

ZONING CODE UPDATE

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

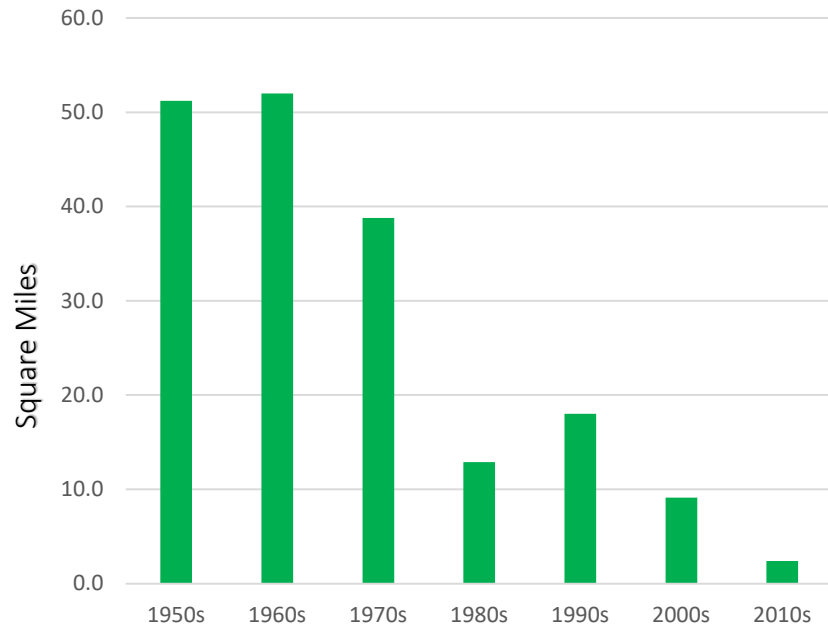
January 2021

ZONING

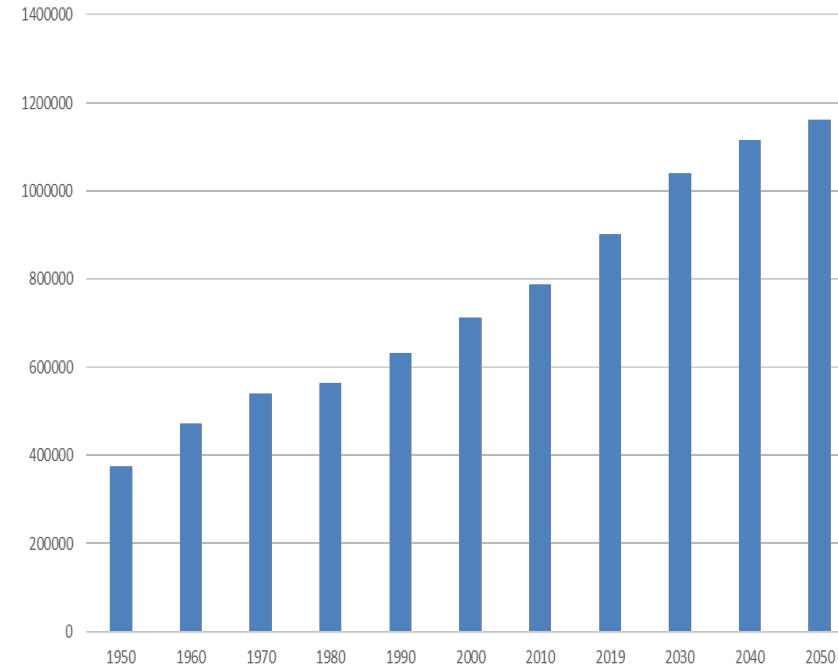
- Addresses property use, building placement, parking, lot size, etc.
- Powerful tool for encouraging and facilitating investment.
- Helps ensure that development is consistent with local standards.
- Zoning, like restrictive covenants and redlining, has also been used to exclude people, limiting access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

GROWTH TRENDS

Annexation



Population

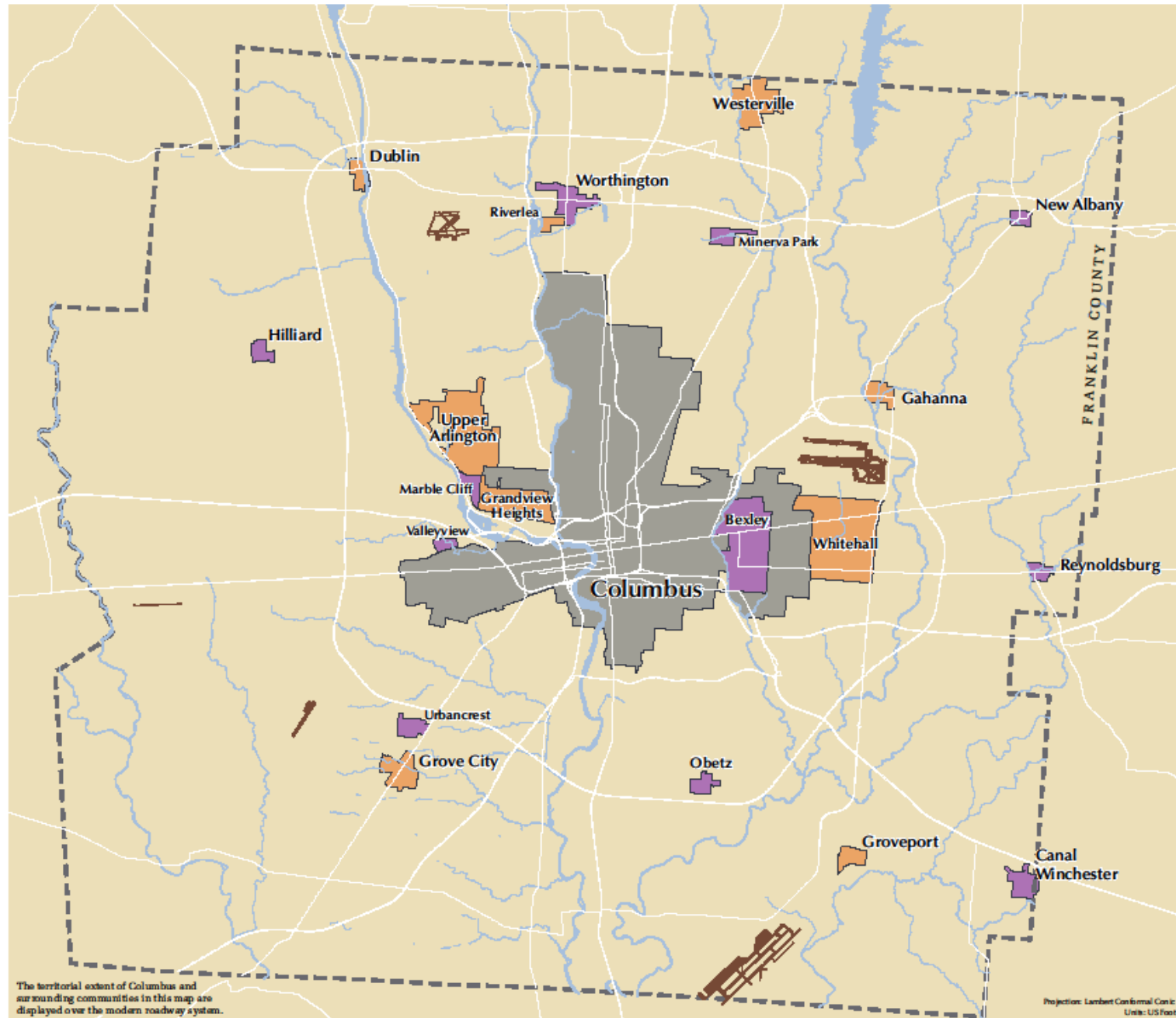


Source: US Census, City Records, MORPC Estimates

COLUMBUS

and Surrounding Municipalities

1950



1950 POPULATION

Bexley: 12,378	New Albany: 268
Canal Winchester: 1,194	Obetz: 1,049
Columbus: 375,901	Reynoldsburg: 784
Dublin: 289	Riverlea: 324
Gahanna: 596	Upper Arlington: 9,024
Grandview Heights: 7,659	Urbancrest: 823
Grove City: 2,339	Valleyview: 611
Groveport: 1,165	Westerville: 4,112
Hilliard: 610	Whitehall: 4,877
Marble Cliff: 437	Worthington: 2,141
Minerva Park: 232	

Franklin County: 503,410



0 2 4 Miles

October 2012

Columbus Planning Division/mc
109 N. Front Street
Columbus, OH 43215

*Data provided by the City of Columbus,
Franklin County Engineer's Office, and
U.S. Census*

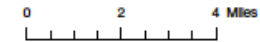
COLUMBUS

and Surrounding Municipalities

2020

2020 POPULATION

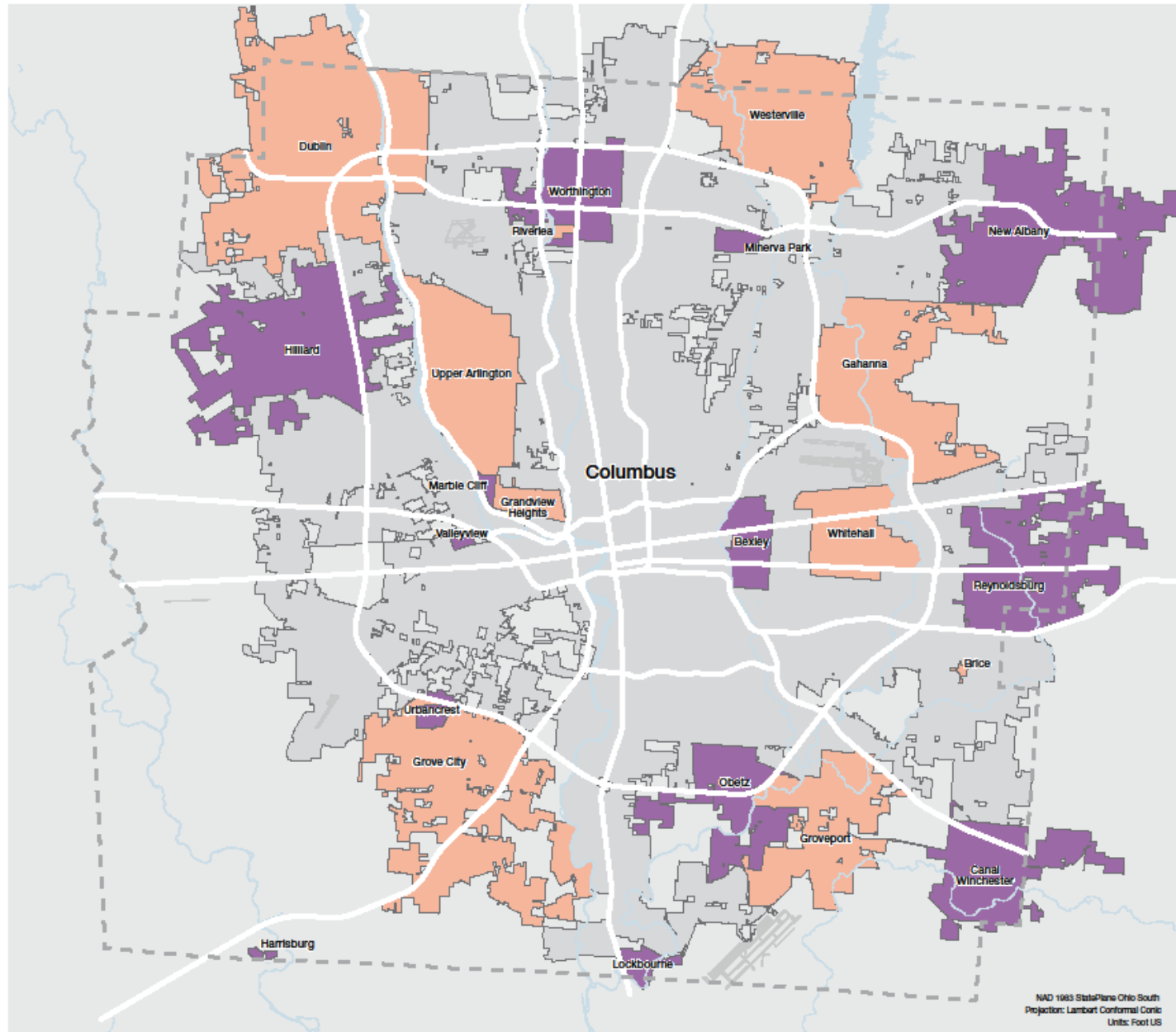
Bexley: 13,370	Marble Cliff: 586
Brice: 117	Minerva Park: 1,554
Canal Winchester: 9,093	New Albany: 10,980
Columbus: 914,449	Obetz: 5,339
Dublin: 50,593	Reynoldsburg: 37,650
Gahanna: 36,018	Riverlea: 568
Grandview Heights: 8,559	Upper Arlington: 35,542
Grove City: 42,776	Urbancrest: 989
Groveport: 5,860	Valleyview: 634
Harrisburg: 327	Westerville: 40,656
Hilliard: 38,244	Whitehall: 19,406
Lockbourne: 276	Worthington: 14,509



February 2020

Columbus Planning Division/mc
111 N. Front Street, Third Floor
Columbus, Ohio 43215

Source: MORPC 2020 Member Population Estimates



NAD 1983 StatePlane Ohio South
Projection: Lambert Conformal Conic
Units: Foot US

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

Anthony J. Celebrezze III, Assistant Director
Building and Zoning Services
AJCelebrezze@columbus.gov

Kevin J. Wheeler, Assistant Director
Department of Development
KJWheeler@columbus.gov