

Phase Two Priorities

Phase One of the Zone In Initiative 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.

Phase Two of the Zone In Initiative 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.