

# ZONING CODE UPDATE

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

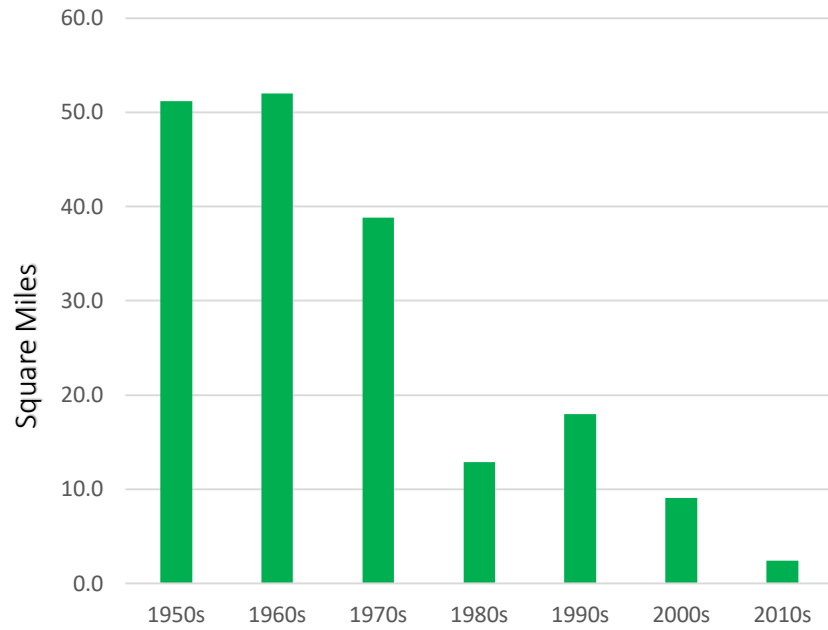
January 2021

# ZONING

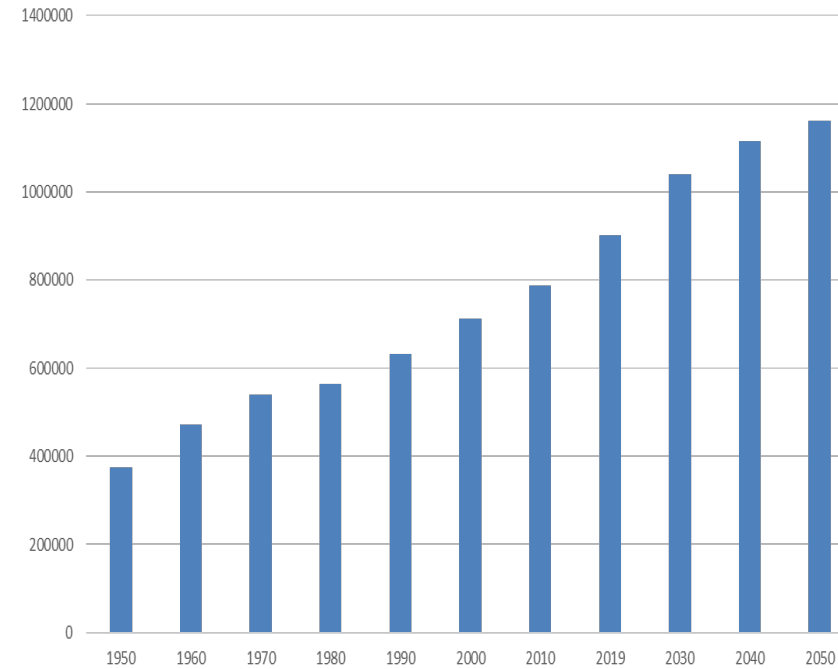
- Addresses property use, building placement, parking, lot size, etc.
- Powerful tool for encouraging and facilitating investment.
- Helps ensure that development is consistent with local standards.
- Zoning, like restrictive covenants and redlining, has also been used to exclude people, limiting access to opportunity.
- Distinct from policy, which informs zoning changes.
- **Columbus code dates to 1950s (with many updates).**

# GROWTH TRENDS

## Annexation



## Population



Source: US Census, City Records, MORPC Estimates

# GROWTH TRENDS

- 900,000 residents and growing
- More infill development and redevelopment
- Less territorial expansion
- Rising housing costs and inadequate supply
- Lack of transportation options
- Increased demand for multi-family, smaller homes and smaller lots
- Desire for walkable neighborhoods
- Not all neighborhoods have prospered

# HOW WILL WE GROW?

- Where are people going to live and work?
- How are they going to get around?
- What will our neighborhoods look like?
- How do we build opportunity for our residents?

Work is underway – Key Examples:

- Transit (LinkUS)
- Housing (Regional Housing Strategy)
- Sustainability (Columbus Sustainability Plan)
- **Zoning – how can we position the zoning code for the future?**

# AREAS FOR CONSIDERATION

- Accommodating future growth
- Affordable housing strategies
- Promoting equity
- Zoning for job centers
- Reliance on variances
- Use of overlays and special districts
- Public review process
- Design guidelines
- Support for enhanced transit

# PHASE ONE

## Zoning Code Assessment and Update Strategy

Review of the zoning code and process, culminating in a recommended update strategy. The update strategy will address priorities for change, the type of code Columbus should pursue, policy alignment and recommended approach to engagement.

- Zoning Code Assessment
- Zoning Review Process Assessment
- Policy Assessment
- Stakeholder Engagement
- Recommended Update Strategy

Anticipated timeframe: November 2020 start with summer 2021 completion.

# PHASE TWO

## Code Update

Informed by phase one, this multi-year process will involve consultant engagement and dedicated city staff.

Equitable community engagement will be a key element of the effort.

- Meaningful, ongoing engagement that reaches a full spectrum of residents and stakeholders, particularly those who have traditionally not had a voice in the decision-making process.



# THANK YOU!

For more information, contact:

[https://www.columbus.gov/zoningupdate/  
zoningupdate@columbus.gov](https://www.columbus.gov/zoningupdate/zoningupdate@columbus.gov)

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