



## Legislation Text

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**File #:** 2797-2016, **Version:** 2

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**BACKGROUND:** The M-Manufacturing zoning district currently allows all commercial uses, including hotels, motels, and extended stay hotels. The M-Manufacturing zoning district also allows many different types of manufacturing uses while restricting residential uses to minimize land use conflicts. This code change will amend Section 3363.01 of the Columbus Zoning Code, Title 33, to exclude extended stay hotels from the list of permitted commercial uses in the M-Manufacturing zoning district due to their unique residential character to further minimize potential land use conflicts.

In order to prevent the potential deprivation of vested rights that owners of property currently zoned M- Manufacturing may have, property owners and developers who have relied on current zoning regulations and have existing projects proposing extended stay hotels where substantial progress and investment has already taken place may still obtain zoning clearance approval for those projects in the M-Manufacturing district provided the following criteria are met:

1. Property owners and/or developers shall submit a written request that identifies the parcel or parcels included in the project for which zoning clearance approval will be sought pursuant to this Section to the Department of Building and Zoning Services within 60 days of the effective date of this Ordinance along with documentation that the subject property is owned by or in contract to be purchased by the developer or otherwise has been subject to site compliance review or building permit applications **prior to the effective date of this ordinance.**
2. A proposed extended stay hotel shall obtain a certificate of zoning clearance by the end of the calendar year 2017, unless, upon demonstrating good cause, an extension is granted by the Director of the Department of Building and Zoning Services for a period not exceed six months beyond calendar year 2017.
3. In order to obtain said zoning clearance approval, if the site of a proposed extended stay hotel lies within the boundaries of an area commission or civic association, the applicant shall formally consult with the area commission or civic association about the details of the project and shall submit documentation that said consultation has occurred. If the site of a proposed extended stay hotel does not lie within the boundaries of an area commission or civic association, the applicant shall consult with the staff of the Planning Division of the Department of Development and shall submit documentation that said consultation has occurred.

The Columbus Development Commission reviewed and recommended approval of this amendment at its monthly public meeting held on November 10, 2016

**FISCAL IMPACT:** None

To amend Section 3363.01 of the Columbus Zoning Code, Title 33, to prohibit extended stay hotels in the M, Manufacturing Zoning District.

**WHEREAS,** the M, Manufacturing zoning district currently allows all commercial uses, including hotels, motels, and extended stay hotels; and

**WHEREAS,** the M, Manufacturing zoning district also allows many different types of manufacturing uses while restricting residential uses to minimize land use conflicts; and

**WHEREAS,** this code change will amend Section 3363.01 of the Columbus Zoning Code, Title 33, to exclude extended stay hotels from the list of permitted commercial uses in the M, Manufacturing zoning district due to their unique residential character to further minimize potential land use conflicts; and

**WHEREAS**, in order to protect the potential vested rights of property owners of land currently zoned M- Manufacturing, property owners and developers who have relied on current zoning regulations and have existing projects proposing extended stay hotels where substantial progress and investment has already taken place may have those projects grandfathered and may still obtain zoning clearance approval in the M-Manufacturing district provided certain criteria are met, and

**WHEREAS**, the Columbus Development Commission reviewed and recommended approval of this amendment at its monthly public meeting held on November 10, 2016; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the existing Section 3363.01 of the Columbus City Codes is hereby amended to read as follows:

**3363.01 - M-manufacturing districts.**

In an M-manufacturing district, a use of the C-1, C-2, C-3, C-4 commercial districts (excluding extended stay hotels), C-5 commercial district (utilizing C-5 development standards), the P-1, and P-2, parking district, and the following uses are permitted:

A. One or more uses as specified in C.C. 3363.02 through 3363.175;

B. Residential uses restricted to:

1. A dwelling unit for a resident security person; or

2. Units within a half way house or community residential treatment center, a hospital, or other building specifically for human care;

C. Accessory uses as specified in this chapter; and

D. An adult entertainment establishment, and an adult store.

**SECTION 2.** That prior existing section 3363.01 of the Columbus City Codes is hereby repealed.

**SECTION 3.** That, in order to prevent the potential deprivation of vested rights that owners of property currently zoned M-Manufacturing may have, property owners and developers who have relied on current zoning regulations and have existing projects proposing extended stay hotels where substantial progress and investment has already taken place may still obtain zoning clearance approval for those projects in the M-Manufacturing district provided the following criteria are met:

1. Property owners and/or developers shall submit a written request that identifies the parcel or parcels included in the project for which zoning clearance approval will be sought pursuant to this Section to the Department of Building and Zoning Services within 60 days of the effective date of this Ordinance along with documentation that the subject property is owned by or in contract to be purchased by the developer or otherwise has been subject to site compliance review or building permit applications **prior to the effective date of this ordinance.**

2. A proposed extended stay hotel shall obtain a certificate of zoning clearance by the end of the calendar year 2017, unless, upon demonstrating good cause, an extension is granted by the Director of the Department of Building and Zoning Services for a period not exceed six months beyond calendar year 2017.

3. In order to obtain said zoning clearance approval, if the site of a proposed extended stay hotel lies within the boundaries of an area commission or civic association, the applicant shall formally consult with the area commission or civic association about the details of the project and shall submit documentation that said consultation has occurred. If the site of a proposed extended stay hotel does not lie within the boundaries of an area commission or civic association, the applicant shall consult with the staff of the Planning Division of the Department of Development and shall submit documentation that said consultation has occurred.

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.