

Fact Sheet: Proposed Changes to Title 33 for ADUs and Chapter 3321.

Ordinance Number: 2526-2025

Department Requesting Code Change:

Dept. of Building and Zoning Services

Drafter:

Shannon Pine

Email and Phone:

spine@columbus.gov; 614-645-2208

Columbus City Code Title Being Amended/Created/Repealed:

3303.01, 3303.02, 3303.04, 3303.06, 3303.08, 3303.16, 3303.19, 3303.21, 3312.051, 3312.053, 3312.27, 3312.49, 3312.56, 3321.15, 3321.17, 3321.19, 3325.801, 3325.805, 3325.901, 3325.905, 3325.907, 3332.18, 3332.25, 3332.26, 3332.28, 3332.283, 3332.287, 3332.38, 3333.15, 3333.22, 3333.23, 3333.25, 3332.355, 3333.325, 3333.35, 3370.07, and 3391.09

What is the overall purpose of this code change? *Summarize the general themes of the code change(s) and the need for these changes. Please utilize language and descriptors that would be easily understandable by the general public.*

To allow Accessory Dwelling Units (ADUs) in all residential and apartment residential districts, to allow habitable space not directly connected to a dwelling unit, and to enact newly defined terms and new sections for development standards related to sheds, utility enclosures, and fences.

Why is this code change needed? *Examples: Correcting a drafting error; bringing code into alignment with changes to state law. For other policy changes, it may be necessary to provide a much more in-depth rationale in the section.*

Code changes are necessary in response to the housing crisis to allow more housing units.

What would be the impact of not adopting this code change?

Less housing options and arduous variance processes that are not always achievable.

Are there any operating or capital budget cost/savings implications for this code change? *These may be direct or in-direct, and please also consider long-term impact.*

No budget implications.

Describe the community engagement process regarding this code change. What residents, impacted parties, and constituents may be affected? Have they been engaged, and how so? How was their feedback incorporated (or not incorporated) into this code change?

City Council held public hearings on July 22, 2025, September 10, 2025, and October 29, 2025, and held a 60-day public comment period between August 27, 2025, and October 25, 2025.

Will this code change take effect with the ordinance, or is there a delayed effective date?

30-Day standard effective date.

**SHANNON G. HARDIN, PRESIDENT | ROB DORANS, PRESIDENT PRO TEMPORE
NICHOLAS J. BANKSTON | LOURDES BARROSO de PADILLA | OTTO BEATTY III | NANCY DAY-ACHAUER
MELISSA GREEN | EMMANUEL V. REMY | CHRISTOPHER L. WYCHE**

CITY CLERK | TOYA JOHNSON

City Hall | 90 West Broad Street | Second Floor | Columbus OH 43215 | T (614) 645.7380 | F (614) 645.6164 | columbuscitycouncil.org