

# Area Commission Zoning Training 5-15-21



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# Zoning Code Update Project

## Phase 1

Survey closed – 3,000+ responses

Very educational and insightful comments

Working with the Consultant to draft final report – Due summer 2021

Final report will provide guidance and strategies for Phase 2.

## Phase 2

Goal to align code with City priorities such as affordable housing and transit

18-24 month in duration

City Council action required for any changes

# *City of Columbus* Building and Zoning Services Department Overview



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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# Complimentary Sides of the Department

## Building

- Our Building section works with the building industry to establish building standards and ensures compliance with the city and state building code through the review and inspection process
- Site Engineering section is responsible for the coordination of site plan reviews across multiple city agencies

## Zoning

- Zoning is the delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings. Zoning provides guidelines for setbacks, height of structures, lot sizes, lot coverage, parking and other requirements.



# Complimentary Sides of the Department

## ■ Building (Walls in)

- Plans review
- Inspections
- Compliance Section

## ■ Engineering (Walls out)

- Site Development
- One Stop Shop
- City agencies
  - Utilities / Service / Rec and Parks / Water / Traffic Management / Power / others



# Zoning Sections

## ■ Zoning

- Zoning Clearance (Residential/Commercial)
- Council Activities
  - Rezoning / Council Variance Applications
- BZA / Graphics
  - Board of Zoning Adjustment / Graphics Variances
  - Special Permits

## ■ Role of the Area Commission

- Consider applications from a neighborhood standpoint
- Provide recommendations for applications
  - Explain your recommendation
  - Try to avoid “conditional” approvals



# Building and Zoning Services

Website

[www.columbus.gov/bzs/](http://www.columbus.gov/bzs/)

**Tony Celebrezze**

Assistant Director

614-645-6769

[ajcelebrezze@columbus.gov](mailto:ajcelebrezze@columbus.gov)