



## **Plan Commission Meeting Agenda**

**Thursday, December 11, 2025 at 6:30 PM**

**Columbus City Hall – 105 N. Dickason Boulevard**

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**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

**Meeting Type:** Plan Commission

**Meeting Date:** December 11, 2025

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**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

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**Plan Commission  
November 13, 2025**



VANDEWALLE &  
ASSOCIATES INC.



# 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	<b>Remove</b>	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	RESIDENTIAL ZONING DISTRICTS			
Proposed Zoning District:	Remove	SR-1	SR-2	MR-1
Existing 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			
Proposed Zoning District:	Remove	SR-1	SR-2	MR-1
Existing Zoning District:	RD	R-1	NEW	R-2 & R-3
Purpose of the Zoning District:	Single Family Large Lot	Single Family Residential	Single Family Residential	Mixed Residential Low Density
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:**

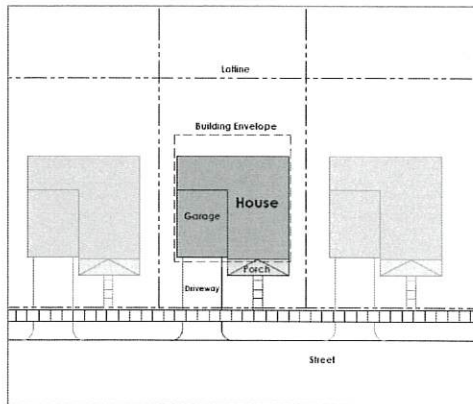
1. Land Use Definitions
2. High Intensity Zoning District
3. Mixed Use
4. Accessory Land Uses



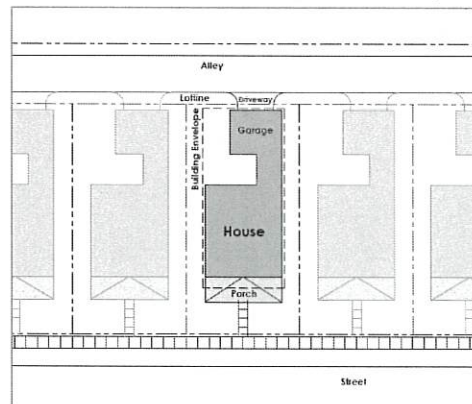
# 1. Reduced Setbacks and Lot Sizes

- **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

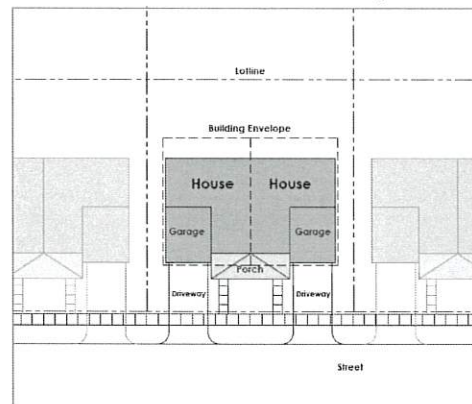
Smaller Lot Single-Family



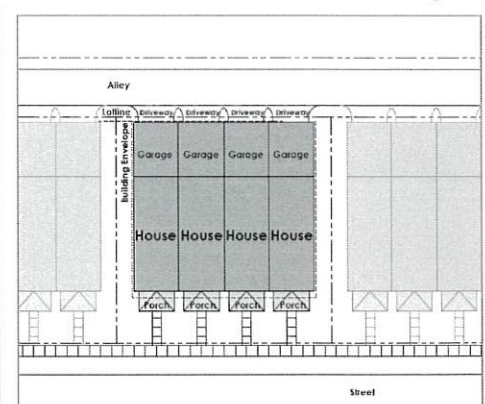
Rear Accessed Single-Family



Smaller Lot Two-Family



Rear Accessed Multi-Family



## 2. Simplify Standards

Lot Requirements:
Minimum Lot Area (square feet)
Minimum Lot Width <i>at Front Setback Line</i> (feet)
<i>Minimum Lot Depth (feet)</i>
<i>Minimum Lot Frontage at Right-of-Way</i>
<i>Minimum Floor Area (square feet by unit type)</i>
<i>Minimum Lot size per unit (square feet)</i>
<i>Minimum Unit Count</i>



Remove



Remove



Remove



Remove



### 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).

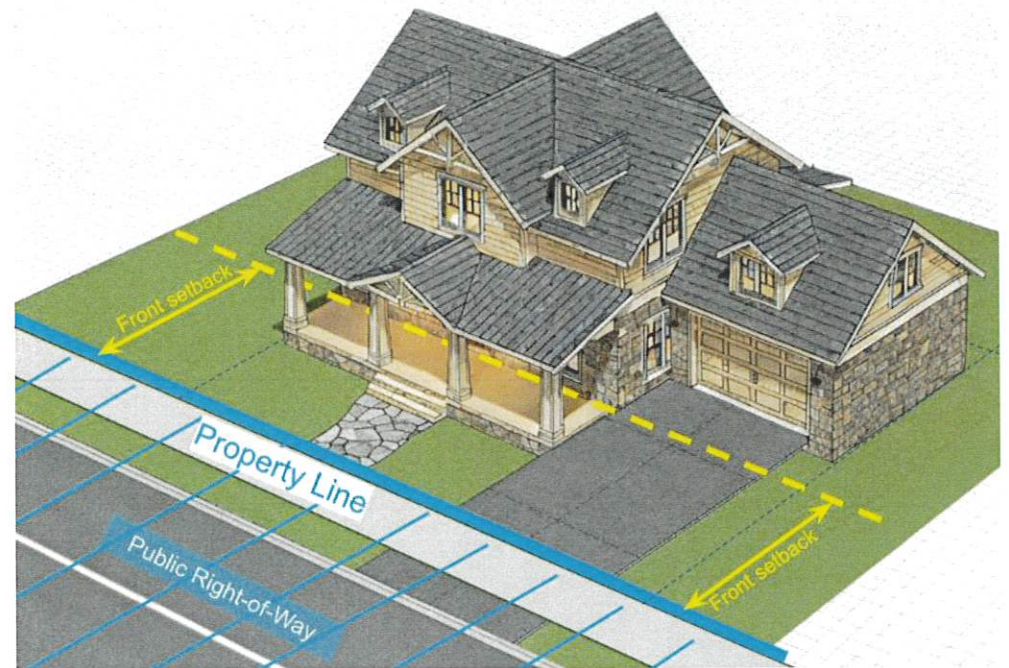


## 4. Accessory Structures

- **Issue:** Code uses special exceptions for taller heights and more lot coverage
- **Alternative:** Avoid special exceptions. Build in predicable 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			ZONING DISTRICTS	
	Remove	SR-1	SR-2	MR-1	LI	Remove	HI	CON	IOA
	RD	R-1	NEW	R-2 & R-3	I-1	I-2	NEW	C	NEW
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
<b>Institutional Land Uses</b>									
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					
<b>Extraction and Disposal Land Uses</b>									
Composting					P		P		P
Extraction	C	C		C	C	C		C	P
Material 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
<b>Residential Land Uses</b>			
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	
<b>Mixed-Use Land Uses</b>			
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		
Proposed Zoning District:	Remove	SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST
Existing Zoning District:	RD	R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P
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



		<u>DRAFT NEW</u> 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 <sup>6</sup>		NEW	I-1	I-2	NEW		NEW	NEW	C <sup>6</sup>	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	Moblie 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 <sup>7 10</sup> :																					
Minimum Building Seperation (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	See Building Code
Minimum Front Yard and Street Yard Setback (for accessory structure)		Not permitted <sup>10</sup>	Not permitted <sup>10</sup> Even with or behind principal building	Not permitted <sup>10</sup> Even with or behind principal building	Not permitted <sup>10</sup> Even with or behind principal building	Not permitted <sup>10</sup> Even with or behind principal building	Not permitted <sup>10</sup> Even with or behind principal building		Not permitted <sup>10</sup> Even with or behind principal building	Not permitted <sup>10</sup> Even with or behind principal building	Even with or behind principal building		Even with or behind principal building	Not permitted <sup>10</sup> Even with or behind principal building	Not permitted <sup>10</sup> Even with or behind principal building	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 <sup>8</sup>	Not permitted <sup>8</sup> (3)	3	Not permitted <sup>8</sup> (3)	Not permitted <sup>8</sup> (3)	Not permitted <sup>8</sup> (3)		Not permitted <sup>8</sup> (0)	Not permitted <sup>8</sup> (3)	3		3	Not permitted <sup>8</sup> (10)	Not permitted <sup>8</sup> (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 <sup>9</sup> (25)	20 <sup>9</sup> /20 <sup>9</sup> (25)	25		60	20 <sup>9</sup> (60)	20 <sup>9</sup> (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	3
Minimum Pavement Setback - Right of Way			10	10	10	10	10		0	10	10		10	10	10	10		10	10	10	10

	RESIDENTIAL ZONING DISTRICTS										BUSINESS ZONING DISTRICTS				INDUSTRIAL ZONING DISTRICTS				OTHER ZONING DISTRICTS			
Existing Zoning District Category	RD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-8	RD-9	CB-1	CB-2	CB-3	CB-4	IS-1	IS-2	IS-3	IS-4	OS-1	OS-2	OS-3	OS-4
Purpose of the Zoning District	Road Development District (New Large-Lot)	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downsized Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	General Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservation District	Intensive Outdoor Activity					
Minimum Buildable Area (sq ft)	87,120	12,500 (5,000)	5,000	5,000 (single-family) 12,000 (two-family) 7,000 (single-family) 12,000 (two-family) (5,000 or 1,000)*	40% (single & conventional) 40% building & structures (Two-family) (20%)	2 acres (5,000)	0 (None)	27,750/9,000 (5,000)	8,000	20,000 or 30,000	21,780 (20,000 or 10,000)	21,780 (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)	50	75/50 (20 or 25)*	50 (single-family) 60 (Two-family) (20 or 25)	50	0 (0)	90/60 (10 or 25)	60 or 25	90 (20 or 5)	90 (20 or 5)	90 (20 or 5)	100	100	100	None	100					
Minimum Lot Depth (feet)	100	100 (None)	None	100/100 (None)	100 (None)	None	0 (None)	100 (None)	None	None	100 (None)	100 (None)	None	None	None	None	None	None				
Minimum Lot Frontage or Right-of-Way	30	30	30	30	30	30	0	50	50	50	50	50	50	50	50	50	50	50				
Minimum Floor Area (square feet by unit type)	None	None	None	600 (two-family) 1,000 (two-family) 600 (Multi-family)	None	None	None	None	None	None	None	None	None	None	None	None	None	None				
Minimum Lot Area per unit (square feet)	None	None	None	None	None	5,000 (None)	None	None	None	None	None	None	None	None	None	None	None	None				
Minimum Unit Count	None	None	None	None	None	30 (None)	None	None	None	None	None	None	None	None	None	None	None	None				
Principal Building Setbacks																						
Minimum Front Street Setback (feet) Minimum Front Yard Setback	35	30 (20)	Front: 20, Alley: 10	25/20 (20)	25 single-family (Two-family) (20 (20)	20 (20)	0 (Min: 5, Max: 10)	30 (may be used for parking development) / 30 (20)	20	20	20 *	20 *	20	35	20	None	30					
Minimum Street Side Setback - Corner (feet) Minimum Street Side Yard Setback	35	25 (20)	Front: 30, Alley: 10	25/20 (20)	25 (20)	20 (20)	None, provided plan commission grants an exception to the vision diagram, signage requirements, * (Min: 5, Max: 30)	30/30 (20)	20	20	20 *	20 *	20	35	20	None	30					
Minimum Porch Setback - Front and Street Side Yard		10	10	10	10	10	N/A	N/A	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
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	Even with or behind principal building	Even with or behind principal building				
Minimum Side Yard Setback - Interior (feet)*	100	10 (0)	5	30% of lot width at building line (0 or 10)	6 feet on either side, both side yards shall total no less than 10 feet (single-family) 10 (Two-family) (5 or 10)	20 (5)	None, provided a minimum of ten feet is provided from existing buildings unless they share a party wall. (Min: 5, Max: 10)	20 feet, Interior side setbacks may be reduced to zero where buildings share a party wall, provided conditional use approval has been granted. (10 or 0)	10 or 0	25 or 0	25 or 0	25 or 0	20	30	20	None	30					
Minimum Rear Yard Setback (feet)	35	30 (20)	Front: 20, Alley: 10	25/20 (20)	20 (single-family) 30 (Two-family) (20)	20 (20)	0 * (Min: 5, Max: 10)	20/20 (20)	20	20	20 *	20 *	20	35	20	None	30					
Maximum Building Height (feet)	30	35 (35 and 2.5 stories)	35 and 2.5 stories	30/30 (35 and 3 stories)	35 (single) 30 (Two-family) (5 and 4 stories)	35 and 2.5 stories	40 (Min: 30 and 4 stories Max: 30 and 15 stories)	30/30 (30 and 4 stories)	40 and 4 stories	40 and 4 stories	40 and 4 stories	40 and 4 stories	40 and 4 stories	40 and 4 stories	40 and 4 stories	40 and 4 stories	40 and 4 stories	40 and 4 stories				
Accessory Building Requirements <sup>1,2</sup>	0	0 (See Building Code)	See Building Code	0/30 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0/30 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)	0 (See Building Code)				
Minimum Building Separation (necessary to accessory structure)	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>				
Minimum Front Yard and Street Side Setback (for accessory structure)	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>	Not permitted <sup>10</sup>				
Minimum Side Yard Setback (for accessory structure)	Not permitted <sup>4</sup>	Not permitted <sup>4</sup> (5)	5	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)	Not permitted <sup>4</sup> (5)				
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)	20	5	5	5	5	5	5			
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)	20* (20) (25)	25	40	20* (20)	20* (20)	40	50	45	None	40					
Accessory Building Requirements																						
Minimum Perimeter Setback - Side or Rear	3	3	3	3	3	3	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Minimum Perimeter Setback - Right of Way	10	10	10	10	10	10	0	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10

## Existing Footnotes:

- 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.
- Minimum setbacks, provided building does not exceed 30 feet in height. For buildings exceeding 30 feet in height, the minimum front yard 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.
- Where a CBD-1 commercial lot abuts a residential district, the rear and side yard minimum requirements shall be those of the R-3 district.
- Any party desiring a zero setback as set forth above must first obtain a conditional use permit, regardless of the use is permitted or conditional.
- Side yards: Buildings over two stories in height shall require five feet for each additional story in addition to the required minimum side yards.
- 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.
- 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.
- No part of a detached accessory structure shall be located within the required side yard.
- No accessory structure shall exceed 20 feet in height except in nonresidential districts where they are permitted upon prior approval of the plan commission, but shall not in any case exceed the height of the principal building.
- 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.  
 \*\*9' 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			
	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	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
Residential Land Uses															
Apartments/Multiplex				P			P								
Boarding House Living Arrangment				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															
Live/Work Unit				P		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			
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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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
Institutional Land Uses															
Active Outdoor Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Communtiy Living Arrangement, Small (8 or fewer)	P	P	P	P	P	P	P	P				P			
Communtiy Living Arrangement, Medium (9-15)	C	C	C	P	P	P	P	P							
Communtiy 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
Institutional Residential				P		P	P	P							
Large Scale Public Services and Utilities								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
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
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
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															
Composting										P	P	P			P
Extraction															P
Indoor Recycling Facility											P				P



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Proposed Zoning District:	SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	HI	AG	PR	CON	IOA
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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
Company Cafeteria						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
Electric Vehicle Charging	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
Incidental Indoor Sales						P	P	P	P	P	P	P	P		P
Incidental Light Industrial						P	P	P	P	P	P	P			P
Incidental Outdoor Display and Sales						P	P	P	P	P	P	P	P		P
Incidental Outdoor Storage							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
On-Site Parking Lot	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
Personal Antenna and Towers	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	
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
Short-Term Residential Rental	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
Small Wind Energy System	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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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			
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		
Temporary Vehicle Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P