



Plan Commission Meeting Agenda

Thursday, December 11, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Roll Call

Notice of Open Meeting

Approval of Agenda

Approval of Minutes

1. Approve minutes from previous meeting.

Regular Business

2. Consider and take action regarding the zoning re-write.

Adjourn



Plan Commission Meeting Minutes

Thursday, November 13, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Monday called the meeting to order at 6:30 PM.

Roll Call

Kornmann called the roll and a quorum was present. Members present included Albright, Monday, Hajewski, Meyers, Finkler

Notice of Open Meeting

The meeting was properly noticed.

Approval of Agenda

Finkler moved to approve the agenda. Second by Albright. Motion carried.

Approval of Minutes

1. Motion to approved the minutes of the October meeting by Finkler, Hajewski second. Motion carried.

New Business

2. Public hearing regarding zoning map amendment at 546 Manning Street to include changes from R4 to R2 and from Rural Development (RD) to R2. The public hearing was held. No comments were received and no one other than the petitioner spoke. Kornmann described the application and its history.
3. Consider and take action regarding Zoning Map Amendment for parcels at 546 Manning Street – Roelke. Finkler moved to approved the zoning map amendment to R2 for both parcels, Hajewski seconded. Motion carried.
4. Consider and take action regarding the Roelke CSM – 546 Manning Street. Finkler moved to approved the CSM on Manning Street, second by Albright. Motion carried.
5. Consider and take action regarding the zoning code re-write; zoning district permitting uses/bulk dimensions. The commission discussed the draft bulk dimensions and land uses per zoning district and provided comments.
6. Consider and take action regarding Roberts minor land division in Town of Elba – Extraterritorial Zone. Motion by Finkler to recommend approval for the minor land division in the Town of Elba, second by Hajewksi. Motion carried.

Adjourn



Agenda Item Report

Item #2.

Meeting Type: Plan Commission

Meeting Date: December 11, 2025

Item Title: Zoning Rewrite

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The attached documents show the draft bulk dimensions and new zoning districts. Also is a table of new land uses per zoning districts. In this meeting we will further discuss the bulk dimensions and land uses. The documents are available in ledger paper as well as the digital versions.

List all Supporting Documentation Attached:

- Power point on Part One of draft zoning changes (shown at Nov. 13 Plan Commission meeting)
- Bulk dimensions principal buildings – draft
- Bulk dimensions accessory buildings – draft
- Land uses per proposed zoning districts – draft

Action Requested of Commission: Provide direction to staff on changes to the draft zoning code

City of Columbus Zoning and Subdivision Ordinance Rewrite

**Plan Commission
November 13, 2025**

Tonight's Goals

- Review and provide feedback on draft:
 - Zoning Districts
 - Bulk Dimension Standards
 - Land Uses

**Familiarize Plan
Commission with “core
elements” of the new
code before reviewing the
full draft text and the
zoning map.**

Proposed Reorganization of the Zoning Code

Proposed Outline	
Article 1	Introduction and Definitions
Article 2	Establishment of Zoning Districts
Article 3	Land Use Regulations
Article 4	Bulk Regulations
Article 5	Nonconforming Situations
Article 6	Performance Standards
Article 7	Exterior Building Design Standards
Article 8	Landscaping Requirements
Article 9	Sign Ordinance
Article 10	Administration and Procedures

Review
Today

Part 1

Part 2

Draft New Zoning Districts

Zoning Districts - Residential

Existing Zoning District	Proposed New Zoning District	Rationale/Land Use Types
RD	Remove	Doesn't reflect community's housing goals
R-1	SR-1 and SR-2	Variation in lot size to reflect modern development
R-2 & R-3	MR-1	Single-family, duplex, twin home, two-flat, smaller-scale multi-family
R-4	MR-2	Single-family, duplex, twin home, two-flat, smaller-scale multi-family
R-5	MH	Mobile Home

Zoning Districts – Commercial/Mixed Use & Industrial

Existing Zoning District	Proposed New Zoning District	Rationale/Land Use Types
CBD-1	DMU	Downtown
B-2 & B-3	CMU	Commercial corridors
P	INST	Government and non-profits
NEW	BP	Business parks with higher design standards
I-1	LI	Industry without higher design standards like (BP)
I-2	Remove	Consolidate into LI and HI
NEW	HI	Rezone required for heavy uses

Zoning Districts – Other & Overlays

Existing Zoning District	Proposed New Zoning District	Rationale/Land Use Types
NEW	AG	Rural Holding, Annexation, Remnant
NEW	PR	
CON	C	Environmental
NEW	IOA	Rezone for high impact uses

Draft Bulk Dimension and Land Use Tables

Bulk Dimension and Land Use Tables

Draft requirements for new zoning districts. Each table provides comparison to existing zoning district standards.

Bulk Dimension Table

- Lot sizes, setbacks, lot coverage, heights, principal + accessory

Land Use Table

- Permitted by-right, permitted with CUP, or prohibited in each District

Navigating the Bulk Dimension Table

Existing Zoning District Category	Remove	SR-1	SR-2	MR-1
Proposed Zoning District:	RD	R-1	NEW	R-2 & R-3
Purpose of the Zoning District:	Rural Development District (New Large-Lot)	Single Family Residential	Single Family Residential	Mixed Residential Low Density
Density and Intensity Limits:				
Maximum Buildable Area (% of lot) Maximum Impervious Surface Percentage of Lot		30% (60%)	70%	40%/40% (70%)
Lot Requirements:				
Minimum Lot Area (square feet)	87,120	12,150 (8,000)	5,000	9,000 (single-family) 12,000 (two-family) /7,000 (single-family) 12,000 (two-family) (5,000 or 3,000)**
Minimum Lot Width at Front Setback Line (feet)	270	90 (60)	50	75/50 (50 or 25)**
Minimum Lot Depth (feet)	110	110 (None)	None	110/110 (None)
Minimum Lot Frontage at Right-of-Way		30	30	30
Minimum Floor Area (square feet by unit type)		None	None	600sf (two-family)/600sf (two-family) (None)
Minimum Lot size per unit (square feet)		None	None	None
Minimum Unit Count		None	None	None

- Black is EXISTING
- *Black Italic* is REMOVE EXISTING
- Red is NEW
- Example:
 - Existing R-1
 - Proposed SR-1
 - Min. existing lot area is 12,150 sf
 - Min. proposed lot area is 8,000 sf
 - Proposed to remove minimum floor area, etc.

Navigating the Land Use Table

Zoning District Category	RESIDENTIAL ZONING DISTRICTS			
	Remove	SR-1	SR-2	MR-1
Proposed Zoning District:	RD	R-1	NEW	R-2 & R-3
Existing Zoning District:	Single Family Large Lot	Single Family Residential	Single Family Residential	Mixed Residential Low Density
Purpose of the Zoning District:				
Accessory Land Uses				
Accessory Dwelling Unit		P	P	P
Communication Antenna		P	P	P
Company Cafeteria				
Detached Residential Accessory Structure		P	P	P
Drive-Through Facility, Accessory				
Electric Vehicle Charging		P	P	P
Farm Residence				
Garage, Private	P	P	P	P
Garage, Public				
Garage, Storage	C			
Home Occupation	C	C (P)	C (P)	C (P)

- Black is EXISTING
- *Black Italic* is REMOVE EXISTING
- Red is NEW
- Example:
 - R-1 District → “Accessory Dwelling Unit” prohibited
 - SR-1 District → “Accessory Structure” is a permitted use
 - Home Occupation was a Conditional Use, now proposed Permitted

Big Picture Proposed Change

- Significantly fewer overall CUPs (now oriented to permitted by right or not permitted)
 - If CUP meets requirements of the ordinance, it really can't be denied without finding substantive evidence (facts).
- Grouped land use categories
- Simplify regulations – less standards

Discussion Items

We will have an opportunity to discuss these and more with Part 1.

Bulk Standards:

1. Reduced setbacks and lot sizes
2. Simplify standards
3. Increase height
4. Residential accessory structures
5. Design considerations
6. Reduce CUPs for flexibility

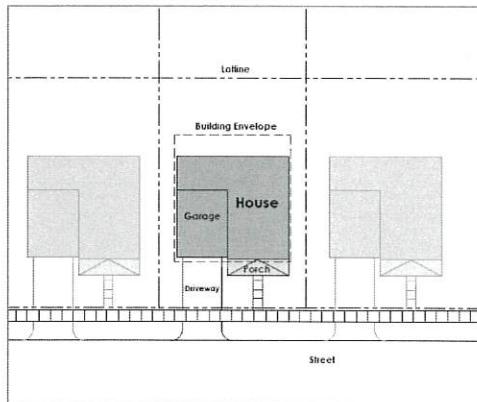
Land Uses:

1. Land Use Definitions
2. High Intensity Zoning District
3. Mixed Use
4. Accessory Land Uses

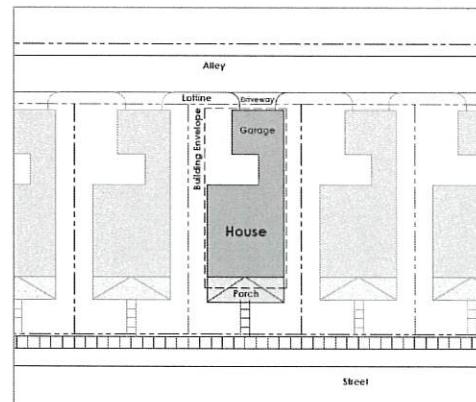
1. Reduced Setbacks and Lot Sizes

- **Issue:** large setback and lot size requirements that is greater than existing development patterns and has required a PUD for new development.
- **Alternative Approach:** reduce standards to reflect existing development patterns and enable new development without the need for a PUD

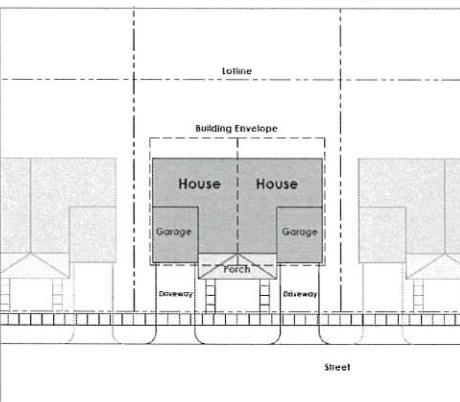
Smaller Lot Single-Family



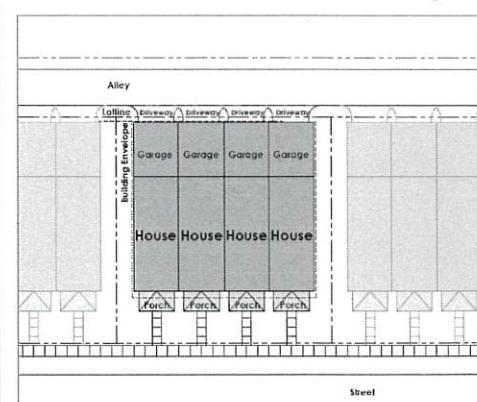
Rear Accessed Single-Family



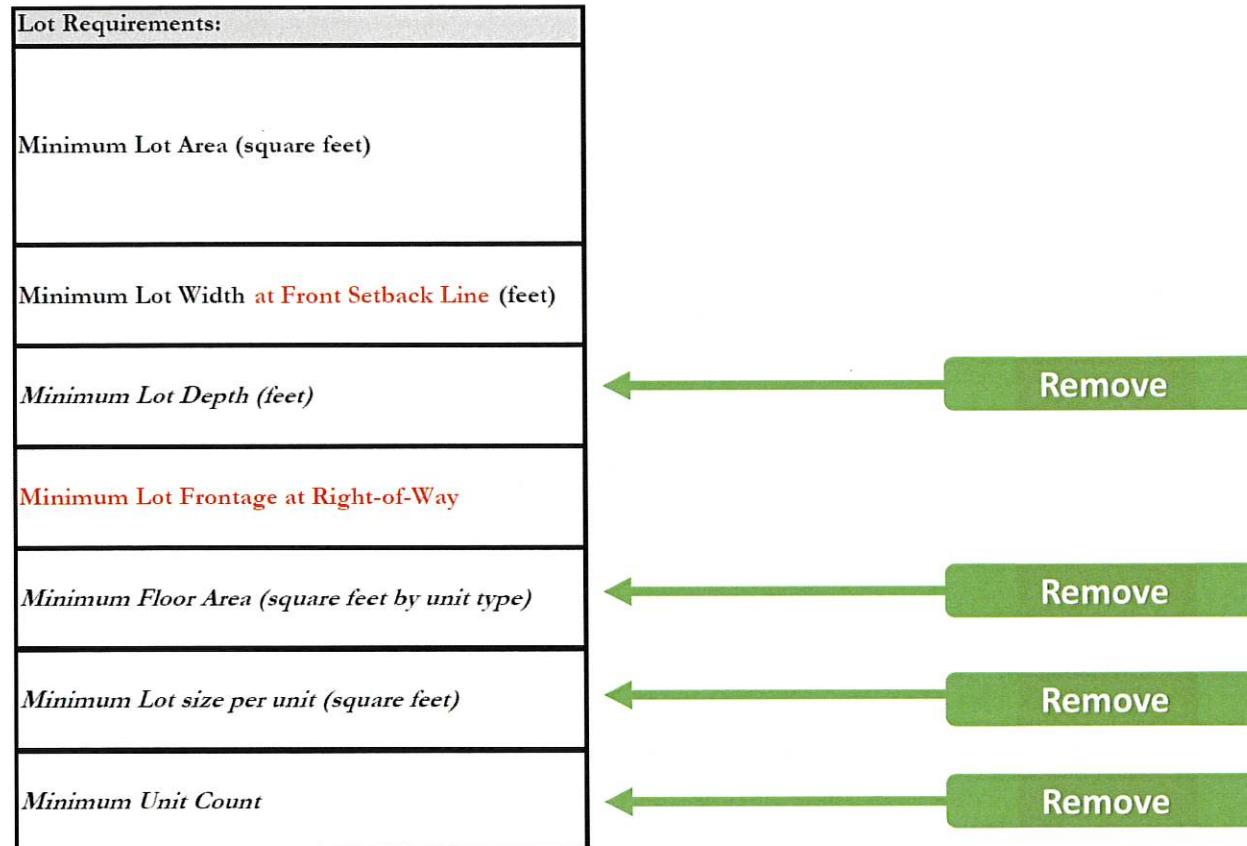
Smaller Lot Two-Family



Rear Accessed Multi-Family



2. Simplify Standards



3. Increased Height

- Heights don't match number of stories permitted: average floor to ceiling per story height is 12'-14' + roof type and roof elements (+/- 5')

Existing Zoning District	Existing Height Maximum	Draft New Zoning District	Proposed Height Maximum
R-1	35	SR-1 and SR-2	35 and 2.5 stories
R-2 and R-3	35/35	MR-1	45 and 3 stories
R-4	Formula for exceedance past 30 feet	MR-2	60 and 4 stories

3. Increased Height

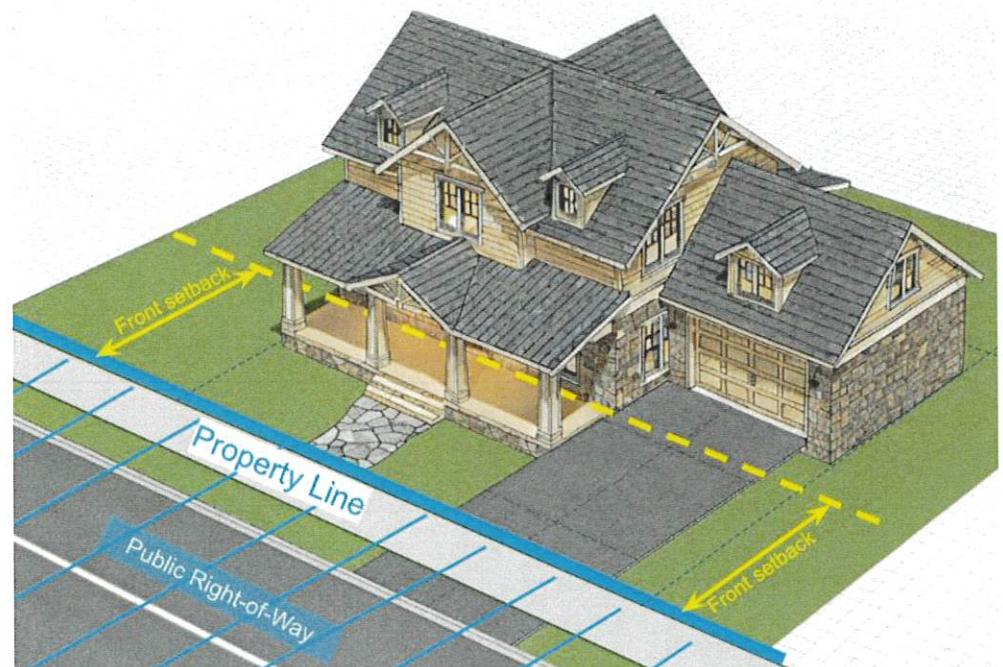
- **Issue:** limited maximum heights for multi-family, commercial, mixed-uses and industrial development today that don't reflect actual construction heights for number of stories permitted.
- **Alternative Approach:** increase height to accommodate taller development and reflect actual construction heights, use stories and max height to reflect the desired outcome, and may use Zoning Map Amendment process to allow taller buildings (MR-2: 4 stories).

4. Accessory Structures

- **Issue:** Code uses special exceptions for taller heights and more lot coverage
- **Alternative:** Avoid special exceptions. Build in predictable standards.
 - Building separation – default to building code
 - Use impervious surface standard instead of 35% lot coverage
 - Height for accessory structures, different if meeting principal setbacks

5. Design Considerations

- Issue: Residential design standards silent on garages/porches.
- Alternative Approach
 - Allow flexible porch protrusion



5. Design Considerations

- Issue: Residential design standards silent on garages/porches.
- Alternative Approach
 - Limit garage protrusion



6. Reduce CUPs for Flexibility

- **Issue:** Many instances where CUPs are relied on for flexibility
 - Example: existing Institutional district
- **Alternative:** Use predictable standards

1. Land Use Definitions

- **Issue:** too many specific land uses – increased complexity, interpretation challenges

- **Alternative:** group land uses with examples and specific definitions

Example: Indoor Institutional

vs.

Religious Assembly
School, Elementary or Secondary
School, Specialty or Personal Instruction
Social Service Facility
Cultural Institution
Library

Example: Heavy Industrial or
Light Industrial

vs.

Small Scale Data Center
Large Scale Center
Accessory Data Center

Example in LI?
Example in HI?
Accessory Land Use?

2. High Intensity Zoning District

- **Issue:** may be required to approve a CUP
- **Alternative:** use a rezone approach for high intensity uses (greater legislative discretion)

Example:

Quarry

- Remove C
- Allow in IOA Only

Zoning District Category	RESIDENTIAL				INDUSTRIAL			OTHER	
	ZONING DISTRICTS				ZONING DISTRICTS			CON	IOA
	Remove	SR-1	SR-2	MR-1	LI	Remove	HI	C	NEW
Proposed Zoning District:	RD	R-1	NEW	R-2 & R-3	I-1	I-2	NEW		
Existing Zoning District:				Mixed Residential Low Density					
Purpose of the Zoning District:	Single Family Large Lot	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Light Industrial	General Industrial	Heavy Industrial	Conservancy	Intensive Outdoor Activity
Institutional Land Uses									
Adult Family Home	P	P	P	P					
Ambulance Service					C	C			
Assisted Living Facility									
Active Outdoor Recreation		(P/C) P	P	(P/C) P	(P/C) P	(P/C)	P	P (P)	P
Cemetery or other Place of Interment	C	C		C					
Extraction and Disposal Land Uses									
Composting					P		P		P
Extraction	C	C		C	C	C		C	P
Indoor Recycling Facility									
Material reclamation facility					C	C			
Mixed-waste processing facility					C	C			
Salvage or Junkyard									P

3. Mixed Use

- Issue:** no apartments in business districts, mixed use requires CUP outside of downtown
- Alternative:** allow mixed use buildings and residential in the downtown and all business districts

Policy:

- Should we prohibit apartments in downtown?
- Add detail: limits on ground floor residential in downtown?

Zoning District Category	BUSINESS ZONING DISTRICTS		
	DMU	CMU	INST
Proposed Zoning District:			
Existing Zoning District:	CBD-1	B-2 & B-3	P
Purpose of the Zoning District:	Downtown Mixed Use	Corridor Mixed Use	Institutional
Residential Land Uses			
Apartments/Multiplex	P	P	
Boarding House Living Arrangement	C (C)	C	C
Mobile Home			
Single Family Dwelling (1 unit)	C		
Townhouse (no unit maximum)		P	
Twin House/Duplex/Two-Flat (2 units)		P	
Mixed-Use Land Uses			
Live/Work Unit	P	P	P
Mixed Use Building	P (P)	C (P)	P

4. Accessory Land Uses

- **Issue:** not many accessory uses
- **Alternative:** improve interpretation, flexibility, address modern uses

Zoning District Category	RESIDENTIAL ZONING DISTRICTS						BUSINESS ZONING DISTRICTS		
	Remove	SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST
Proposed Zoning District:	RD	R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P
Existing Zoning District:									
Purpose of the Zoning District:	Single Family Large Lot	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional
Accessory Land Uses									
Accessory Dwelling Unit		P	P	P	P	P	P	P	P
Communication Antenna		P	P	P	P	P	P	P	P
Company Cafeteria							P	P	P
Detached Residential Accessory Structure		P	P	P	P	P	P	P	P
Drive-Through Facility, Accessory							C	C	
Electric Vehicle Charging		P	P	P	P	P	P	P	P
Farm Residence									
Garage, Private	P	P	P	P	P	P	P	P	P
Garage, Public								P	
Garage, Storage	C							P	P
Home Occupation	C	C (P)	C (P)	C (P)	C (P)	C (P)	C (P)	C (P)	P
Incidental Commercial Entertainment							P	P	P
Incidental Indoor Sales							P	P	P
Incidental Light Industrial							P	P	P
Incidental Outdoor Display and Sales							P	P	P

Next Steps

Draft Part 1

- V&A Draft Part 1
- Review with Staff
- Review with Plan Commission

Process

Timing	Project Phase
Summer 2025	Information and Input Gathering and Issues Identification
Fall 2025	Development New Zoning Districts, Land Uses, and Bulk Standards
Fall/Winter 2025/26	Prepare Draft Ordinance
Spring 2026	Review Drafts with City Staff, Plan Commission, and City Council
Summer 2026	Public Review of Drafts Prepare for Adoption of the New Zoning Ordinance and Map

Questions?

Key Issues

Key Issues to Address

- 1) Address **housing barriers** and bulk dimensional standards
 - Greater housing choices
- 2) Increase **user-friendliness** and improve **consistency**
 - Easier to use, navigate, and administer
- 3) Allow a **mix of uses** and promote **infill and redevelopment**
 - Mix of uses in the same building and site, is residential permitted on the ground floor
- 4) Defined **exterior building design** and **landscaping** standards
 - Modernize standards and approach
- 5) Update and standardize **performance standards**
 - Increase clarity, expectations, and approach

Key Issues to Address

6) Address parking requirements

- Reduce minimums, explore maximums, and ideas for bike parking

7) Make ordinance compliant with state and federal laws

- Avoid legal issues in administration and practice

8) Update definitions for increased clarity

- Resolve existing administration issues

9) Modernize Subdivision Code

- Reorganization, integration with zoning, best practices

10) Determine best-fit impervious surface approach

- Balance flexibility with flooding impacts

		DRAFT NEW CITY OF COLUMBUS ZONING STANDARDS (ACCESSORY BUILDING REQ.)																			
Existing Zoning District Category		RESIDENTIAL						BUSINESS			INDUSTRIAL				OTHER						
		ZONING DISTRICTS						ZONING DISTRICTS			ZONING DISTRICT				ZONING DISTRICT						
Proposed Zoning District:		Remove	SR-1	SR-2	MR-1	MR-2	MH		DMU	CMU	INST		BP	LI	MI	HI		AG	PR	CON	IOA
Existing Zoning District:		RD	R-1	NEW	R-2 & R-3	R-4	R-5		CBD-1	B-2 & B-3	P ⁶		NEW	I-1	I-2	NEW		NEW	NEW	C ⁶	NEW
Purpose of the Zoning District:		Rural Development District (New Large-Lot)	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District		Downtown Mixed Use	Corridor Mixed Use	Institutional		Business Park	Light Industrial	General Industrial	Heavy Industrial		Agriculture	Parks and Recreation	Conservancy District	Intensive Outdoor Activity
Accessory Building Requirements ^{7 10} :																					
Minimum Building Separation (accessory to principal structure)		10	10 (See Building Code)	See Building Code	10/10 See Building Code	10 (See Building Code)	10 (See Building Code)		10 (See Building Code)	10/10 (See Building Code)	10 (See Building Code)		See Building Code	10 See Building Code	10 See Building Code	See Building Code		See Building Code	See Building Code	See Building Code	
Minimum Front Yard and Street Yard Setback (for accessory structure)		Not permitted ¹⁰	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building		Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Even with or behind principal building		Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Even with or behind principal building		5	None	Even with or behind principal building	
Minimum Side Yard Setback (for accessory structure)		Not permitted ⁸	Not permitted ⁸ (3)	3	Not permitted ⁸ (3)	Not permitted ⁸ (3)	Not permitted ⁸ (3)		Not permitted ⁸ (0)	Not permitted ⁸ (3)	3		3	Not permitted ⁸ (10)	Not permitted ⁸ (10)	10		5	5	None	10
Minimum Rear Yard Setback (for accessory structure)		5	5 (5)	5	5/5 (5)	20 (single-family) 30 (Two-family +) (5)	20 (5)		0 (0)	20/20 (5)	5		5	20 (5)	20 (5)	10		5	5	None	10
Maximum Building Height (for accessory structure)		20	20 (20 or 25)*	20 or 25*	20/20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*		20 ⁹ (25)	20 ⁹ /20 ⁹ (25)	25		60	20 ⁹ (60)	20 ⁹ (60)	60		50	45	None	60
Pavement Requirements:																					
Minimum Pavement Setback - Side or Rear			3	3	3	3	3		0	3	3		3	3	3	3		3	3	3	
Minimum Pavement Setback - Right of Way			10	10	10	10	10		0	10	10		10	10	10	10		10	10	10	

Existing Zoning District Category		RESIDENTIAL-ZONING DISTRICTS					BUSINESS-ZONING DISTRICTS			INDUSTRIAL-ZONING DISTRICT					OTHER-ZONING DISTRICT						
Proposed Zoning District:	RD	SB-1	SB-2	SB-3	SB-4	SB-5	CB-1	CB-2	CB-3	CB-4	CB-5	CB-6	CB-7	SB	12	13	14	15	16	17	18
Existing Zoning District:	RD	Bi-1	NEW	B-2 & B-3	B-4	B-5	CB-1	B-2 & B-3	B-4	B-5	B-6	B-7	B-8	NEW	I-1	I-2	NA	NEW	NEW	NEW	NEW
<i>Purpose of the Zoning District:</i>																					
Minimum and Maximum Lots:		Rural Development District (New Large Lot)	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	General Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy District	Interior Outdoor Activity			
Maximum Buildable Area (% of lot)		30% (60%)	30%	40%/40% (70%)		40% (single & two-family) 40% (multi-family) buildings & structures (Two-family)* (30%)	70%	100%	50% (75%)	75%	75%	75%	75%	25%	25%	30%	25%				
Lot Requirements:																					
Minimum Lot Area (square feet)	87,120	12,150 (6,000)	5,000	5,000 (single-family)	12,000 (single-family)	12,000 (two-family)	12,000 (multi-family)	12,000 (two-family)	2 acres (5,000)	0 (None)	21730/9600 (8,000)	8,000	20,000 or 30,000	21,780 (20,000 or 10,000)	21,781 (20,000 or 10,000)	1 Acre	1 Acre	1 Acre	None	1 Acre	
Minimum Lot Width at Front Setback Line (feet)	270	90 (60)	30	75/30 (30 or 25)*	40 (single-family)* (30 or 25)	30	0 (30)	90/60 (60 or 25)	60 or 25	90 (60 or 6)	90 (60 or 6)	90 (60 or 6)	300	300	300	300	300	300	300	300	
Minimum Lot Depth (feet)	130	130 (None)	None	130/130 (None)	130 (None)	None	0 (None)	130 (None)	None	None	130 (None)	130 (None)	None								
Minimum Lot Frontage as Right-of-Way		30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Floor Area (square feet by unit type)		None	None	600sf (single-family)/600sf (two-family)/None	700sf (two-family)/600sf (multi-family)/None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	
Minimum Lot size per unit (square feet)		None	None	None	None	None	5000 (None)	None	None	None	None	None	None	None	None	None	None	None	None	None	
Minimum Unit Count		None	None	None	None	None	20 (None)	None	None	None	None	None	None	None	None	None	None	None	None	None	
<i>Principal Building Setbacks:</i>																					
Minimum Front Street Setback (feet) Minimum Front Setback	35	30 (20)	Front: 20, Alley: 30	25/25 (20)	25 single-family (Two-family)* 20 (20)	20 (20)	0 (Max. 6, Min. 3)	50 (may be used for front setbacks for other developments)* 30 (20)	20	20	20 (20)	20 (20)	20	35	20	None	30				
Minimum Street Side Setback - Corner (feet) Minimum Street Side Setback	35	25 (20)	Front: 20, Alley: 30	25/25 (20)	25 (20)	20 (20)	None	None	30/30 (20)	20	20	20 (20)	20	35	20	None	30				
Minimum Porch Setback - Front and Street Side Yards		30	30	30	10	10	NA	NA	10	NA	NA										
Minimum Front-Loaded Garage Setback		Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	NA	NA	NA	Even with or behind principal building	
Minimum Side Yard Setback - Interior (feet)**	300	10 (0)	5	30% of lot width at building line (5 or 6)*	4 feet on either side of rear side yard and total no less than 18 feet (single-family) 20 (two-family)* 10 (0 or 6)	20 (0)	None, provided a minimum of six feet is provided from either side of rear side yard, unless a party wall. (Multi-family) 10 (0 or 6)	30 (Max. 6, Min. 3)	30 or 6	12 or 6	30 (Max. 6, Min. 3)	30 (Max. 6, Min. 3)	30 (Max. 6, Min. 3)	20	30	20	30	20	30	20	30
Minimum Rear Yard Setback (feet)	35	30 (20)	Front: 20, Alley: 3	25/20 (20)	20 (single-family) 30 (Two-family)* 20 (20)	20 (20)	0 (Max. 6, Min. 10)	20/20 (20)	20	20	20 (20)	20 (20)	20	35	20	None	30				
Maximum Building Height (feet)	50	35 (35 and 2.5 stories)	35 and 2.5 stories	35/35 (45 and 3 stories)	35 (single) 30 (Two-family)* 40 (3 stories)	35 and 2.5 stories	40 (Max. 40 and 4 stories) 30 (Two-family)* 40 (3 stories)	50/50 (40 and 4 stories)	40 (Max. 40 and 4 stories) 30 (Two-family)* 40 (3 stories)	40 and 4 stories	40 and 4 stories	50 (40 and 4 stories)	50 (40 and 4 stories)	50	45 and 3 stories	None	60 and 4 stories	50	45 and 3 stories	None	60 and 4 stories
<i>Accessory Building Requirements %:</i>																					
Minimum Building Separation (accessory to principal structure)	10	10 (See Building Code)	See Building Code	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	
Minimum Front and Street Yard Setback (for accessory structure)	Not permitted	Not permitted	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	
Minimum Side Yard Setback (for accessory structure)	Not permitted	Not permitted	5	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Minimum Rear Yard Setback (for accessory structure)	5	5 (5)	5	5/5 (5)	20 (single-family) 30 (Two-family)* 10 (0 or 6)	20 (0)	0 (0)	20/20 (5)	5	5	20 (5)	20 (5)	20 (5)	30	5	5	5	5	5	5	10
Maximum Building Height (for accessory structure)	20	20 (20 or 25)*	20 or 25*	20/20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	
Parcels Requirements:																					
Maximum Pavement Setback - Side or Rear		3	3	3	3	3	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Maximum Pavement Setback - Right of Way		30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30

Existing Footnotes:

- 1 A conditional use may be issued for a zero lot line dwelling. "Zero lot line dwelling" means a single structure consisting of two residential dwelling units which exist on two lots (that are created upon completion of construction of the single structure) that have a property line along a common wall where the residential dwelling units meet and are attached.
- 2 Minimum setbacks of 30 feet in height. For buildings over 30 feet height, the minimum front yard width and the minimum interior side yard shall be increased by one foot for each two feet or fraction thereof by which the building height exceeds 30 feet.
- 3 Where a CBD 1 commercial lot abuts a residential district, the rear and side yard minimum requirements shall be those of the B-3 district.
- 4 Any party desiring a zero setback as set forth above must first obtain a conditional use permit, regardless if the use is permitted or conditional.
- 5 Single family residential buildings shall be required to have a minimum of 10 feet of side yard.
- 6 Height, area and setback requirements. There are no height, area and setback requirements. For conditional uses, they shall be established during the conditional use process.
- 7 Detached accessory structures shall not cover more than 35 percent of the rear yard nor shall they cause the district lot coverage limits to be exceeded, unless conditional use approval is granted.
- 8 All accessory structures shall be located within the required side yard.
- 9 No accessory structure shall exceed 20 feet in height except in nonresidential structures where they are permitted upon prior approval of the plan commission, but shall not in any case exceed the height of the principal structure.
- 10 No accessory structure shall be located in the front yard.

New Footnotes: *20' meeting accessory structure setbacks, 25' meeting principal structure setbacks. No detached accessory structure shall be taller than the principal structure on site.

**0' for shared lot line situations

Updated 12/1/25 - Showing Proposed Only		DRAFT NEW CITY OF COLUMBUS ZONING STANDARDS															
Zoning District Category		RESIDENTIAL					BUSINESS			INDUSTRIAL			OTHER				
Proposed Zoning District:		ZONING DISTRICTS					ZONING DISTRICTS			ZONING DISTRICTS			ZONING DISTRICTS				
Existing Zoning District:		SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	HI	AG	PR	CON	IOA	
Purpose of the Zoning District:		R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P	NEW	I-1	NEW	NEW	NEW	C	NEW	
Residential Land Uses		Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy	Intensive Outdoor Activity	
Apartments/Multiplex				P				P									
Boarding House Living Arrangement				C			C	C	C								
Mobile Home				C		P											
Single Family Dwelling (1 unit)		P	P	P	P	P							P				
Townhouse (no unit maximum)				P				P									
Twin House/Duplex/Two-Flat (2 units)				P	P			P									
Mixed-Use Land Uses					P			P	P	P							
Live/Work Unit								P	P	P							
Mixed Use Building								P	P	P							
Commercial Land Uses																	
Adult-Oriented Entertainment Activity																P	
Artisan Production Shop								P	P	P	P	P	P	P	P		
Bed and Breakfast				P	P		P	P	P				P				
Campground													P	P		P	
Commercial Animal Boarding								P			P	P	P	P		P	
Commercial Animal Daycare								P			P	P	P	P		P	
Commercial Indoor Lodging								P	P	P	P						
Commercial Kitchen								P	P	P	P	P	P				
Drive-Through & In-Vehicle Sales or Service								P			P						

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Existing Zoning District:		SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	HI	AG	PR	CON	IOA
Purpose of the Zoning District:		R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P	NEW	I-1	NEW	NEW	NEW	C	NEW
Institutional Land Uses		Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy	Intensive Outdoor Activity
Active Outdoor Recreation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Living Arrangement, Small (8 or fewer)		P	P	P	P	P	P	P	P				P			
Community Living Arrangement, Medium (9-15)		C	C	C	P	P	P	P	P							
Community Living Arrangement, Large (16 or more)					P		P	P	P							
Small Scale Public Services and Utilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Indoor Institutional							P	P	P	P	P	P	P	P	P	P
Institutional Residential					P		P	P	P							
Large Scale Public Services and Utilities								P		P	P	P	P			P
Outdoor Open Space Institutional		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Passive Outdoor Recreation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Industrial Land Uses																
Data Center												P				P
Heavy Industrial												P				P
Indoor Food Production and Processing										P	P	P				P
Light Industrial										P	P	P				P
Medium Industrial										P	P	P				P
Production Greenhouse										P	P	P				P
Storage Land Uses																
Indoor Storage and Wholesaling										P	P					P
Outdoor Storage and Wholesaling										P						P
Personal Storage Facility										P	P					P
Transportation Land Uses																
Airport												P	P			P
Distribution Center										P	P	P				P
Freight Terminal										P	P	P				P
Heliport								P	P		P					P
Off-Site Parking Lot					P		P	P	P	P	P	P	P		P	P
Off-Site Structured Parking					P		P	P	P	P	P					P
Transit Center							P	P	P	P	P	P				P
Telecommunications Land Uses																
Communication Tower		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Extraction and Disposal Land Uses											P	P	P			P
Composting											P	P	P			P
Extraction											P					P
Indoor Recycling Facility											P					P

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Zoning District Category		RESIDENTIAL ZONING DISTRICTS					BUSINESS ZONING DISTRICTS			INDUSTRIAL ZONING DISTRICTS			OTHER ZONING DISTRICTS				
Proposed Zoning District:		SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	HI	AG	PR	CON	IOA	
Existing Zoning District:		R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P	NEW	I-1	NEW	NEW	NEW	C	NEW	
Purpose of the Zoning District:		Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy	Intensive Outdoor Activity	
Accessory Land Uses																	
Accessory Dwelling Unit		P	P	P	P	P	P	P	P				P				
Communication Antenna		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Company Cafeteria							P	P	P	P	P	P	P	P	P	P	P
Detached Residential Accessory Structure		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Residence													P				
Home Occupation		P	P	P	P	P	P	P	P				P				
Incidental Commercial Entertainment							P	P	P	P	P	P	P	P	P	P	P
Incidental Indoor Sales							P	P	P	P	P	P	P	P	P	P	P
Incidental Light Industrial							P	P	P	P	P	P	P	P	P	P	P
Incidental Outdoor Display and Sales							P	P	P	P	P	P	P	P	P	P	P
Incidental Outdoor Storage							P	P	P	P	P	P	P	P	P	P	P
In-Family Suite		P	P	P	P	P	P	P	P				P				
In-Home Daycare (Less than 9 children)		P	P	P	P	P	P	P	P				P				
Migrant Employee Housing													P				
Nonresidential Accessory Structure							P	P	P	P	P	P	P	P	P	P	P
On-Site Parking Lot		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
On-Site Structured Parking							P	P	P	P	P	P	P	P	P	P	P
Personal Antenna and Towers		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Beekeeping		P	P	P	P	P				P	P		P	P	P	P	P
Residential Chickens		P	P	P	P	P				P			P				
Residential Kennel		P	P	P	P	P							P				
Residential Stable													P				
Satellite Dish		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Short-Term Residential Rental		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Solar Energy System		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Wind Energy System		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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		ZONING DISTRICTS					ZONING DISTRICTS			ZONING DISTRICTS			ZONING DISTRICTS				
Proposed Zoning District:		SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	HI	AG	PR	C	IOA	
Existing Zoning District:		R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P	NEW	I-1	NEW	NEW	P	C	NEW	
Purpose of the Zoning District:		Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy	Intensive Outdoor Activity	
Temporary Land Uses																	
Farmer's Market							P	P	P	P			P	P			
Garage or Estate Sale		P	P	P	P	P	P	P	P				P	P			
Temporary Farm Product Sales/Roadside Stand							P	P	P	P			P	P			
Temporary Moving Container (Residential)		P	P	P	P	P	P	P	P	P	P	P	P	P			
Temporary On-Site Construction Storage, Project Office, and Real Estate Sales Office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Outdoor Assembly		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Outdoor Sales							P	P	P	P	P	P	P	P		P	
res.)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Refuse Container		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Relocatable Building							P	P	P	P	P	P	P	P	P		
Temporary Vehicle Sales		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	