

# Zoning Basics

## The Zoning Code

**Goal:** To enhance the understanding of the zoning code.

# Agenda

- Introductions / Housekeeping
- What is Zoning? What is Not?
- Zoning Sections
- Zoning Code and Map
- Questions

# Zoning

**Zoning** is the delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.

**Zoning Clearance** is the determination that an application is in conformity with the provisions of the Zoning Code or as permitted by a variance, special permit, or decision from an appeal.

A "**Certificate of Zoning Clearance**" is required and shall be obtained prior to the construction or alteration of any building or structure; the establishment, change, or modification in the use of any building, structure or land; or the grading, excavating or filling of land. Zoning clearance is one of the city regulatory agencies that participates in the One Stop Shop plan review process in the Department of Building & Zoning Services.

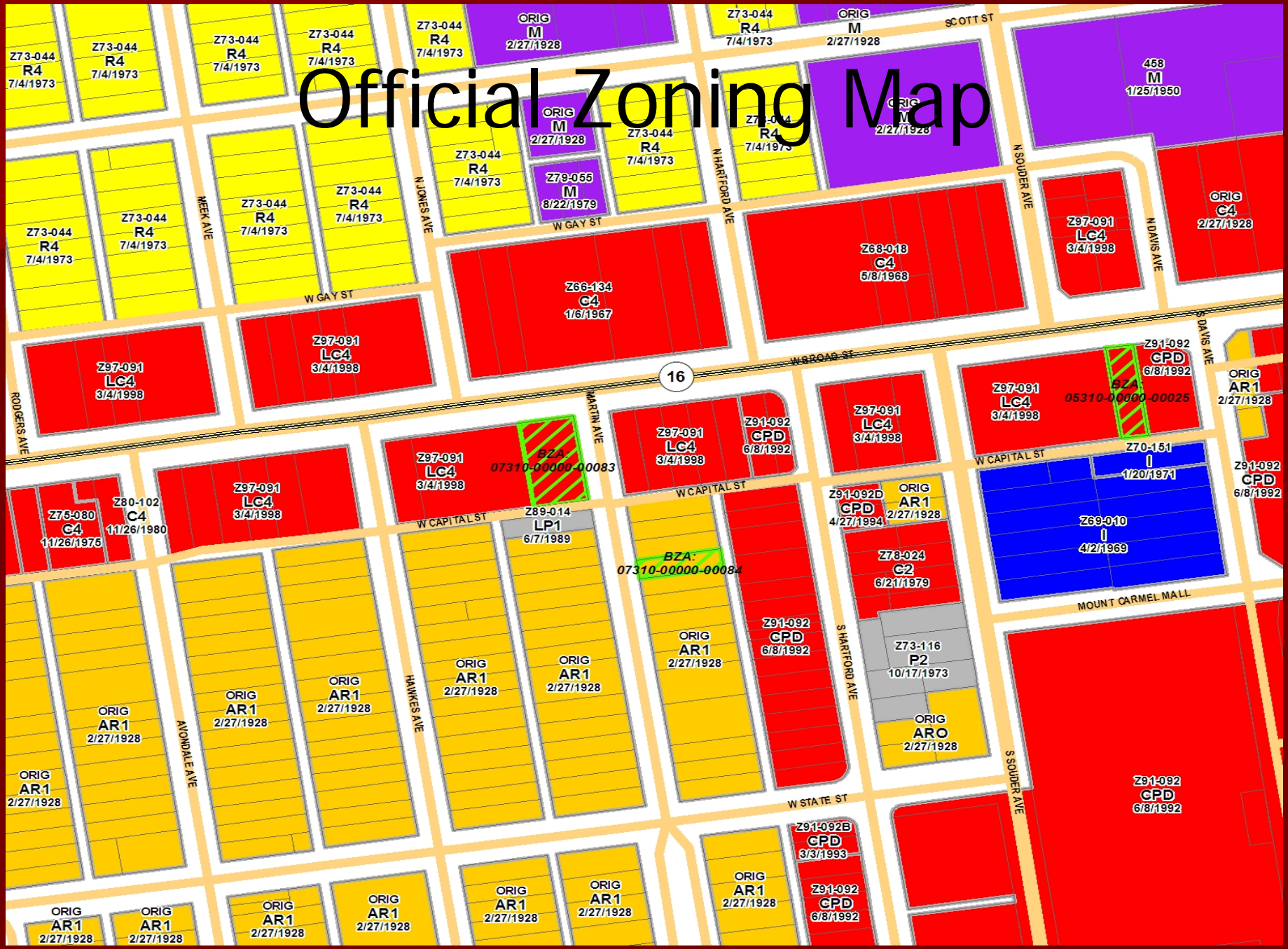
# Examples of Development Standards:

- Building height
- Parking
- Setbacks
- Density
- Landscaping
- Lot area
- Others

# Official Zoning Map



# Official Zoning Map



# What doesn't zoning regulate?

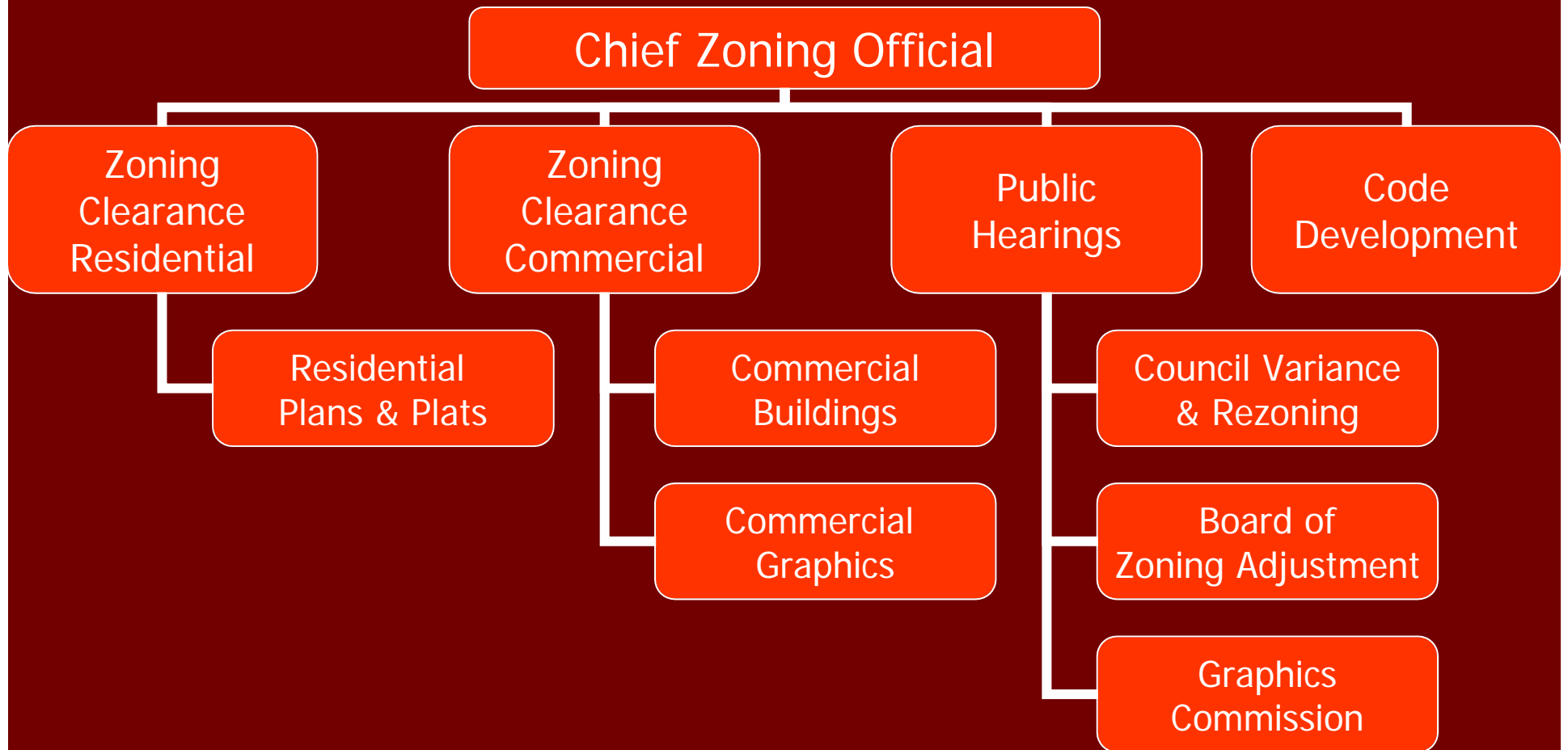
- Alcohol sales
- Nuisances
  - Noise, weeds, high grass, litter, graffiti
- Anything in the right-of-way
- Deed restrictions
- Federal Property

# Additional Forms of Land Use Regulations

- State and Federal Laws
  - ORC, RLUIPA, ADA, Fair Housing Act
- Housing Codes
- Building Codes
- Health Codes
- General Offenses Code



# Zoning Section



# Zoning Clearance

- Plats (preliminary and final)
- Lot splits
- New construction and additions
- Parking lots
- Change of use
- Graphics (including signs and billboards)

# Zoning Public Hearings

- Rezoning
- Council Variances
- Board of Zoning Adjustment (BZA)
- Graphics Commission
- Appeals

# Zoning Code

- Columbus Zoning Code first adopted in the 1920's
- Major revisions were made in the subsequent decades
- Code development is ongoing
- There are 40 zoning classifications



## INDEX OF ZONING DISTRICTS

District	Use	Net	Density	Notes
R	Rural	Single Family	5 Acre Minimum	
LRR	Limited Rural Residential	Single Family	1 Acre Minimum	100' minimum lot width
RRR	Restricted Rural Residential	Single Family	20,000 sqft	100' minimum lot width
RR	Rural Residential	Single Family	10,000 sqft	80' minimum lot width
SR	Suburban Residential	Single Family	7,200 sqft	60' minimum lot width
R1	Residential	Single Family	7,200 sqft	50' minimum lot width
R2	Residential	Single Family	5,000 sqft	50' minimum lot width
R3	Residential	Single Family	5,000 sqft	50' minimum lot width
R2F	Residential	1-2 Family	12-14.5 d.u./acre	3,000 sqft. lot area unit 2-story 3,600 sqft. lot area unit 1-story
R4	Residential	1-4 Family	17.4 d.u./acre	4 units/bldg. max.
AR1.2	Apartment Residential	Apartments	12 units/acre	
ARLD	Apartment Residential-Low Density	Apartments	17.4 units/acre	
AR1	Apartment Residential	Apartments	36.2 units/acre	
AR2	Apartment Residential	Apartments	54.6 units/acre	
ARB	Apartment Residential	Apartments and Institutions	Unlimited	
ARN	Apartment Residential	Apartments and Group Quarters	36.2 d.u./acre	Fraternities, Dormitories, and Rooming Houses
ARO	Apartment Office	Apartments and Offices	Unlimited	
MHD	Manufactured Home Development	Single Family	7,200 sqft	Specific Design Standards
MHP	Manufactured Home Park	Manufactured Home	6/acre gross area	10-100 acres/park
PC	Planned Community	Mixed	14 units/gross acre	200 acre min. size Registered Site Plan
PUD	Planned Unit Development	Single and Multi-Family	2-8 d.u./acre	Registered Site Plan
I	Institutional	Medical Buildings and Quasi-Public Uses		Limited Commercial Schools, Day Care Center, Housing for Elderly
C1	Commercial	Neighborhood Uses, Limited		
C2	Commercial	Office		
C3	Commercial	General Commercial, Limited		
C4	Commercial	General Commercial		
C5	Commercial	Drive-In and Automobile Oriented		
CPD	Commercial Planned Development	All Commercial		Registered Text and Site Plan
DD	Downtown District	Residential, Retail, Office, Parking, Institutional, Industrial w/ Certificate of Appropriateness		Certain uses are subject to Design Review, Commission Approval
M	Manufacturing	General Industrial and Commercial		
M1	Manufacturing	General Industrial Only		
M2	Manufacturing	Limited Industrial and Office Only		
EQ	Excavation and Quarrying	Quarrying and Agriculture		
P1	Private Parking	Parking		No Structures, No Charge
P2	Public Parking	Parking		No Structures, Pay Parking
UCRPD	University-College Research Park Development			
NG	Neighborhood General	Mixed Use		Traditional Neighborhood Development
NC	Neighborhood Center	Mixed Use		Traditional Neighborhood Development
TC	Town Center	Mixed Use		Traditional Neighborhood Development
NE	Neighborhood Edge	Mixed Use		Traditional Neighborhood Development

L- The Limited designation establishes use restrictions and/or additional development standards above the base zoning districts.

**NOTE: Not all inclusive. Refer to Columbus Zoning Code for complete explanation.**

If you have any questions regarding this information, please call: (614) 645-8637

Z20 Rev 5/10

# Height Districts

- 35'
- 60'
- 110'
- 200'
- Exceptions

# Unique Zoning Districts

- Planned Unit Development (PUD)
- Commercial Planned Development (CPD)
- Traditional Neighborhood Development (TND)
  - TC, NC, NG, NE
- Downtown District (DD)

# Special Permit Uses - Chapter 3389

- Amusement Park
- Cemetery
- Compost Facility
- Crematory
- Drive-in theater
- Indoor Firing Range
- Impound Lot
- Junk/Salvage Yard
- Landing Field
- Halfway House /CRTC
- Monopole  
Telecommunication  
Antennas in HD's
- Slaughterhouse
- Outdoor Amphitheater



# Non-conformity

- Uses

A use or activity that was lawful prior to the adoption, revisions, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

- Standards

A lot, structure, or building, the size, dimensions, or location of which was lawful prior, adoption, revision, or amendment to the zoning ordinance but fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

# Graphics

- Graphics include on-premise and off-premise signs, billboards, banners, window signs,
- Regulations address
  - Size and height
  - Setback
  - Number
  - Color
  - Type

# Overlays

- UCO, Urban Commercial Overlay
- CCO, Community Commercial Overlay
- RCO, Regional Commercial Overlay
- University/UARB
- AEO, Airport Environs Overlay
- Others

# Architectural Review Commissions

- German Village, Italian Village, Victorian Village, Brewery District and HRC areas
- Certificate of Appropriateness - Required
- Historic Preservation Office, Planning Division

# Annexation

- Ohio Revised Code (ORC) prescribed process
- R-Rural zoning upon annexation
- Comparable Zoning approval process

# Supplemental Regulations

- Limited Overlay
- CPD / PUD
- Council Variance conditions
- BZA conditions
- GC conditions