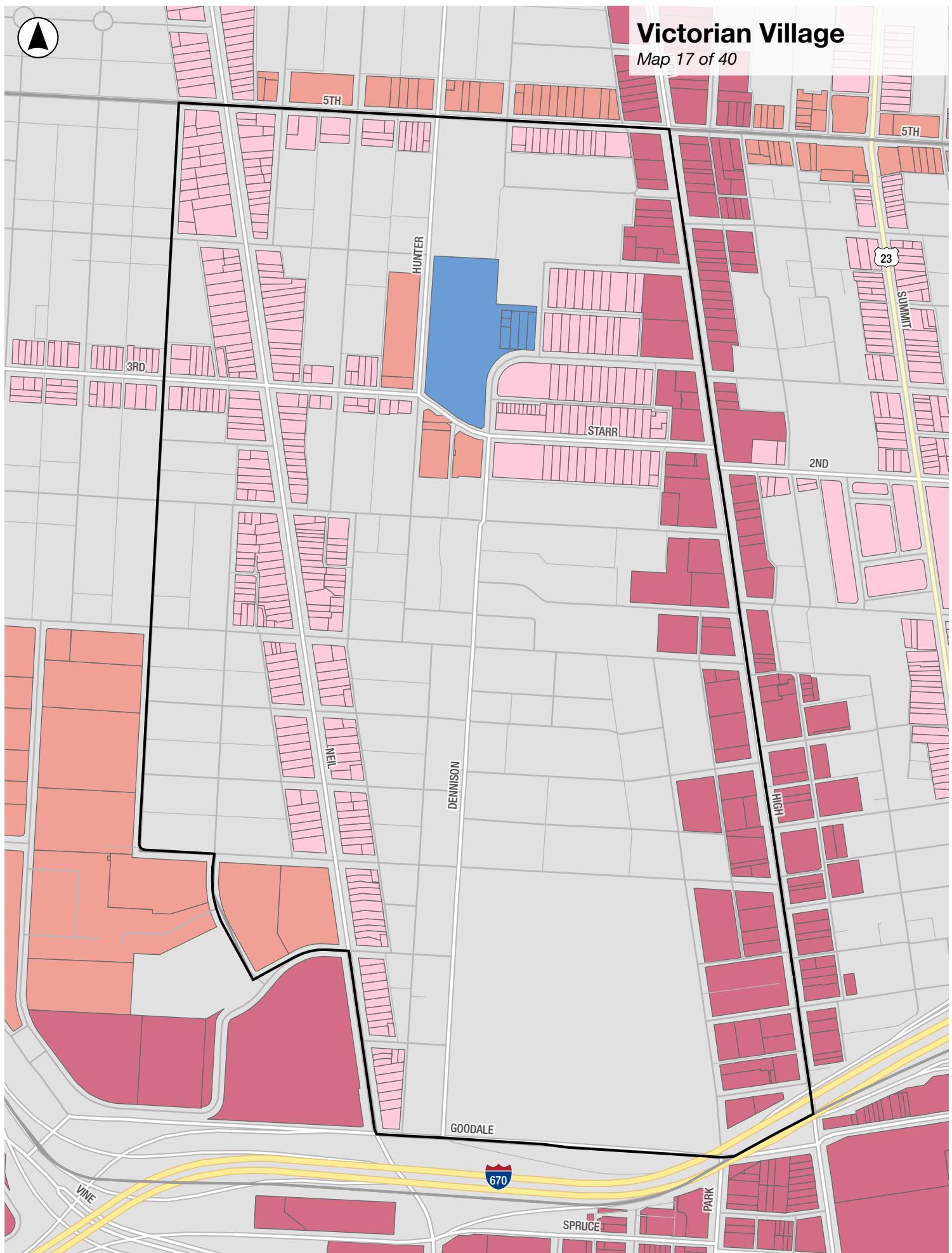
Map 15 of 40



South Linden

Map 16 of 40

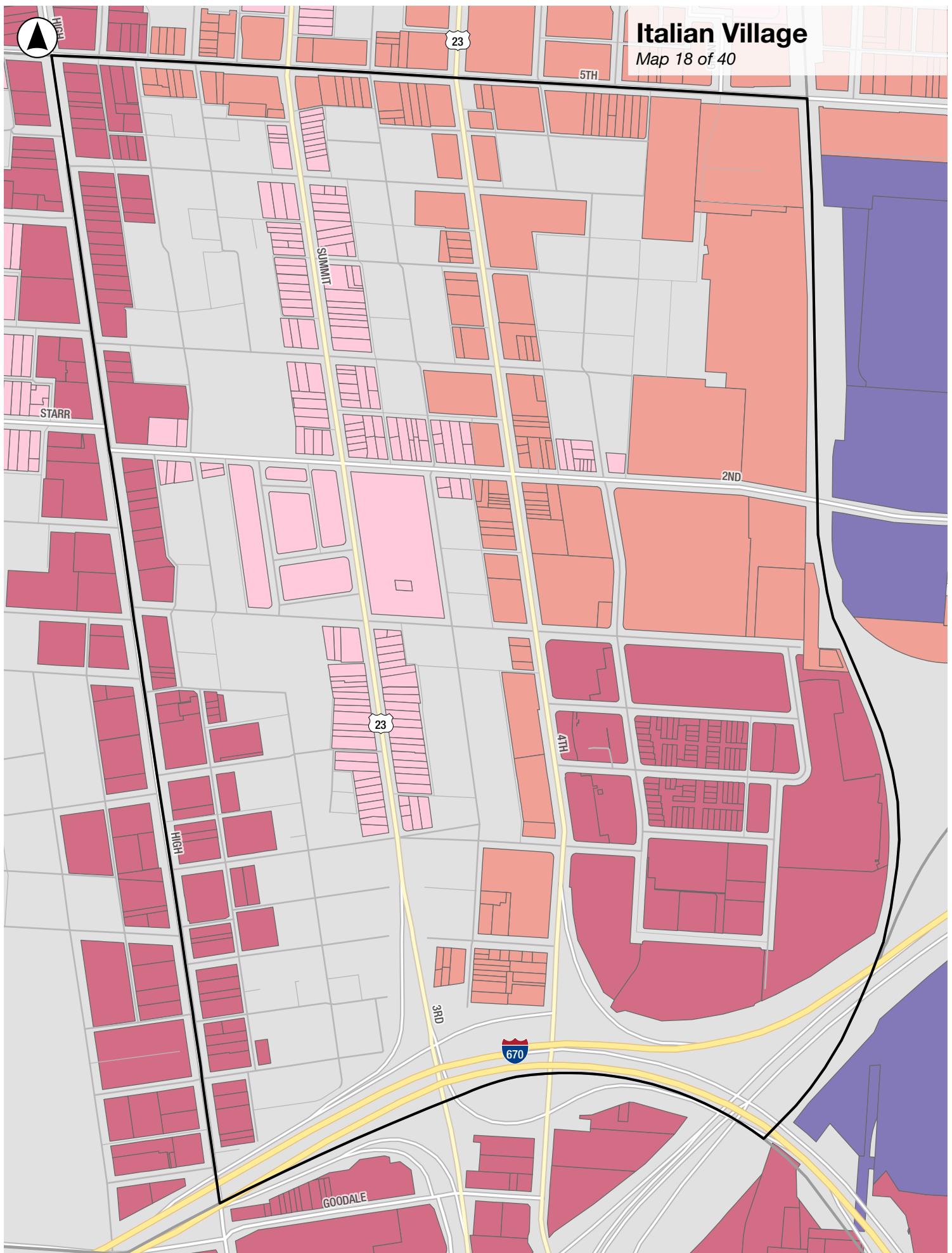






Italian Village

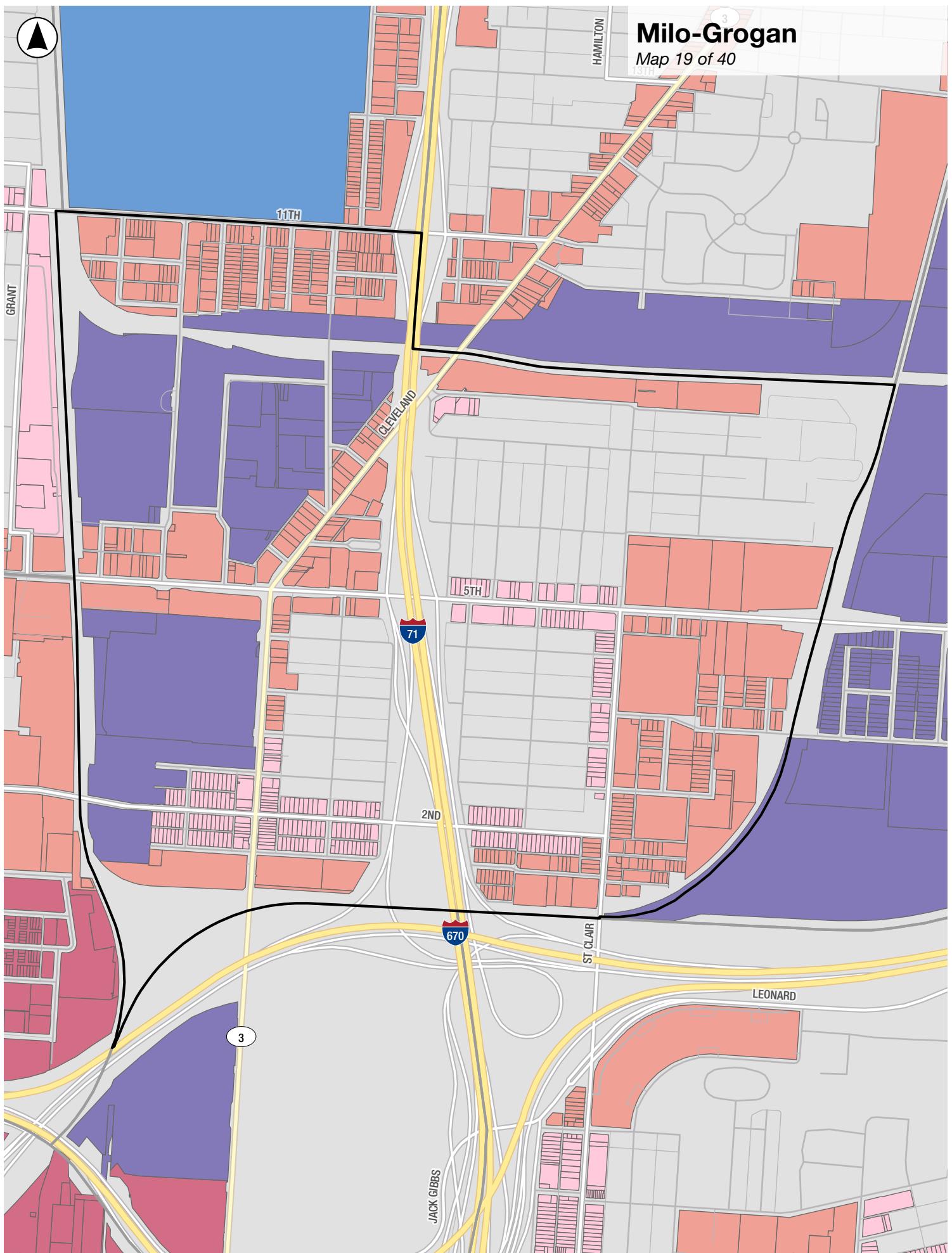
Map 18 of 40

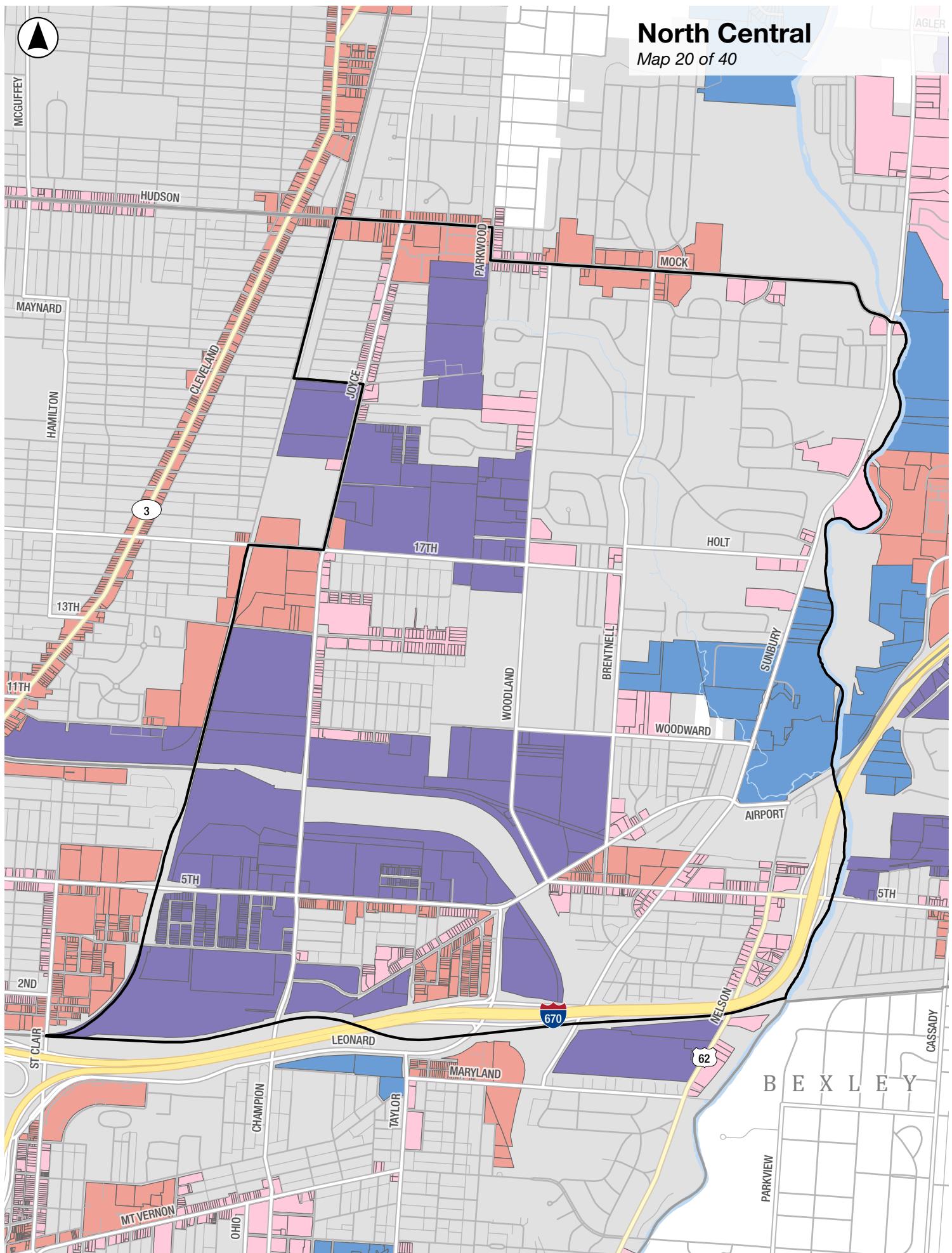




Milo-Grogan

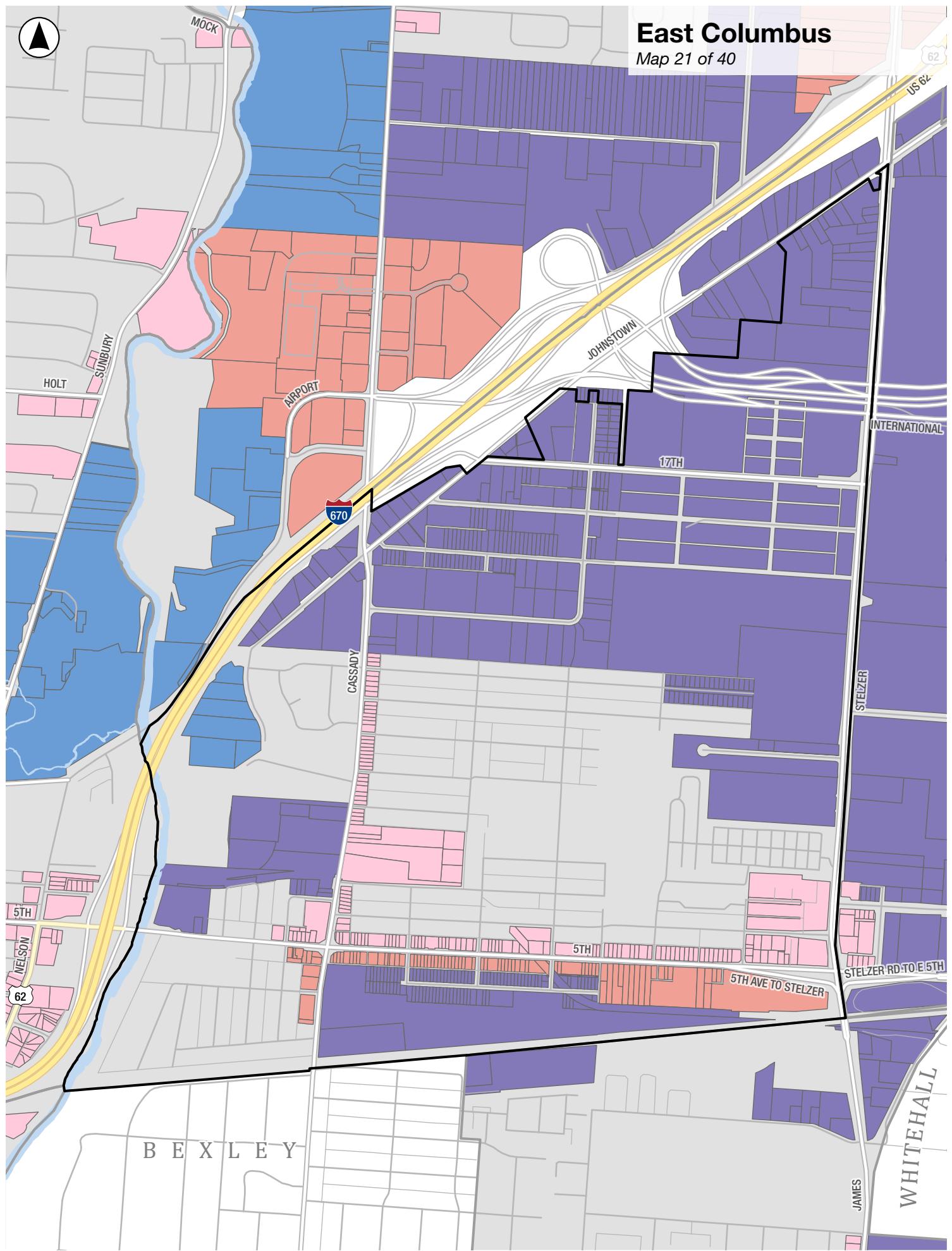
Map 19 of 40





East Columbus

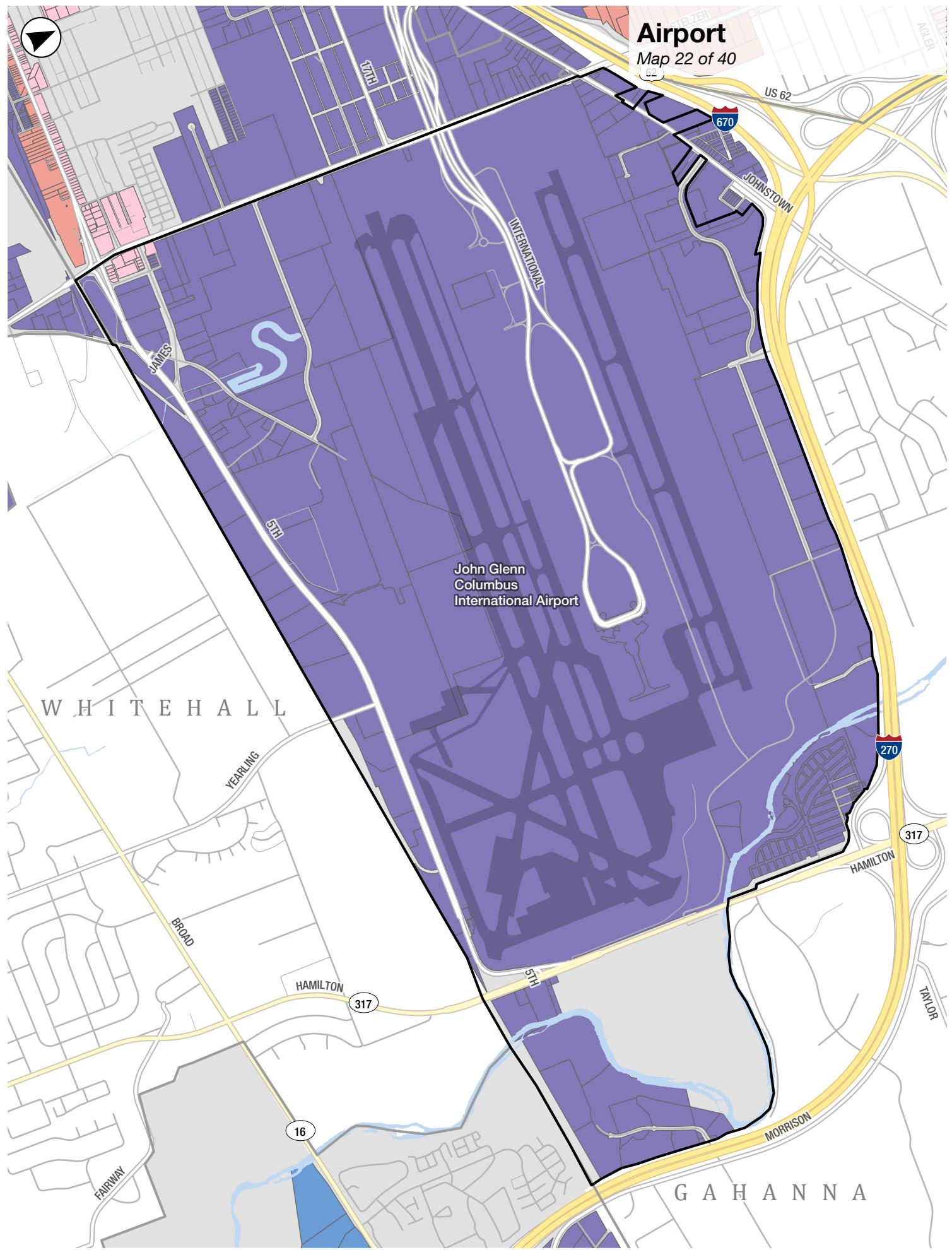
Map 21 of 40





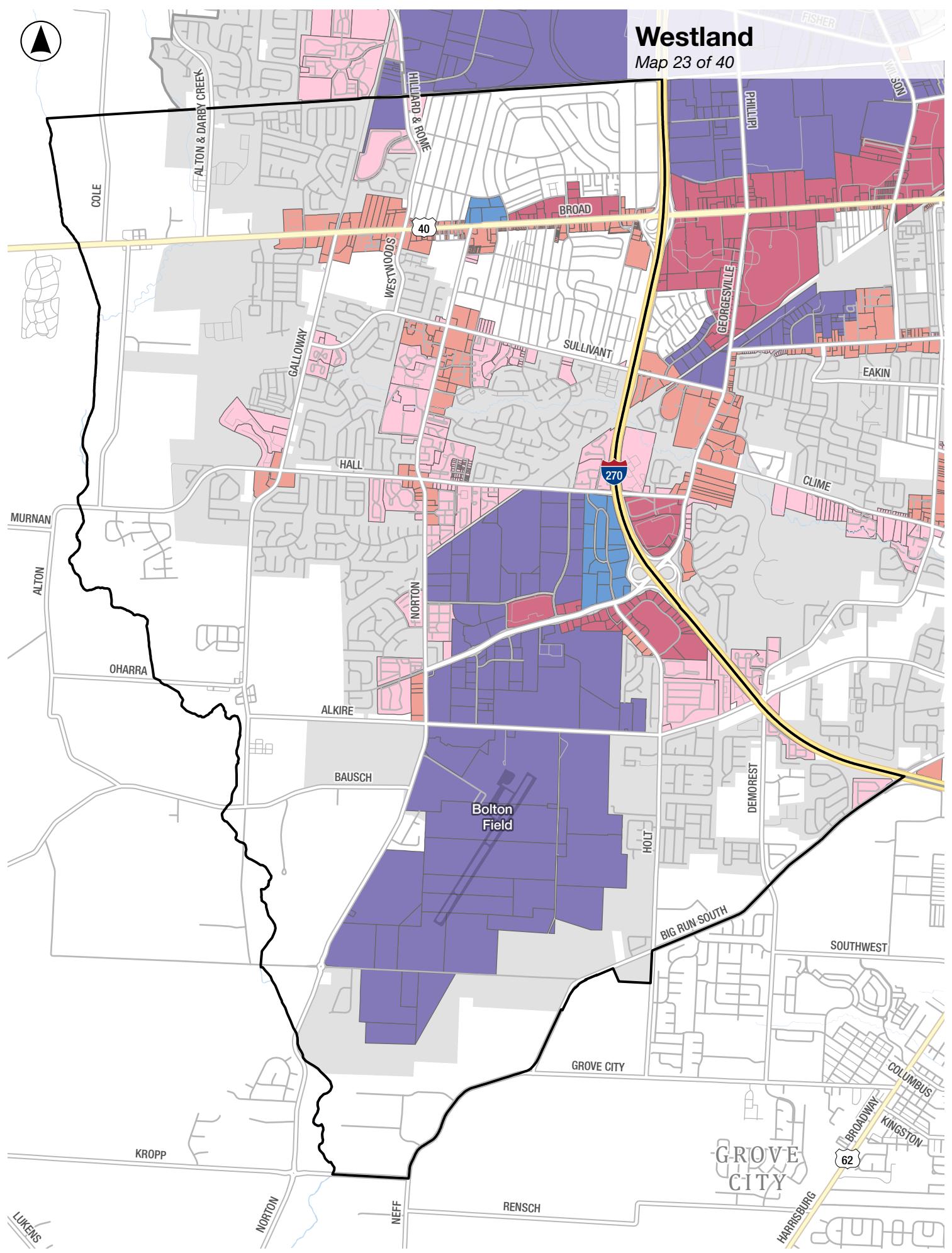
Airport

Map 22 of 40



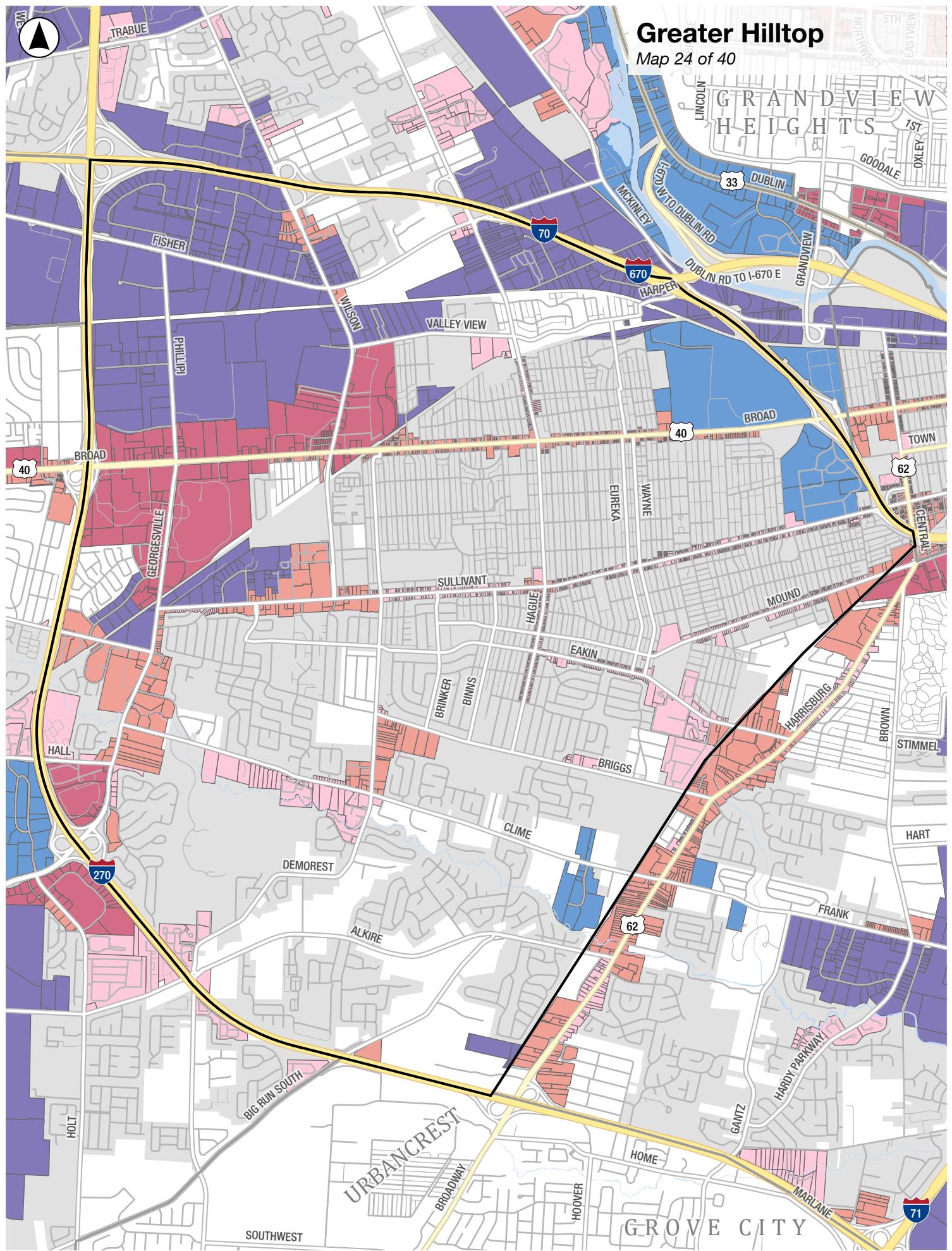
Westland

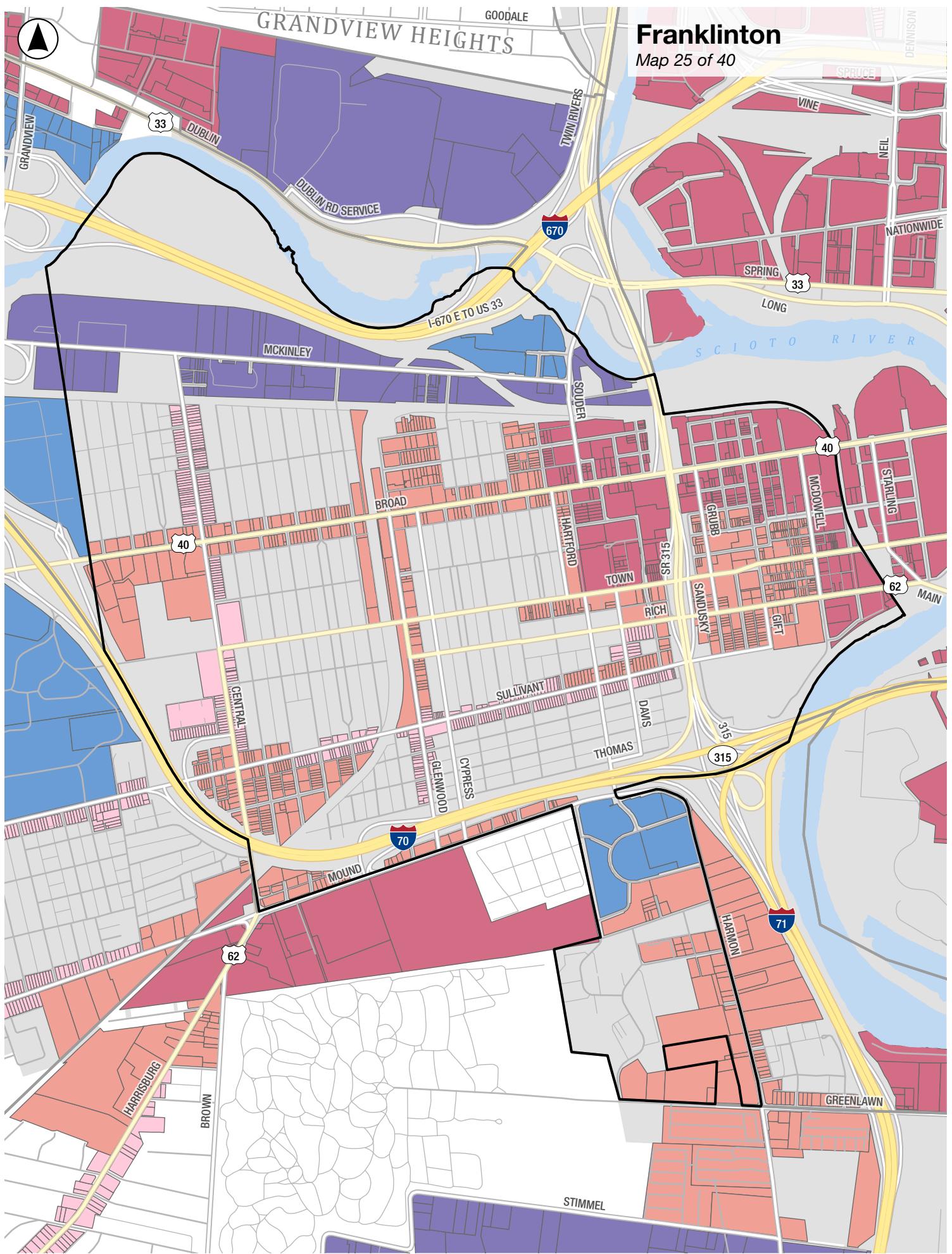
Map 23 of 40

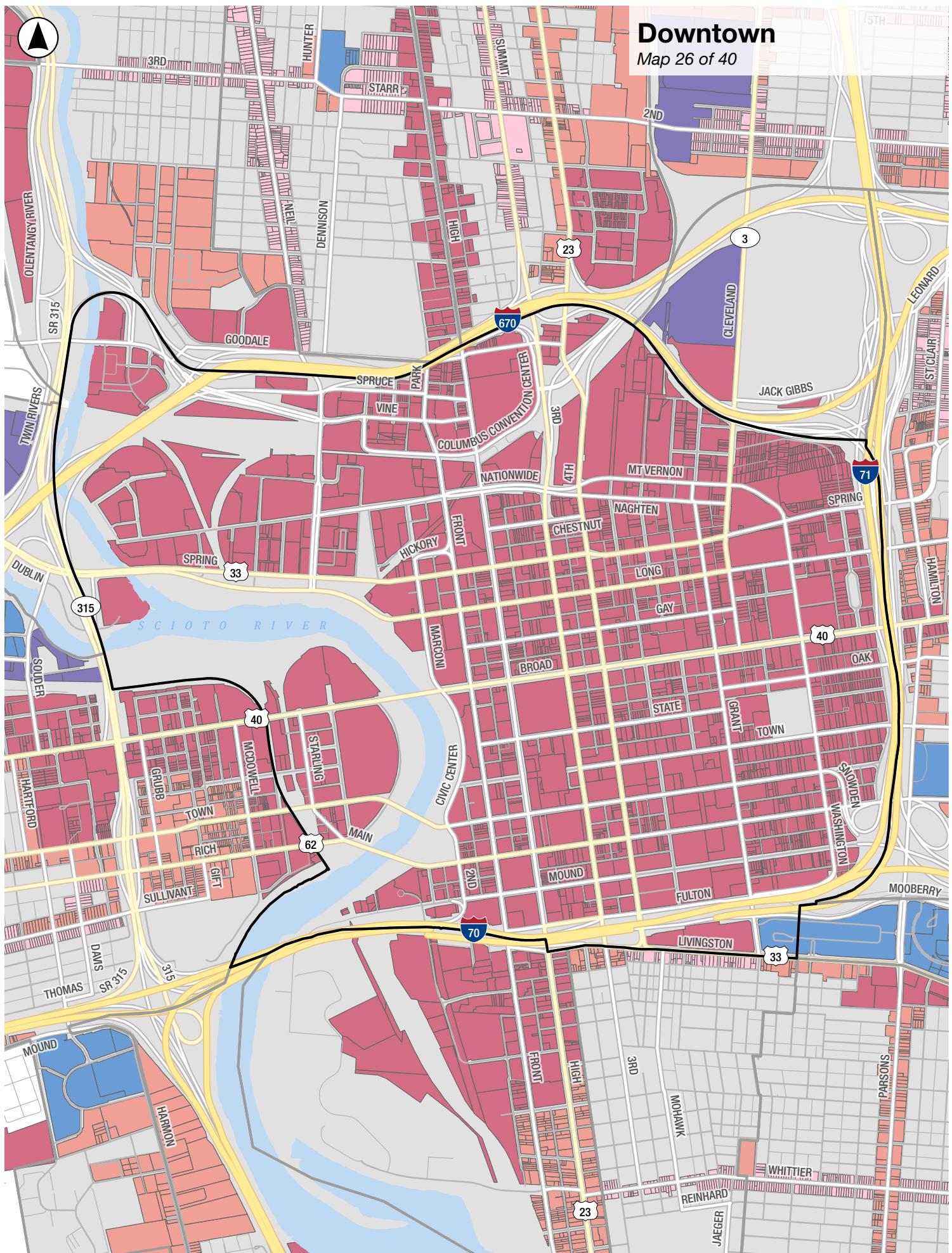


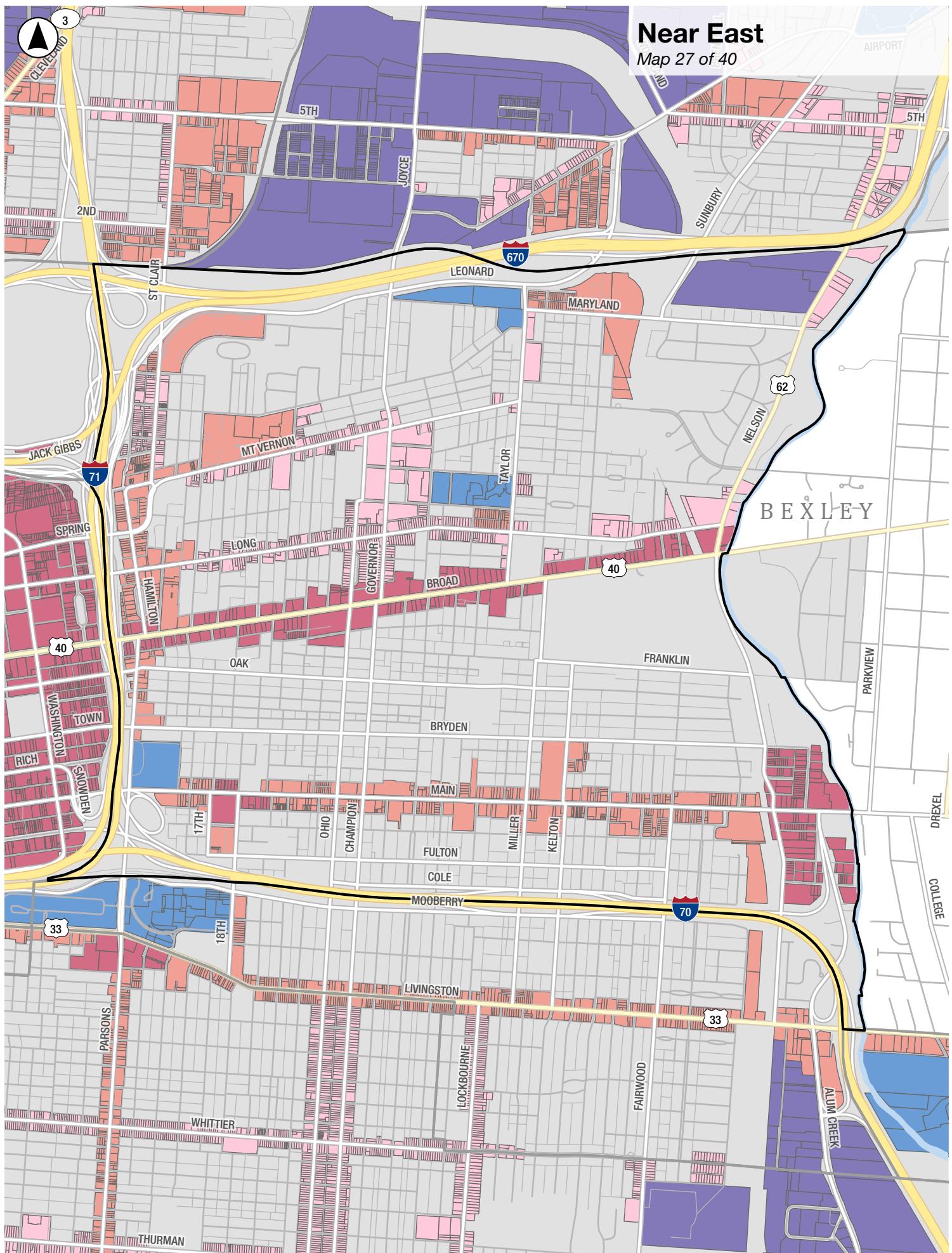
Greater Hilltop

Map 24 of 40



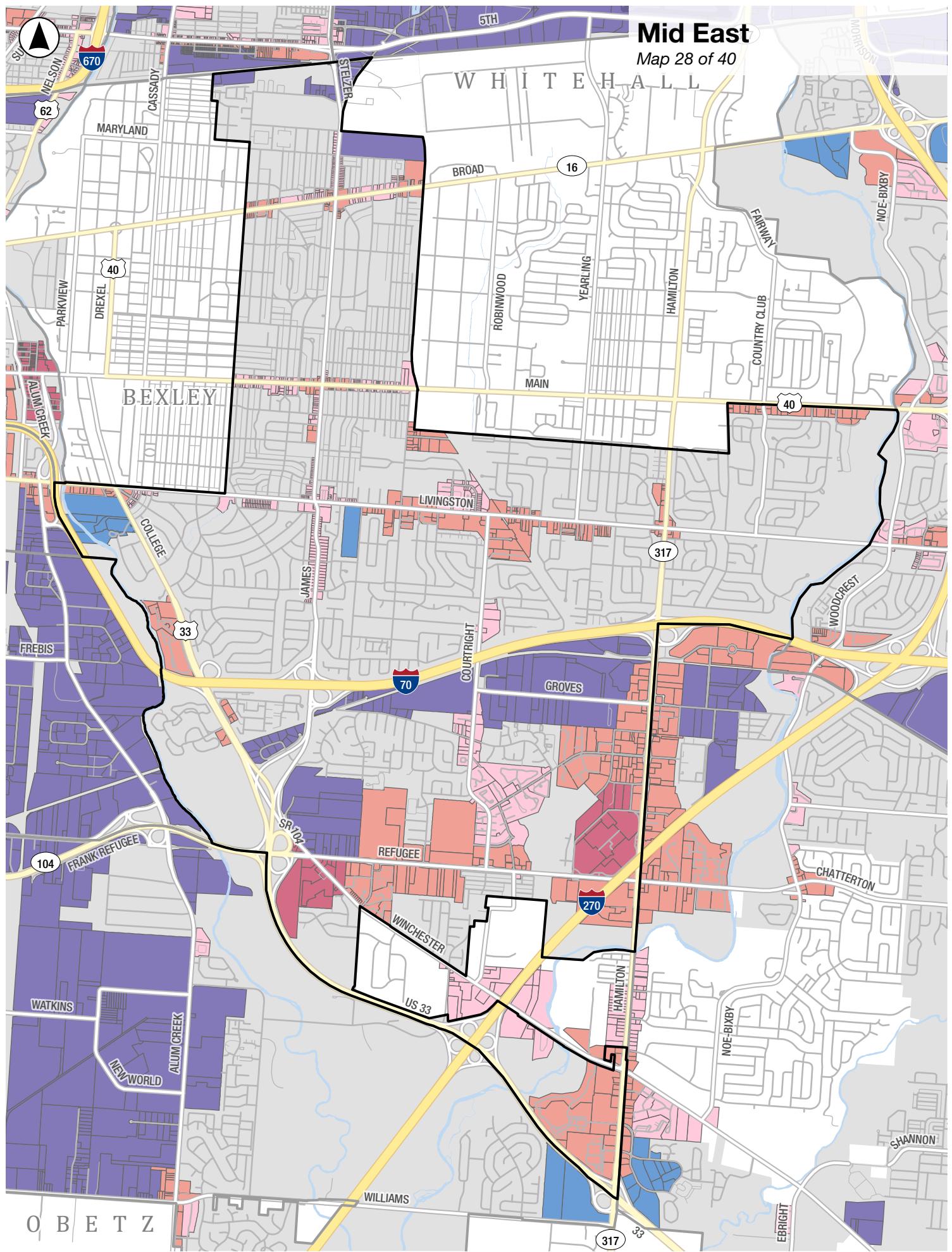






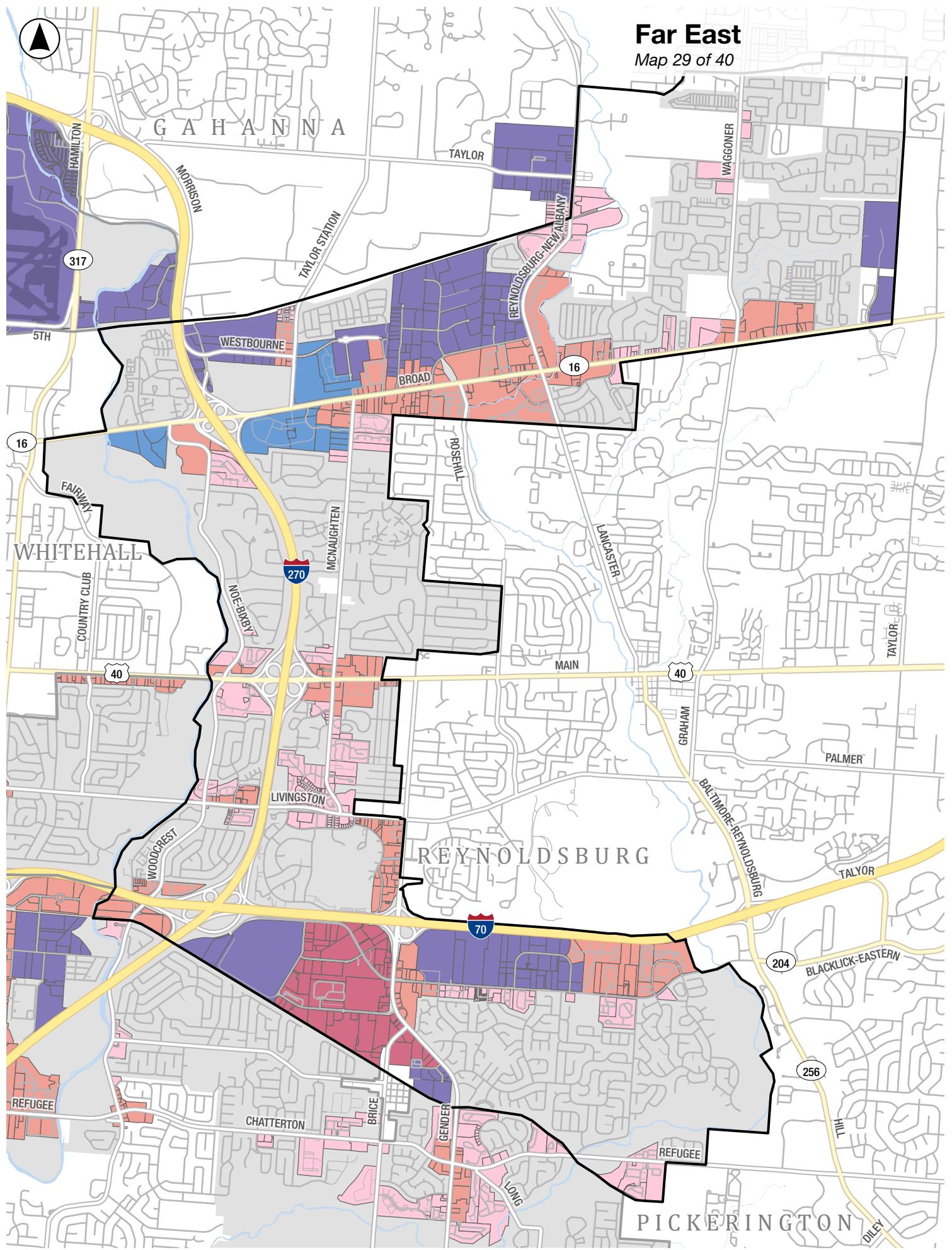
Mid East

Map 28 of 40



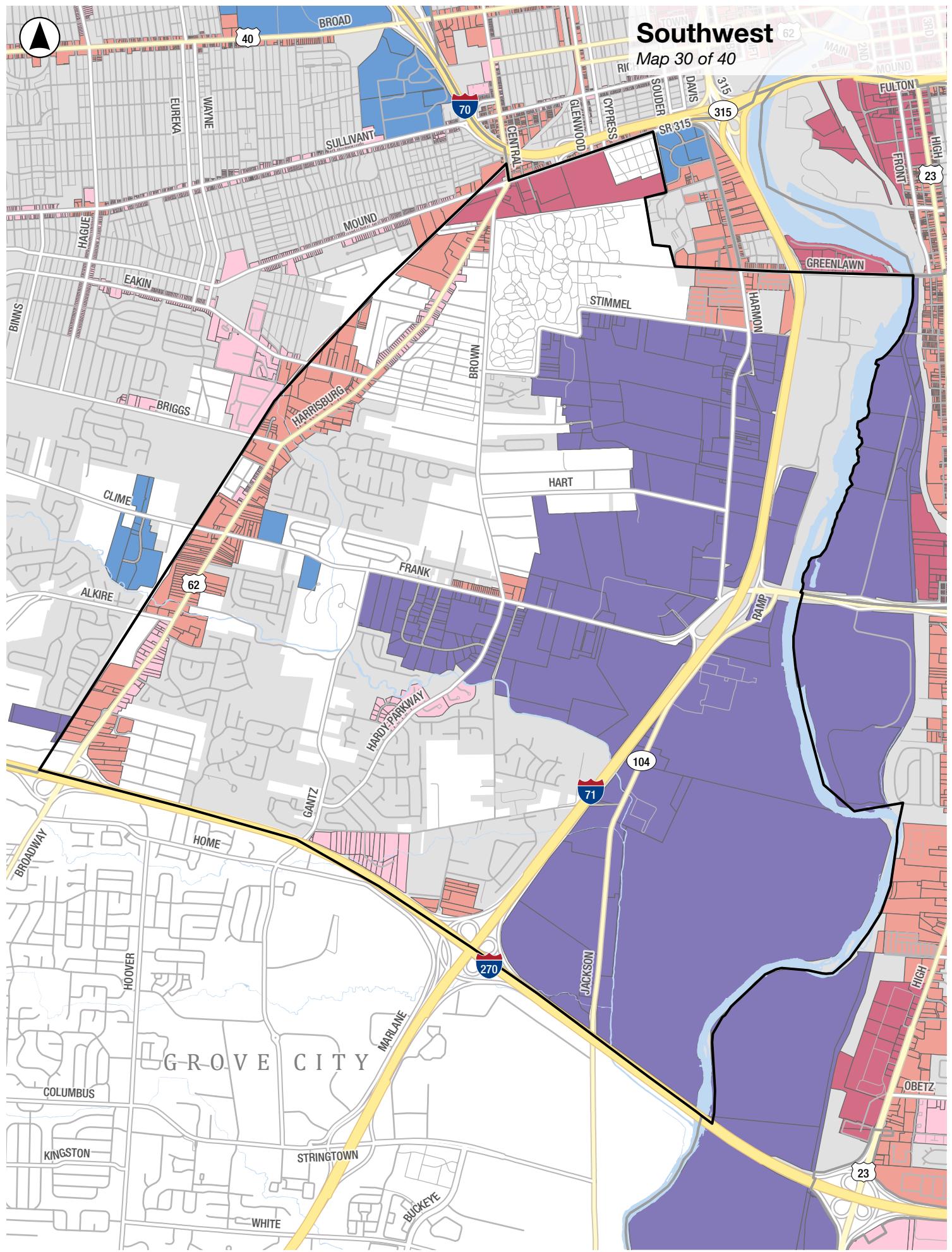
Far East

Map 29 of 40



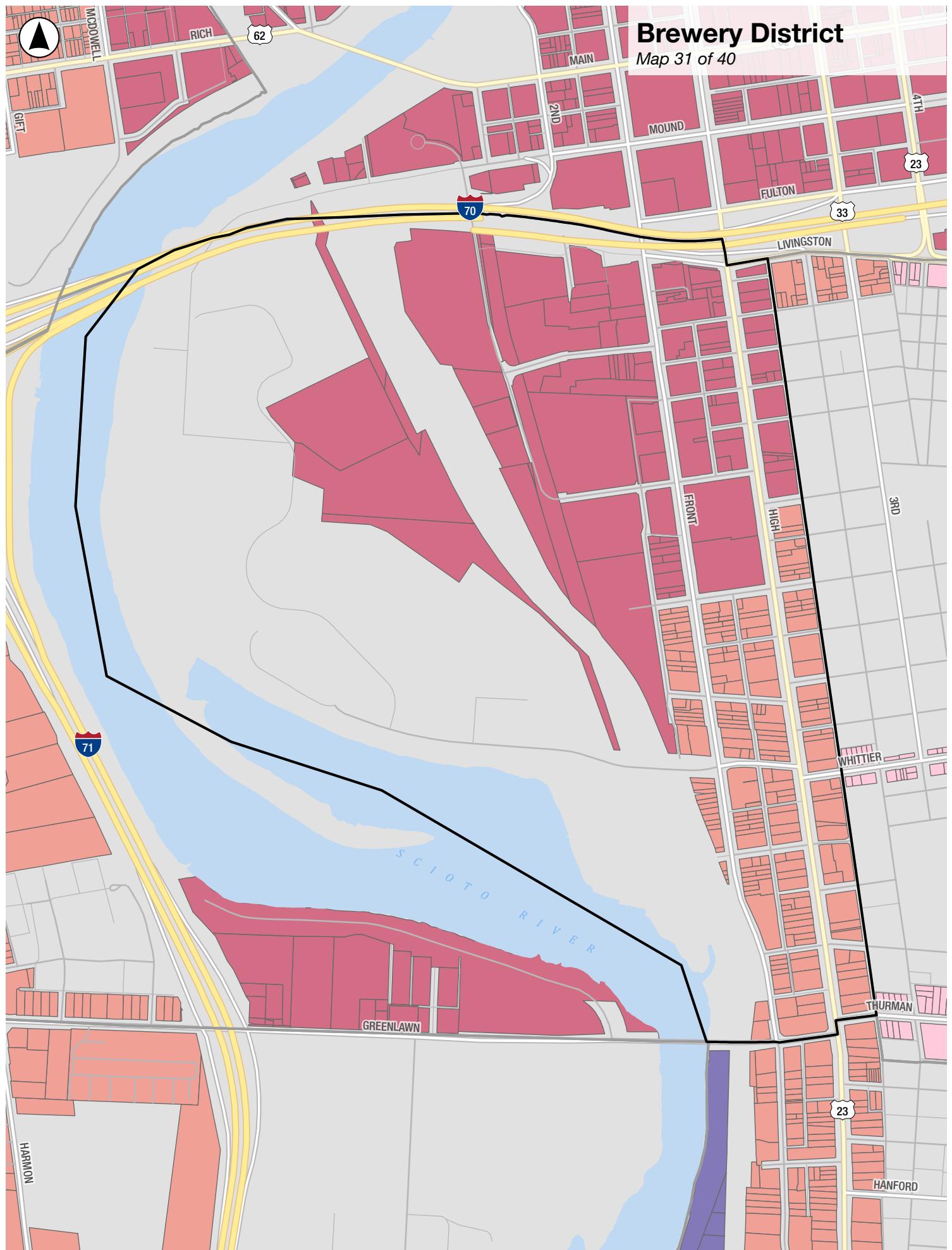
Southwest

Map 30 of 40



Brewery District

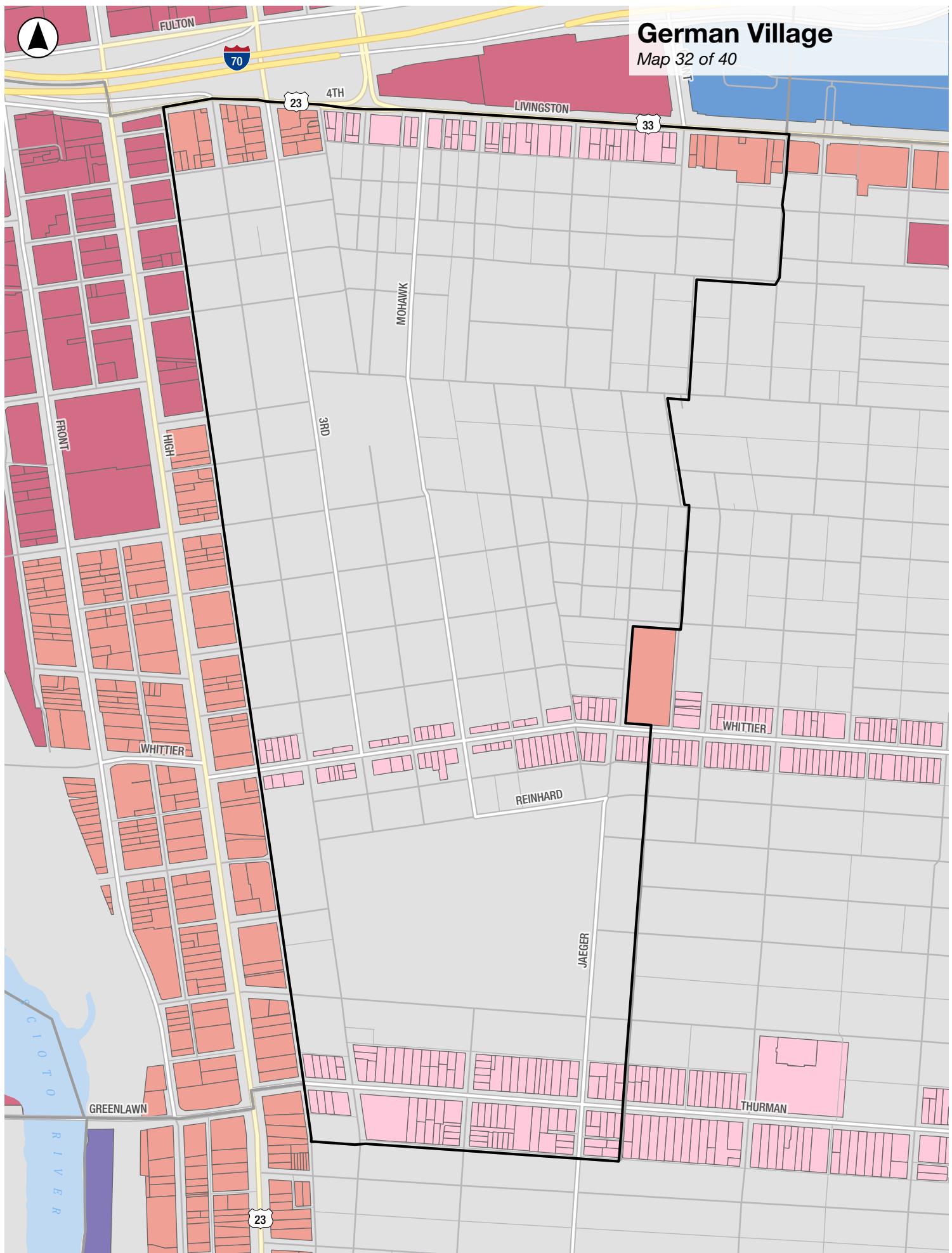
Map 31 of 40





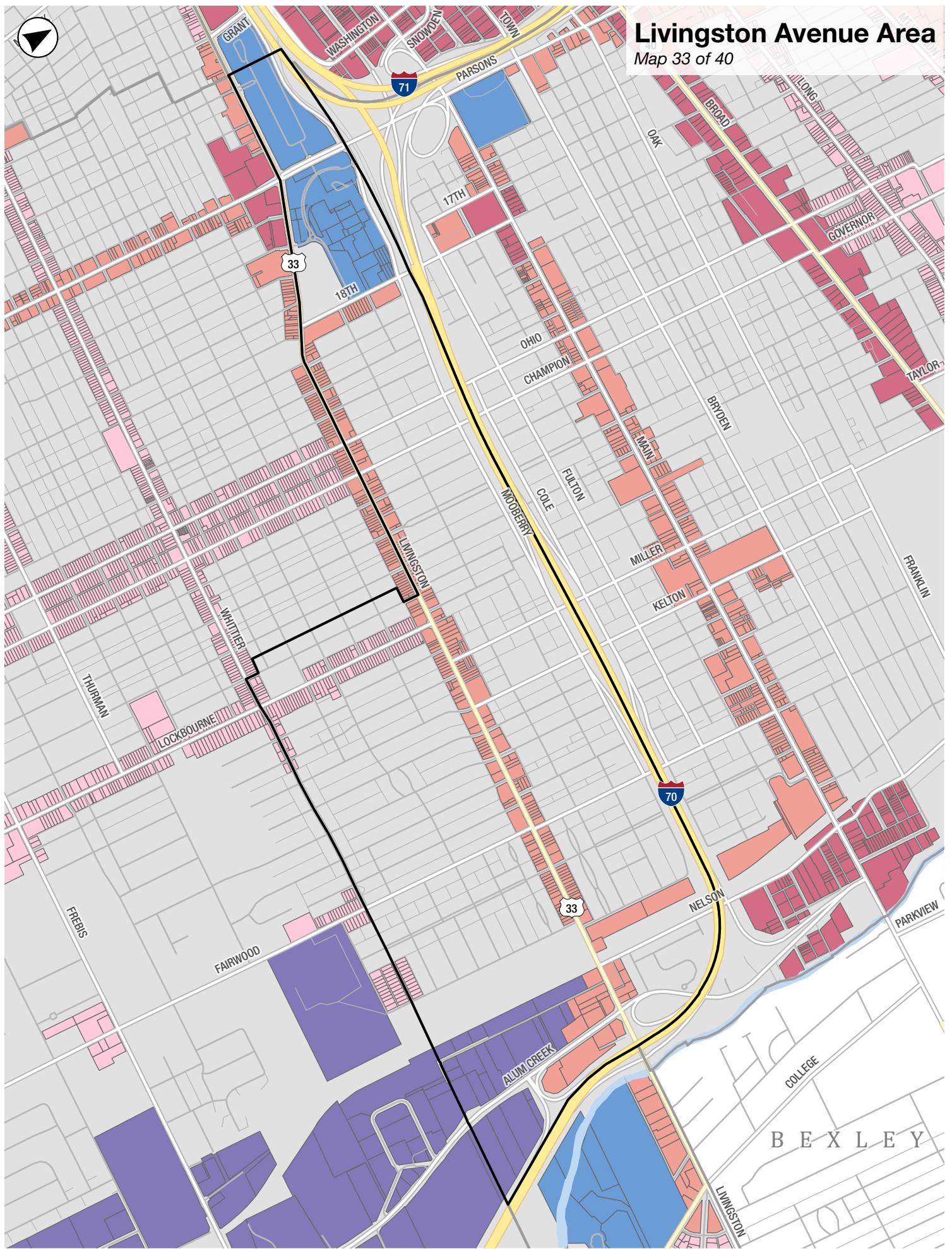
German Village

Map 32 of 40



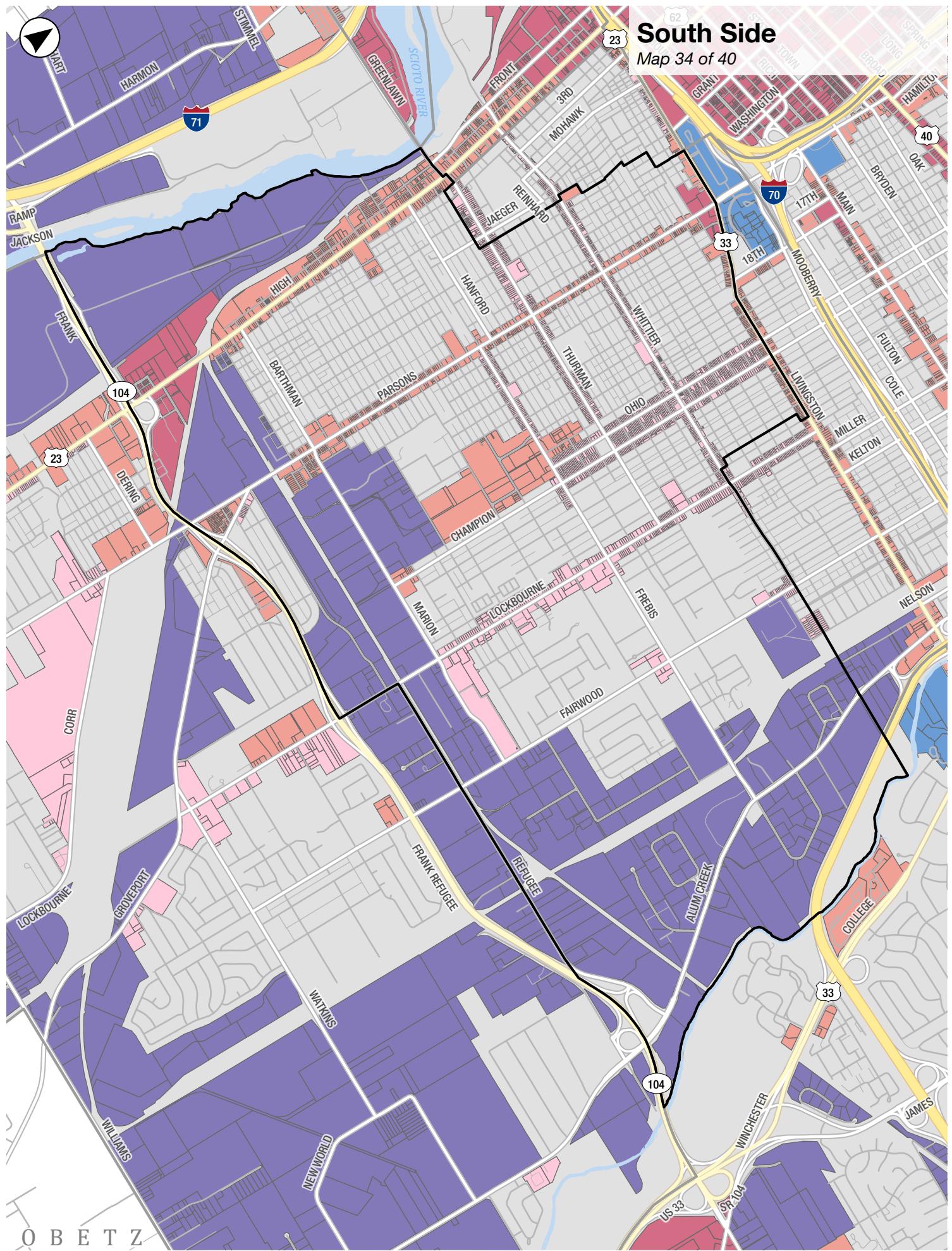
Livingston Avenue Area

Map 33 of 40



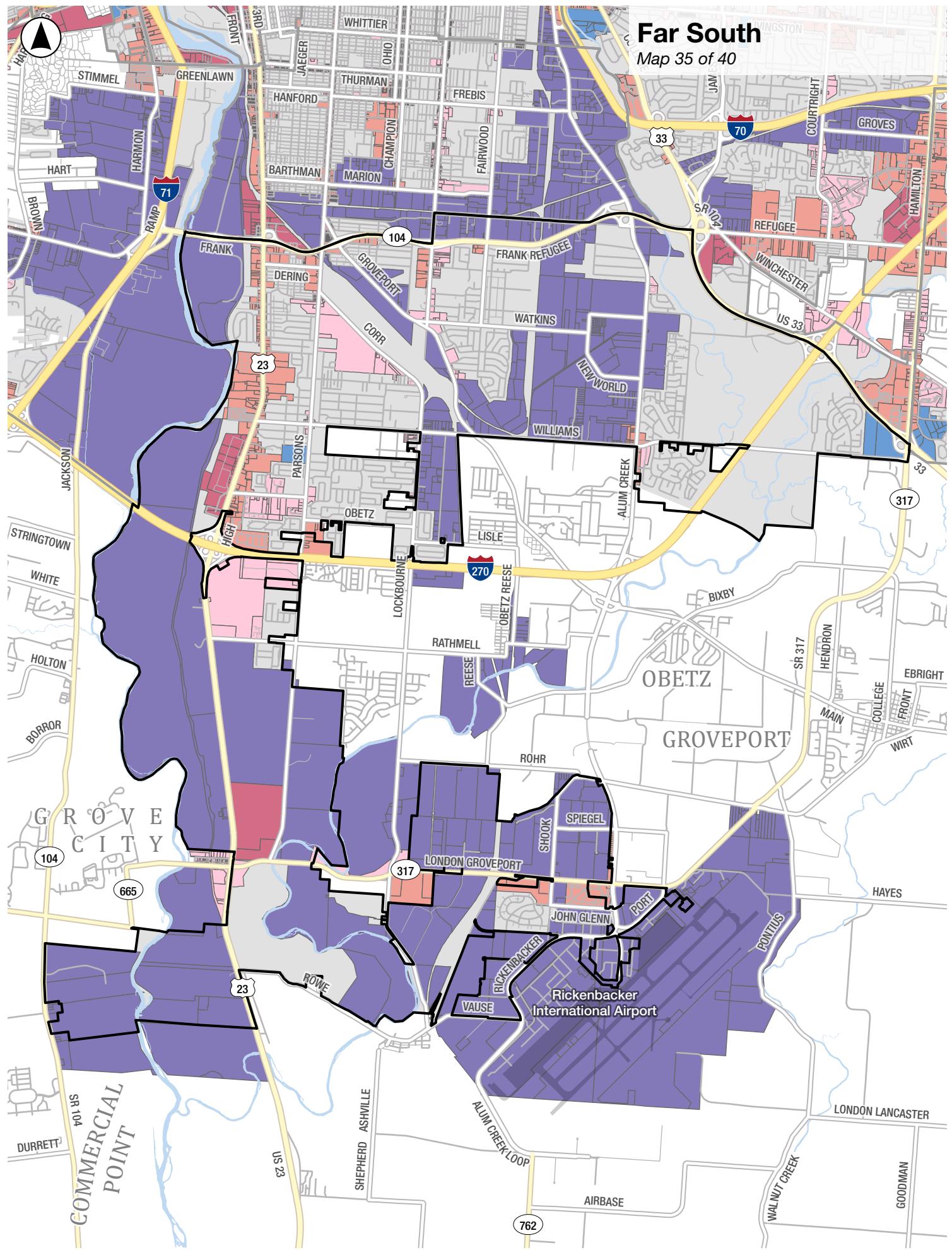
South Side

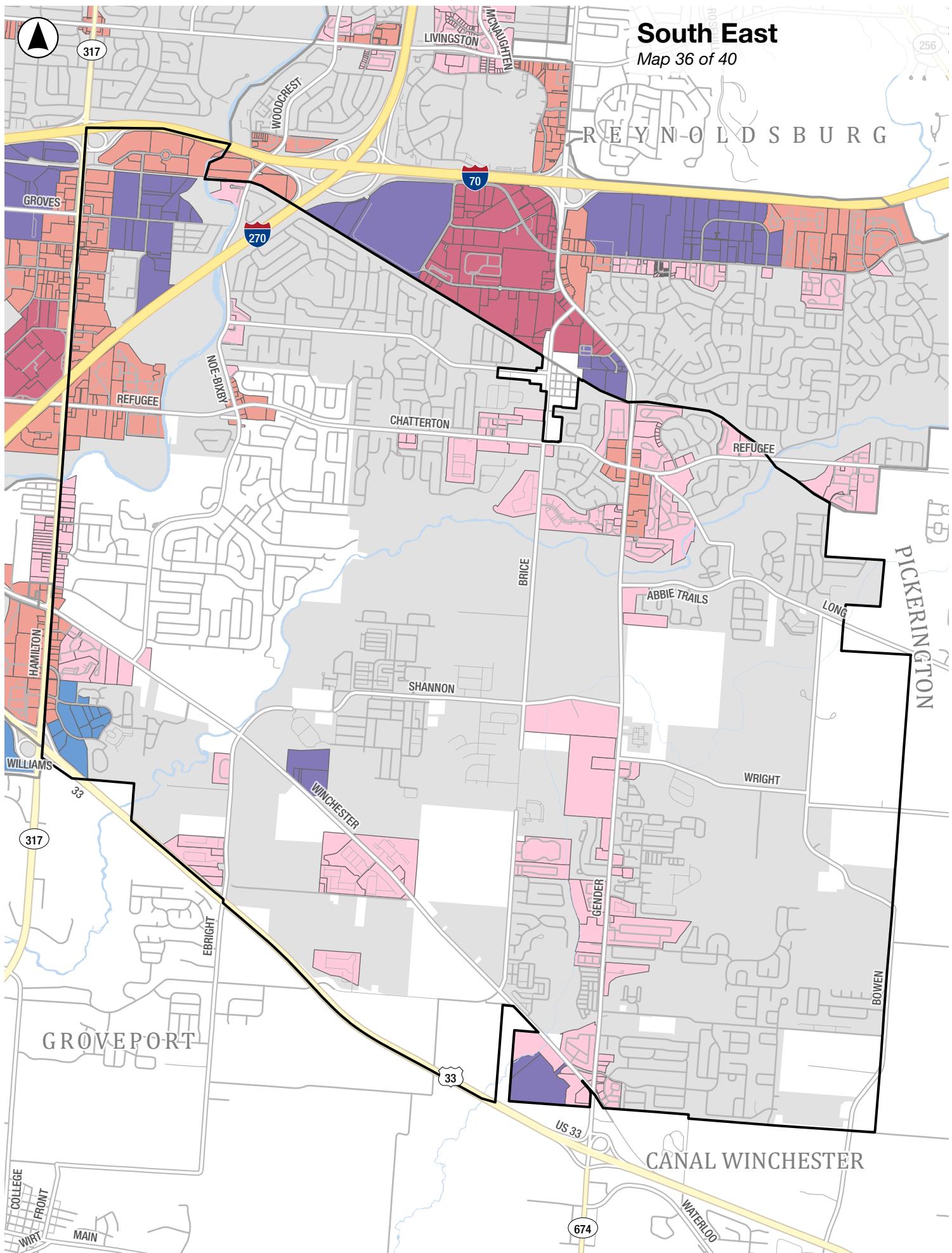
Map 34 of 40



Far South

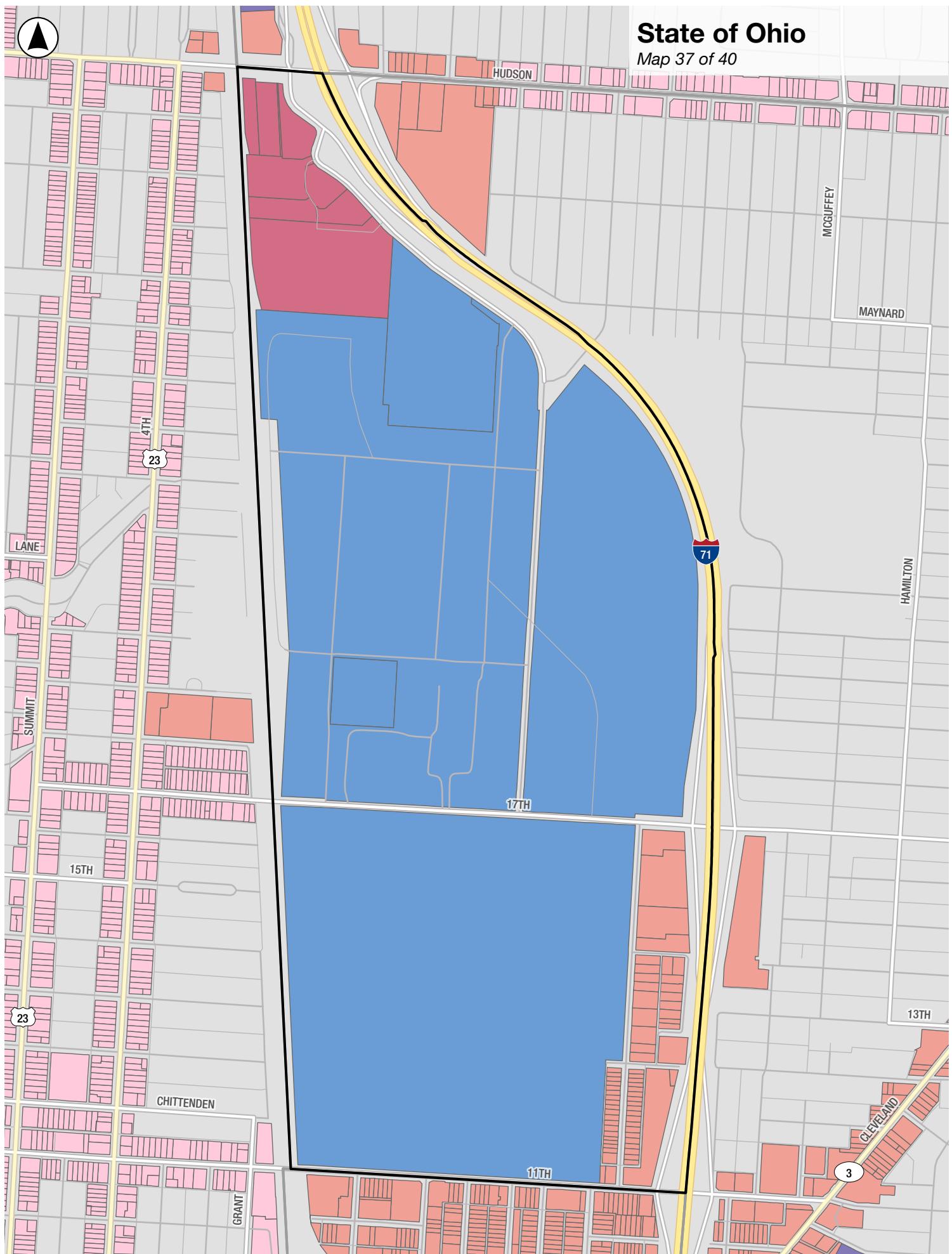
Map 35 of 40





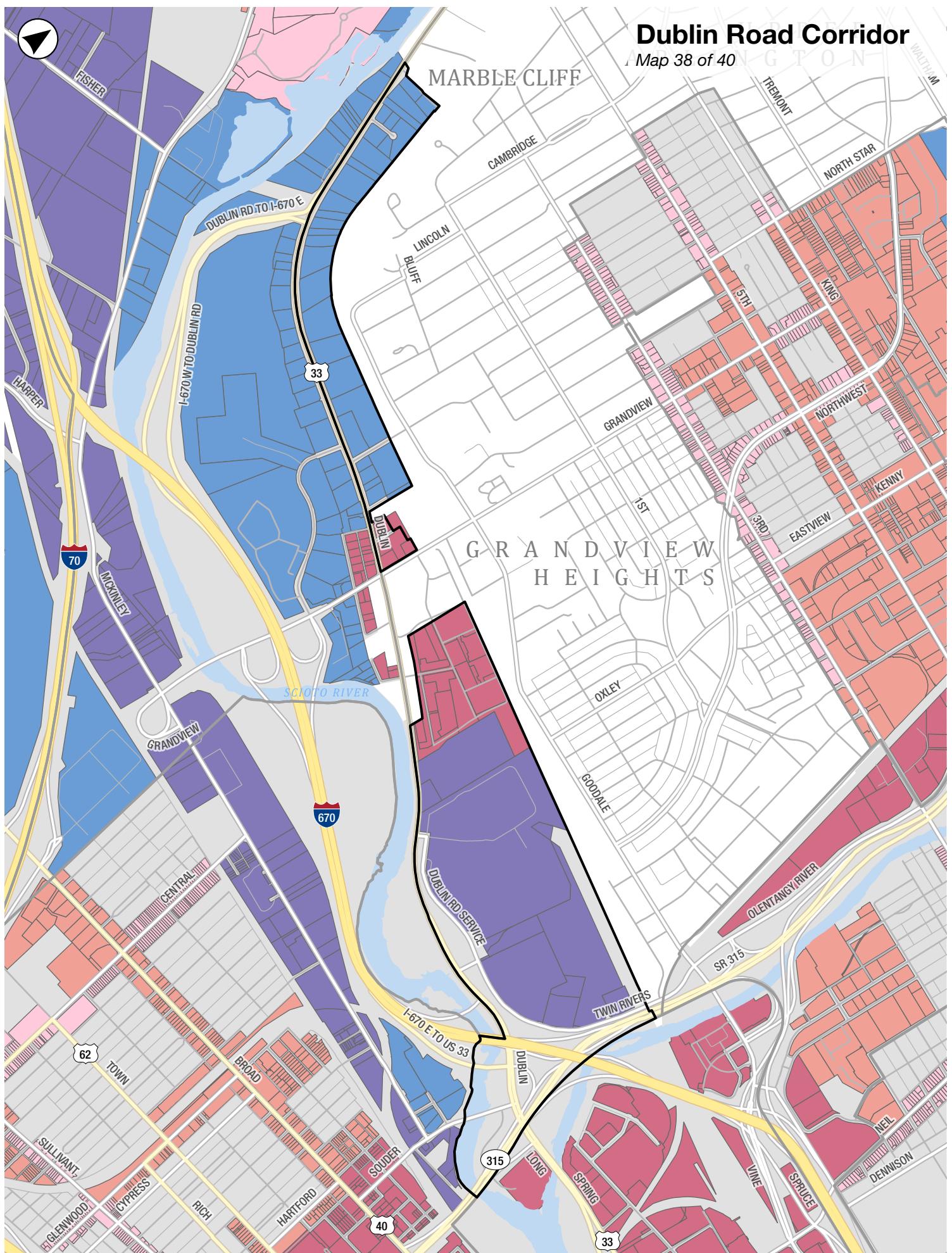
State of Ohio

Map 37 of 40



Dublin Road Corridor

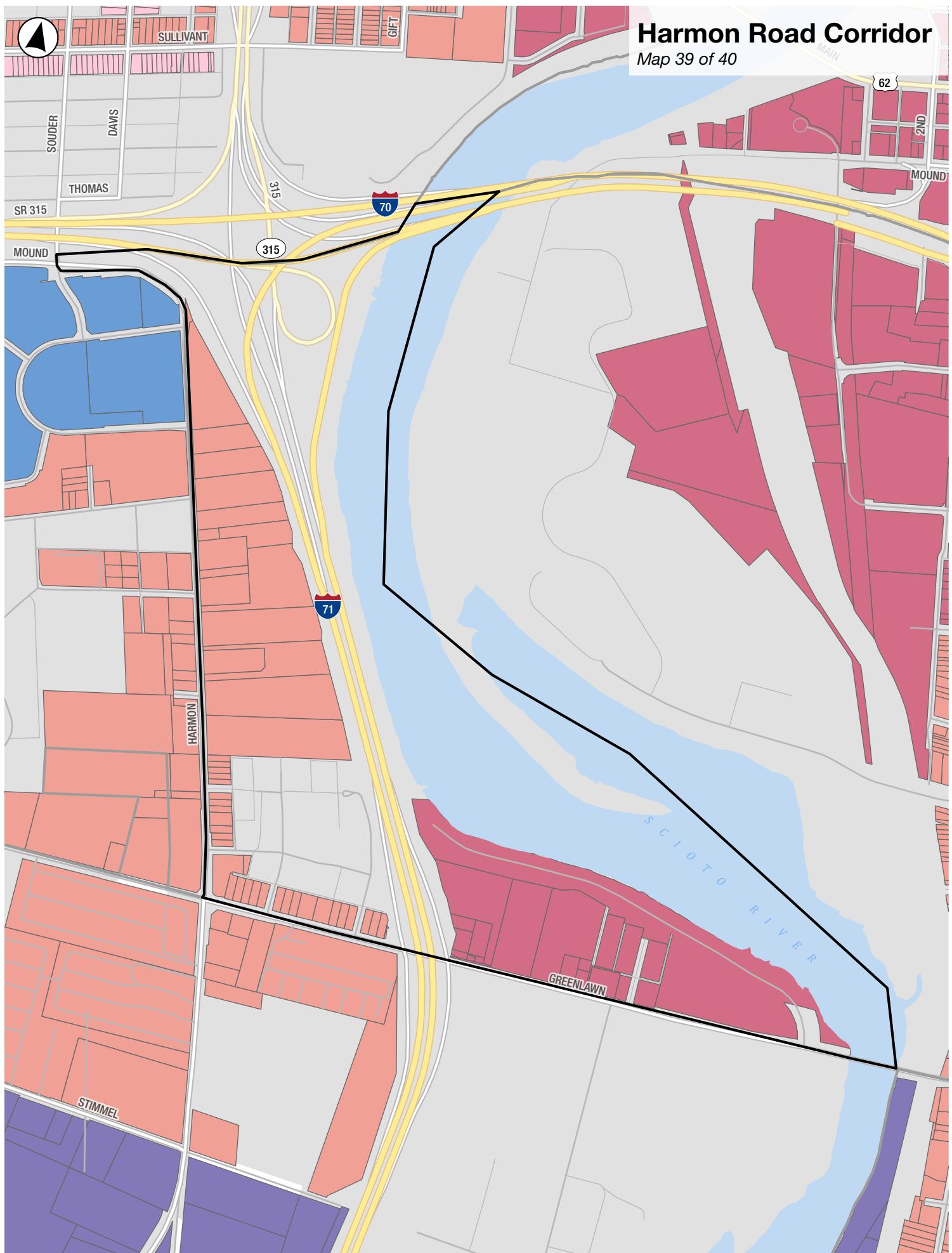
Map 38 of 40





Harmon Road Corridor

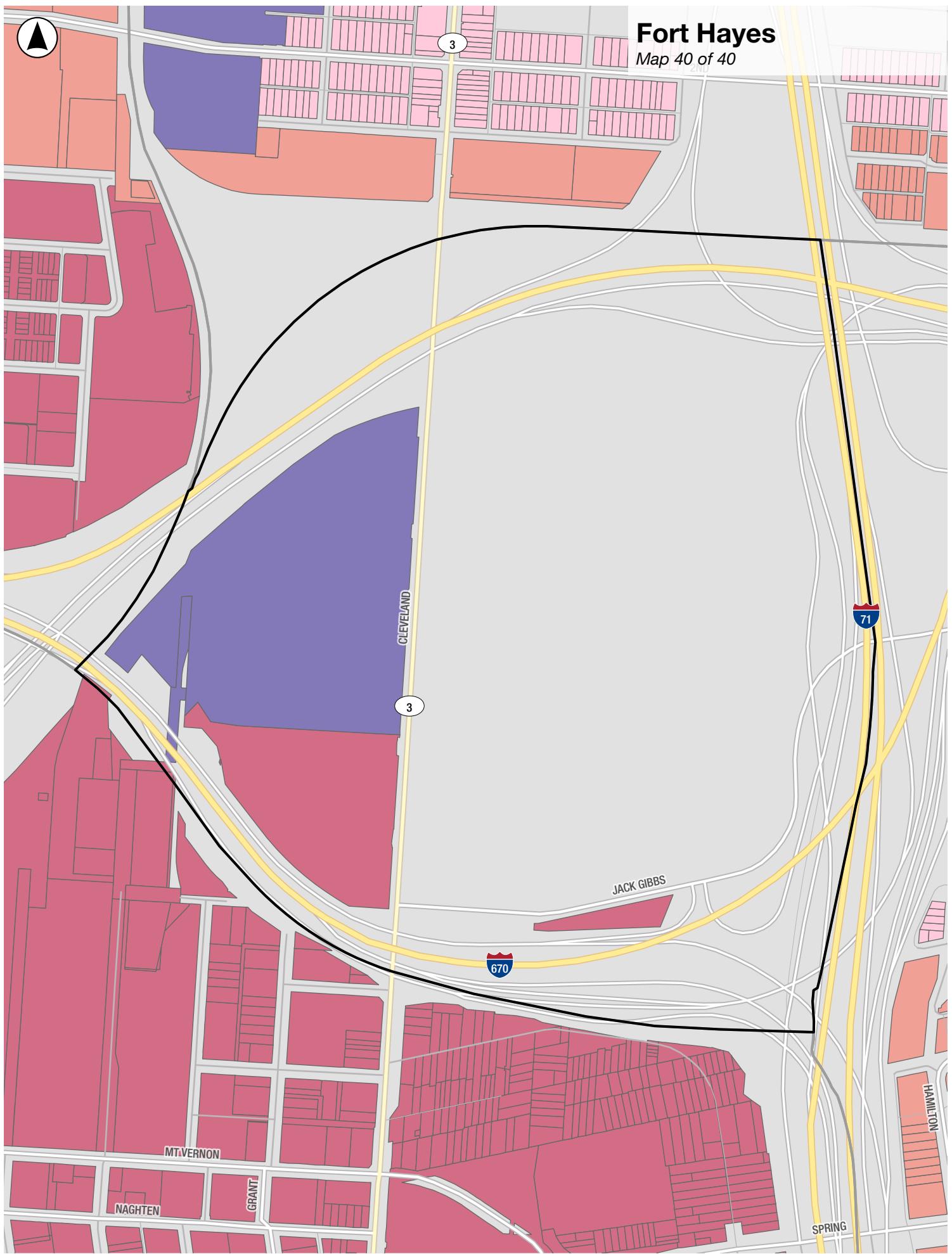
Map 39 of 40





Fort Hayes

Map 40 of 40



November 18, 2025

Mr. Luis Teba, Zone In Columbus Project Manager
Department of Development, Planning Division
111 N. Front Street, Third Floor
Columbus, OH 43215

Dear Mr. Teba,

The Affordable Housing Alliance of Central Ohio is a nonpartisan, nonprofit organization that uses research, education, technical assistance, and advocacy to help close our region's housing gaps.

We know that when land use laws no longer match our needs, affordability suffers. Unnecessary red tape adds costs without value, artificial scarcity drives up prices, outdated mandates supplant consumer choice, and a system dependent on variances or exceptions constrains access and impairs innovation. It is for these reasons and more that AHACO is grateful to the City of Columbus for its ongoing effort to modernize its 70-year-old zoning code and related policies and procedures.

As AHACO assesses similar opportunities throughout the region, we are always guided by the following values that reflect Central Ohio's shared priorities and goals:

Engaged. Modernization includes comprehensive public education, diverse feedback loops, and transparent integration of affordable housing tools.

Justice-Oriented. Because zoning was originally used to exclude and segregate, successful reforms actively pursue justice.

Responsive. Streamlined "green tape" processes create efficient government, reduce costs, and center community needs.

Unified. Synthesizing zoning, design, and funding reforms produce efficient, comprehensive solutions.

Informed. Incorporating prior efforts, like the Regional Housing Strategy, honor experience and expertise already invested in this work.

Current. Codes should reflect today's demand for walkable, accessible, welcoming, and affordable neighborhoods.

Upon review of the latest draft of the Columbus Growth Strategy, we believe it lays a visionary foundation for the future, not only incorporating these values, but translating those values into the action. It reflects a clear mandate to create a diverse and ample housing ecosystem, to support transit-oriented design and environmental stewardship, and to empower residents to play an active role in the evolution of their community. We know that each of these objectives are supported by a super-majority of our neighbors as documented in the recent "Overwhelming" community survey.

Affordable Housing Alliance of Central Ohio | <215 North Front Street, Columbus, Ohio 43215> | www.ahaco.org | 614.344.5027

Beacon 360 Management
The Columbus Foundation
Columbus Housing Enterprise
Columbus Metropolitan Housing Authority
Columbus Urban League
The Community Builders
Community Development for All People
Community Housing Network
Community Shelter Board
COMPASS at Broad Street Presbyterian Church
Creative Housing|Creative Renovations
Fairfield Homes
Finance Fund
Franklin Development Association

Habitat for Humanity MidOhio
Home for Families
Homeport
Homes on the Hill
Huckleberry House
Impact Community Action
Jewish Family Services
Legal Aid Society of Columbus
Lutheran Social Services
Nationwide Children's Hospital
National Affordable Housing Trust
National Church Residences
NRP Group

Ohio Capital Corporation for Housing
Partners Achieving Community Transformation
Preservation of Affordable Housing
The Refuge
Renter Mentor
The RISE Center
Star House
TFC Housing Resources
United Way of Central Ohio
Wallick Communities
Woda Cooper Companies
YMCA of Central Ohio
YWCA Columbus



As such, I want to express our organization's support for the Columbus Growth Strategy. We remain optimistic that this work, combined with other elements of an overarching housing strategy - including funding tools, consumer protections, and resident supports - will continue to grow affordability in our community and protect our quality of life.

Thank you for this opportunity to share our feedback and thank you for your ongoing efforts to support the housing needs of Columbus residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlie J. Boos'.

Carlie J. Boos, Executive Director
Affordable Housing Alliance of Central Ohio



building the dream
in central ohio since 1987

November 19, 2025

City of Columbus Department of Development
Attn: Zone In Team
111 N. Front Street
Columbus, OH 43215

Dear Zone In Team,

On behalf of Habitat for Humanity-MidOhio, I am pleased to offer our support for the City of Columbus's Zone In initiative and the proposed Columbus Growth Strategy, which will be considered at the upcoming public hearing in November and by City Council in December.

As an affordable housing developer and community partner, Habitat for Humanity-MidOhio works every day to connect families to opportunities for safe, decent, and affordable homeownership across our region. We know that outdated zoning policies have long limited where and how affordable homes can be built. The City's efforts to modernize its zoning code through Zone In are important to create a more inclusive, equitable, and sustainable Columbus.

We appreciate the work that Planning and Building & Zoning Services staff have done to create a citywide land use plan that allows for housing development of all kinds throughout the city, while also providing more flexibility for industrial and office development. This approach helps ensure that future growth supports both housing and employment opportunities across Columbus.

Habitat for Humanity-MidOhio supports the adoption of Zone Ins phase 2, the Columbus Growth Strategy, because it provides a strong foundation for modernizing the zoning code, expanding housing options, and creating a more transparent development process. These changes are important to ensure Columbus can prepare for future growth.

Habitat for Humanity-MidOhio supports this important work and encourages the City Council to consider the Columbus Growth Strategy this December to continue advancing equitable development across our city.

Sincerely,

A handwritten signature in blue ink that reads "Brandi AL-Issa".

Brandi AL-Issa
President & CEO
Habitat for Humanity-MidOhio

Brandi Braun AL-Issa, President and CEO

6665 Busch Blvd., Columbus, Ohio 43229 | BrandiAL-Issa@HabitatMidOhio.org | www.HabitatMidOhio.org



COMMUNITY
HOUSING
NETWORK

November 18, 2025

Council Pro Tem Rob Dorans
Columbus City Council- Zoning Committee Chair
90 West Broad Street
Columbus, Ohio 43215

Re: Columbus Growth Strategy: Letter of Support

Council Pro Tem Dorans:

I am writing in support of the City's Columbus Growth Strategy as the Chief Real Estate Development Officer of Community Housing Network, a non-profit supportive housing developer, owner and property manager located in Columbus. CHN values connection, compassionate service, empowerment, creativity and justice. We applaud the Vision for Growth to "build a future that provides opportunities for all residents." The inclusivity and equity implied in this statement makes clear that Columbus is a caring community that understands its success depends on all residents being able to access opportunity. CHN strongly supports the City's vision.

The three guiding principles are also inspiring (Healthy and Complete Communities, Guided Growth and Sustainable Development and High-Quality Design and Neighborhood Vitality) and CHN is excited to see these principles serve as a foundation for Columbus' future land use and design guidelines. CHN perceives that these principles are human centered and will shape the development of our city's built environment to reflect the value of the lives of Columbus residents.

While the City's neighborhood based planning and land use documents have been a valuable source of information regarding the desires of the communities for their land use, these documents were often dated and this could diminish their value. Additionally, these plans did not seem to cover the entirety of the City. The change to a City based land use plan will be more comprehensive and having this plan updated regularly will mean that current information is available in the plan. This will help businesses and developers better understand the goals and direction that the City would like for the land use of Columbus. Having this clarity is important, as it will guide proposals and the land use decisions around these proposals, which should lead to a more transparent and expeditious process to developing land in the City of Columbus.

If you or City staff have any questions about this letter, please contact me at 614-487-6782.

Sincerely,

Ryan Cassell

Ryan Cassell
Chief Real Estate Development Officer



November 17, 2025

TRUSTEES

Carolyn Thurman, Chair
Civic Uplift

Millicent Hurt, Vice Chair
RiverHills Bank

Omar Elhagmusa, Treasurer
Spring Garden Lending

Jason Reece, Secretary
The Ohio State University

Maria Anderson
Berardi + Partners

John Banks
PNC Bank

Taylor Fante'
Colliers International

Elizabeth Lovell
Lovell Educational Services

Amy Rosenthal
National Church Residences

Yohannan Terrell
Warhol & Wall Street

Michael Wilkos
United Way of Central Ohio

Mark Dravillas, Planning Administrator
City of Columbus
111 North Front Street
Columbus, OH 43215

Dear Mr. Dravillas,

I am writing to you today to lend our organization's support for the Zone-In efforts that the City of Columbus has undertaken and is continuing to roll out. Our zoning code was outdated in a refreshment of it was long overdue. As a non-profit, we especially interested in how this impacts affordable housing and creates greater flexibility with regards to site development.

Please let me know if we can provide any additional feedback.

Sincerely,

Sarah Higgins
Executive Director



November 25, 2025

City of Columbus
Department of Development
Planning Division
111 N. Front Street, Third Floor
Columbus, OH 43215

Re: Columbus Growth Strategy

To whom it may concern:

I am writing on behalf of National Church Residences to express our support of the Columbus Growth Strategy.

Headquartered here in Central Ohio, National Church Residences is the nation's largest nonprofit provider of affordable senior housing. In the City of Columbus alone, we have developed, own and operate over 2,000 units in 26 senior and permanent supportive housing communities. Each day, we touch the lives of nearly 5,000 City of Columbus residents, through housing, hospice and home care services.

National Church Residences thanks the City of Columbus for its thoughtful work on the proposed Columbus Growth Strategy. Our region's continued evolution is poised to bring many benefits to our community. Perhaps the most anticipated is a strong and resilient economy that allows our children to find their dream jobs without ever leaving their hometowns, and ensures that we continue offering the quality of life that Ohioans deserve, rich with family and culture.

And while a buoyant economy is universally welcomed, we also know that for Columbus' growth to unlock something truly powerful, we must be planful and proactive about ensuring these benefits accrue to all in our community. That's why we are proud to see housing sufficiency taking such a prominent position, in both our civic dialogue and our policymaking.

For decades, our work at National Church Residences has reinforced for us the notion that abundant, accessible, affordable housing is central to a healthy community. Through dignified housing, we thrive, and through connected communities, we flourish. Over the past five years, we have preserved or added over 1,000 units in the City of Columbus, representing over \$170M in construction value. We've had this momentum because of tools like Zone In, creative





financing like bond packages, and tax abatements. We work nationally, and we've found that other communities should look to Columbus as an example of how to mobilize in this way.

Specifically, we believe that the Columbus Growth Strategy reflects a clear commitment to growing our city in a way that serves people first: every neighbor, at every age, and of every ability. The Affordable Housing Alliance of Central Ohio shows that our housing gap now touches 52,000 severely cost-burdened families in our county every day. The Columbus Growth Strategy not only puts us on a path to closing this gap, but also envisions a future where our seniors remain welcomed and supported as they age.

Imagine a housing community where life stays simple and connected, even as the years pass. Mixed-use neighborhoods mean that a quick walk can take you to the grocery store, the doctor's office, the park, or the church—no car required. Affordable housing ensures that seniors never have to face the heartbreaking choice between paying rent and buying food, medicine, or keeping the lights on. And purposeful design creates spaces where friendships thrive, because staying close to those we love is the foundation of health and happiness well into our golden years.

For these reasons, we wish to share our thanks for the City's work to create this vision, and we are eager to see the fruits of this labor continue to benefit the residents of Columbus for generations to come.

Thank you,

Amy J. Rosenthal
Vice President, Affordable Housing Development
National Church Residences
614-273-3735
Arosenthal@nationalchurchresidences.org

CC: Carly Miller, Project Leader
Corri Page, Public Policy Manager
Tricia Strahler, Director of Public Relations





Mark Dravillas, Planning Administrator
City of Columbus
111 North Front Street
Columbus, OH 43215

Dear Mr. Dravillas,

Arch City Development would like to offer our full support to the city's Zone In project. Allowing greater density on our commercial corridors allows the development community to have flexibility with parking allows us to apply our skills in order to determine what a project NEEDS, not what is mandated. I, for one, appreciate this a great deal.

Please feel free to contact me should you have any questions.

Thank you,

Brian E. Higgins



Luis Teba, Zone-In Project Manager
City of Columbus Department of Development
111 North Front Street, Third Floor
Columbus, Ohio 43215

Dear Mr. Teba:

Following up on my comments at the City Council's public hearing on November 19, I'm writing to provide my support for the "Columbus Growth Strategy" as part of the Department of Development's "Zone-In" work. I'm writing as an individual resident of Columbus and on behalf of Homeport, where I'm the vice president of real estate development.

Homeport is a nonprofit developer and owner of affordable housing throughout Columbus and Central Ohio. The organization owns about 2,900 apartments that serve low-to-moderate-income families and older adults who are vulnerable to escalating prices in metro Columbus' rental market. Homeport also develops for-sale housing and offers for the broader public classes on homebuyer education.

The Department of Development, Mayor Ginther's administration and the City Council deserve lots of credit for complementary work over the past five or more years to promote affordability, housing options, transit options and mixed-use neighborhoods. The first phase and future phases on Zone-In, the bond referenda to finance affordable housing's development and preservation, and the expansion of public transit through COTA's coming bus-rapid-transit lines are all important steps to accomplish these goals.

I appreciate that the second phase of Zone-In promotes flexibility in the City's zoning code and allows commercial and industrial areas to change to mixed-use areas over time. As the physical settings of work change in many industries, it's important that some properties now zoned exclusively for commercial or industrial use can be re-developed for a range of uses, particularly if they're near or surrounded by residential uses. And broadly speaking, academic research shows that increasing the supply of housing is one important factor in improving housing options and affordability. The Columbus Growth Strategy moves in the right policy direction.

Please contact me if you'd like to discuss my letter or details about the legislation. Thank you for your work.



Sincerely,

Aaron Wasserman

Aaron Wasserman
Vice President of Real Estate Development
Homeport
3443 Agler Road, Suite 200
Columbus, Ohio 43219
614-545-4822
aaron.wasserman@homeportohio.org

November 24, 2025

Jason Sudy
800 N 6th Street
Columbus, OH 43215
jasonsudy@gmail.com

Columbus City Council
Attn: Councilmember Rob Dorans, President Pro Tem
Chair, Zoning Committee
90 West Broad Street
Columbus, Ohio 43215

Dear Councilmember Dorans and Members of Columbus City Council:

I am writing to express my strong support for the City's initiative to establish a comprehensive Growth Strategy and Land Use Plan that will form the foundation for future phases of the Zone In Columbus rezoning process. As someone who has spent my career working in urban and regional planning, both in Columbus and nationally, I view this proposed effort as essential to achieving the City's long-term vision for land use, housing, mobility, and economic development.

I offer this perspective based on nearly 30 years of professional experience in planning, including extensive work in land use, zoning, and development policy across the region. In addition, I served for 14 years as an auxiliary faculty member in the City and Regional Planning program at The Ohio State University, where I taught the graduate-level site planning course. That course included significant components related to land use planning, strategic growth frameworks, and zoning. This combination of professional practice and academic experience has given me a broad view of the challenges and opportunities created by outdated or fragmented planning frameworks.

From that experience, I would like to highlight three key reasons why advancing a citywide Growth Strategy and Land Use Plan is both necessary and timely:

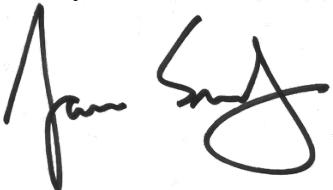
- **Columbus' existing plans are fragmented, inconsistent, and difficult to navigate, even for professionals:** Today's array of neighborhood, area, and corridor plans vary widely in age, content, and structure. Many are decades old; others contain inconsistent or incompatible recommendations. As part of recent work related to transportation planning for the LinkUS Northwest Corridor, I attempted to compile the full set of plans influencing that geography. Even for a seasoned planner, it was challenging to locate, interpret, and reconcile the relevant documents. A unified growth strategy and land use plan would significantly improve clarity, accessibility, and transparency, both for the public and for practitioners.

- **There is misalignment between the City's stated vision for growth and its existing zoning tools:** Columbus has articulated a clear interest in promoting urban infill, mixed-use development, and transit-supportive densities. However, without an updated citywide land use plan, zoning recommendations are being made against a framework of guidance documents that do not align with the existing zoning code. In my role as Chair of the Italian Village Commission, we regularly review requests for rezonings and variances that reveal the gap between current zoning and the City's vision. A unified land use plan would provide the consistent, citywide policy foundation required for clear and defensible zoning decisions.
- **City staff have adopted a thoughtful, phased, and strategic approach, and expanding that approach citywide is the logical next step:** The Zone In Phase 1 effort focused on several high-capacity transit corridors, allowing staff to develop and refine a rezoning approach using well-studied areas with established plans. This “proof-of-concept” approach demonstrated how updated policy and modern zoning tools can work together to support transit-oriented growth. Extending that methodology citywide through a comprehensive Growth Strategy and Land Use Plan is the necessary next phase in realizing the broader goals of the Zone In initiative.

For all of these reasons, I strongly encourage Council to support and advance the Growth Strategy and Land Use Plan initiative. Columbus is at a critical moment in experiencing rapid population growth, major investment in transit, and increasing demand for high-quality urban development. A cohesive and modern land use framework is essential for guiding that growth responsibly, equitably, and sustainably.

Thank you for your leadership on these issues and for your continued commitment to strengthening Columbus' planning and zoning systems. I would be glad to provide additional insights or participate in future discussions as this important work progresses.

Sincerely,

A handwritten signature in black ink, appearing to read "James S. Sager".

Dear Members of City Council,

I appreciate the continued commitment to responsible growth in Columbus. These efforts position our city to welcome new neighbors, strengthen community resiliency and vibrancy, and expand economic opportunity.

The draft Columbus Growth Strategy contains much to value, and it offers a strong foundation for coordinating development as the Zone In process advances. However, I have several concerns about how some sections may be interpreted in practice.

First, I hope the final document distinguishes between small-scale multi-unit homes—such as triplexes and fourplexes—and larger apartment or condominium buildings. Three- and four-unit homes function much like single-family and duplex homes and can blend seamlessly into existing neighborhoods. Treating them similarly would help enable thoughtful, incremental growth while preserving neighborhood character.

Second, while I strongly support protecting natural resources and expanding green infrastructure, I am concerned that some open-space provisions could unintentionally justify outward sprawl instead of encouraging site-appropriate infill development. Clearer guidance could help ensure that open-space goals align with sustainability and anti-sprawl objectives.

Third, with the important work underway on accessory dwelling units, I hope the provision on accessory building placement does not unintentionally restrict homeowners from adding ADUs. On lots with sufficient side-yard space, a well-designed ADU can fit discreetly while respecting contextual setbacks and other requirements.

Finally, as we continue shaping the city's development framework, I hope we maintain flexibility for neighborhoods to grow incrementally. Limiting low-intensity mixed-use classifications only to certain streets could unintentionally exclude the kinds of neighborhood-serving businesses — like local restaurants (think Basi Italia) or home-based enterprises — that add so much character and vitality.

Thank you for your time, consideration, and your ongoing commitment to our community. I look forward to the next phases of this important work.

Sincerely,
Jared Cape



Moody Nolan
300 Spruce Street, Suite 300
Columbus, OH 43215
614.461.4664
modynolan.com

November 18, 2025
Columbus City Council

Members of the Columbus City Council,

I am writing to express my strong support for the Zone In initiative and its vision for the future of Columbus. This effort represents an important step toward fostering sustainable growth and creating a city that works for all residents.

Columbus has a rich and complex history. For decades, our community has faced challenges rooted in racial and economic segregation—issues that have shaped neighborhoods and limited opportunities for many. These patterns did not arise overnight; they are tied to historical forces, including the Great Migration, when African Americans moved from the South to northern cities like ours seeking freedom, dignity, and economic opportunity. That movement brought incredible cultural and economic contributions to Columbus, but it also exposed systemic inequities that we must continue to address. It is important to acknowledge that our zoning code, created 70 to 80 years ago, played a role in reinforcing these divides. In the past year, we have taken the first important steps to “un-design the red lines,” signaling a commitment to dismantling barriers and building a more inclusive city.

Zone In offers a framework to ensure that development is inclusive, equitable, and forward-thinking. As someone deeply invested in the built environment, I can say that navigating Columbus’s complex and outdated zoning has been one of my greatest professional challenges in my efforts to do good work. Simplifying and modernizing these regulations is essential—not only for those of us working to create vibrant spaces but for the residents who deserve communities that reflect our shared values: places where diversity is celebrated, housing is attainable, and economic mobility is possible for everyone.

Looking ahead, the potential of Columbus is extraordinary. We have the talent, the resources, and the spirit to become a model city for innovation and inclusion. Zone In is not just about zoning; it is about shaping a future where every resident has a stake in our success.

I urge the Council to support this initiative and help us build a Columbus that honors its history while boldly embracing its future.

Thank you for your leadership and commitment to our city.

Sincerely,

Jonathan Moody
FAIA, NOMA, NCARB, LEED AP, FITWEL
CEO
Moody Nolan

MINDY JUSTIS | Co-Founder • Neighbors for More Neighbors Columbus
Advocacy Chair • Downtown Residents Association of Columbus
she/her • 614-460-1752 • mindyjustis@gmail.com

ChairDorans, Members of City Council and City Staff:

I'm writing to share my strong support of adopting the Columbus Growth Strategy and continuing the Zone In process that Mayor Ginther and this Council previously championed. As a co-founder of Neighbors for More Neighbors Columbus, a long-time Columbus kid, and someone who has worked in and around our civic and housing systems for nearly twenty years, I see the need to keep our collective foot on the gas in comprehensively modernizing policies to serve our future.

I want to acknowledge something up front: this work is not easy. The amount of technical, community, and policy work required to get us here has been significant. I want to take a moment to acknowledge the dedication of staff who I personally saw out in the community throughout the past few months. I was present for a lot of project work, and I genuinely can't recall a time when I didn't also see someone from the building or zoning teams out talking with residents, answering questions, or helping people understand the process.

The Growth Strategy represents an important, encouraging next step in filling a policy gap in existence for decades. It reflects what I've seen professionally for years. We need:

- Flexibility in land use, not rigid prescriptions
- More housing options of all types and in all types of places - not just along our density-focused corridors
- A clear path for transitioning legacy industrial land into thriving, mixed-use places

Phase 1 in 2024 laid essential groundwork, and I want to applaud the Administration - under the leadership of Mayor Ginther - for continuing to advance an effort that is both a massive undertaking and a critically important investment in Columbus's future.

As someone who grew up here - and as someone who has felt firsthand the effects of limited housing supply, rising costs and slow land-use adaptation - I know how important it is that we plan proactively and intentionally. I'm proud to support this legislation and excited for the future of our great city.

Thank you for your consideration,

MINDY JUSTIS | Co-Founder • Neighbors for More Neighbors Columbus
Advocacy Chair • Downtown Residents Association of Columbus
she/her • 614-460-1752 • mindyjustis@gmail.com

Mindy Justis



671 South High Street
6th Floor
Columbus, Ohio 43206
614.224.8446

Mr. Luis Teba
Zone In Columbus, Project Manager
City of Columbus

November 25, 2025

Dear Mr. Teba,

I am writing to voice my support for the Columbus Growth Strategy and the process by which it was drafted.

My name is Beth Long, Vice President of Originations at OCCH, a nonprofit based in Columbus, its mission is to ‘advance the preservation, production, and management of affordable housing through collaborative partnership and innovative thought-leadership’.

OCCH, and its affiliates, serve many roles in the affordable housing space. We are a syndicator, utilizing the Low-Income Housing Tax Credit program; a CDFI lender, providing flexible and low-cost capital for community development; a management company, providing services and supports to nearly 3,000 residents; a training platform, providing resources to property managers and developers; and a philanthropic entity that supports residents and neighborhoods by expanding educational and economic opportunity.

OCCH works across a 12-state footprint and has gained many insights into how various communities work to address a national housing supply shortage and affordability challenge. At OCCH we are proud to know that our hometown of Columbus remains a leader and innovator in addressing these concerns.

The recent \$500 million affordable housing bond will create and preserve affordability for thousands of families, while providing resources and policies to deter eviction and ensure that small setbacks don’t spiral into homelessness.

In addition to my work at OCCH, I am a resident of Columbus as well as a graduate of the Ohio State University’s City and Regional Planning Master’s program. As such, I am very glad to see the city develop the Columbus Growth Strategy. The Columbus Growth Strategy is an important and welcome step forward in meeting Columbus’s growing housing needs. I especially appreciate its goal of establishing one consistent and predictable planning tool, as opposed to the over 40 neighborhood plans currently utilized.

I'm glad to see the strategy welcome mixed-use communities that incubate small businesses, job opportunities, cultural attractions, parks, and attainable housing. The strategy also promotes both revitalization and preservation, allowing the city to build upon its existing infrastructure without sprawling further beyond our borders, which will keep both commutes and housing prices manageable.

I applaud the purposeful and engaged way this strategy tool was developed through multiple phases of public feedback and a variety of access points; allowing a fuller voice of the community to be considered.

Thank your work in developing this planning tool and for your continued commitment to addressing current housing challenges while creating a welcoming and accessible community for all its residents.

Sincerely,



Beth Long
VP, Originations

Shawn McGorry
Vice President of Development
The Pizzuti Companies

Dear City Council & Mayor Ginther:

I am writing to express my support for the proposed Phase 2 Zoning Initiative currently being conducted by the city.

I believe the new citywide land use plan and subsequent zoning update will promote thoughtful development and encourage investment, specifically in areas of the city where the 70-year-old code does not align with the needs of the modern tenant / owner / user and thus prevents parcels from achieving their highest and best use.

Additionally, it will help developers like Pizzuti pursue projects with much more confidence, eliminating unnecessary barriers or uncertainty in project feasibility and allowable use. Speaking from experience in industrial / warehousing specifically, I can say that having a better understanding of use and design expectations is a critical first step when evaluating any potential project. The modern industrial user has far different requirements than what existed even 10 years ago, let alone 70, including but not limited to building height, parking areas, exterior design, and more.

These buildings provide critical infrastructure, jobs and tax income throughout the city. These include small locally owned service businesses who need to be close to their customer base, to manufacturing of food supply and modern technologies, to distribution / warehousing as our society continues to lean heavily on online retail and onshoring of critical inventory.

Zoning is the lifeblood of development in any city, and having a modern code and approach will allow Columbus to continue its tremendous growth.

Thank you for your leadership and consideration of my feedback!

Shawn McGorry
Vice President of Development
The Pizzuti Companies
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303.880.9720 (c)
smcgorry@pizzuti.com