

**City of Columbus**  
**Zone In Columbus**  
**July 5, 2023**

## **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 to help undo the harm caused by past urban development policies.
- 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.
- Ensure the Columbus zoning code is fair, predictable and accessible.

## **Phase One Priorities**

While modernized zoning is needed throughout Columbus, the size of the city and complexity of the task require a phased approach. Data analysis, policy and public input all indicate that corridors are the best place to start. These are the places best suited to accommodate additional housing, support existing and expanded transit, attract businesses, and provide opportunity for community residents. Phase one of Zone In focuses on these “Main Streets” of our community.

The zoning code update will be guided by these priorities:

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

The updated code will:

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

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

The updated code will:

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

**3. Promote equitable development** *with a code that relies on clear, objective standards and is easier to navigate.*

The updated code will:

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

**4. Expand the role of corridors in creating healthy, connected communities** *by reinforcing land use patterns that support alternatives to using a car and provide better access to jobs, education, healthcare and housing.*

The updated code will:

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

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

The updated code will:

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