



The Zoning Committee did not have a quorum at its September 11 meeting.

### Current items

#### CV25-067 / 2661-2663 Osceola Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=00818&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel 010-073527-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007352700>
- Zoned: R-3 Residential
- Application Submitted: July 29 2025
- Application Received: August 7, 2025

Revised list of variances requested:

- 3332.035, R-3 residential district: Allow an Accessory Dwelling Unit
- 3332.13, R-3 area district requirements: waive minimum lot size of 5,000 square feet per dwelling unit (existing condition: 4,680 square feet lot)
- 3332.19, Fronting: Allow ADU to front on the alley.
- 3332.05(A)(4), Area district lot width requirements: Waive minimum lot width of 50 feet in the R-3, Residential District (existing condition: 40 ft.)
- Section 3332.26, Minimum side yard permitted, requires a minimum side yard of 3 feet, while the applicant proposes no side yard along the northern property line of the rear single-unit dwelling (carriage house).
- Section 3332.25, Side yard: Permit total side yard to be less than 20% of the lot width.

This action is to regularize an existing ADU, a garage conversion dating back to 1977, which had building permits issued at the time, but where the zoning department has no record of the approval. This variance is required to allow financing of the property for an upcoming sale.

The property has been inspected by the buyer's representatives and the City; it meets all requirements, with the exception of the variance approving the use.

The Zoning Committee did not have a quorum on September 11, and could not vote on this matter.

### Upcoming items

#### BZA25-117 / 1668 Genessee Ave

Application: <https://portal.columbus.gov/Permits/cap/CapDetail.aspx?type=1000&Module=>

<https://portal.columbus.gov/Permits/cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=25LAC&capID2=00000&capID3=01019&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-059155-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01005915500>
- Zoned: R-3 Residential
- Application Submitted: September 16
- Application Received: September 16

Variances requested:

- 3332.38(G) Private Garage: Waive maximum height of detached garage of 15 feet to allow 20 feet for a 2-car garage with a storage loft.

### Other information

#### Zone In Phase 2

The City of Columbus has started the next phase of its zoning code update, by developing a city-wide land use plan targeting mixed-use, institutional, business campus, warehouse, and industrial properties. This is a high-level conceptual planning document, which will influence future zoning code development. View more at <https://www.columbus.gov/zoningupdate/>

Areas being evaluated for changed land use policies in North Linden are existing manufacturing, commercial, and institutionally-zoned parcels, with some residentially-zoned parcels, as shown in the map on the Zone in website.

At the July Zoning Committee meeting, NLAC Chair Carol Perkins requested the Zoning Committee Chair Keith draft a letter for NLAC's official comment on the proposal. The letter is not yet prepared.

#### City ADU policy

Council Member Otto Beatty III has held two meetings to discuss allowing ADUs in all residential districts in the City of Columbus.

The current proposal was discussed on September 10 at the Fran Ryan Center. The full video is posted at <https://www.youtube.com/watch?v=GYnN5L6PK8I>.

The proposal would:

- Limit the height of any ADU to 25 feet.
- Require 0 parking spaces for any ADU.
- Exempt new detached private garages and carports for single-, two-, and three-unit dwellings from the requirement to provide electric vehicle charging facilities
- Reduce the parking setback line to the depth of the building setback line, when the building



- setback line is closer to the street than 10 feet.
- Limit the height of any shed to 15 feet, and establish other limits on the size, height, and placement of sheds.
- Establish limits on the size, height, and placement of utility enclosures.
- Establish limits on the size, height, and placement of fences, walls, gates, bollards, and pylons.
- Exempt ADUs from Floor Area Ratio calculations.
- Simplify calculations for required minimum side yard: 7.5 feet in R-Rural, LRR, RRR, and RR districts; 5 feet in all other districts, 3 feet on lots 40 feet wide or narrower, 3 feet for detached garages and carports.
- Simplify calculations for the total of combined side yards: 32 feet in R-Rural, LRR, RRR, or RR districts; 16 feet in all other districts, 6 feet on lots 40 feet wide or narrower.
- Limit obstructions in required rear yards.
- Allow the construction of ADUs, under certain limits:
  - 1 ADU in a lot with a single-unit dwelling in all residential districts
  - 1 ADU in an R-2F district on a lot with a single-unit or two-unit dwelling
  - 2 ADUs in an R-4 district on a lot with a single-unit, two-unit, three-unit or four-unit dwelling, so long as the total number of dwelling units is 5 or less.
  - Any number of ADUs in a multiple-dwelling development, up to a 5% increase in the maximum number of units allowed in the area district requirements.
  - 1 ADU on a residential lot with a nonconforming residential use.
  - ADUs must be smaller than the principal dwelling, and must be no larger than 1000 sq. ft. or 65% of the principle dwelling, whichever is greater.
  - ADUs must be shorter than the principle dwelling, and must not exceed 25 feet in height.
  - Detached ADUs must be located in the rear yard of the principle dwelling, and may occupy up to 45% of the required rear yard of the principal dwelling. Two ADUs may occupy up to 55% of the required rear yard.
- Pay transparency for job listings
- Analysis of youth programming
- ADU legalization
- “Yes, in God’s Backyard” housing development program
- Construction impact mitigation for businesses
- Historic preservation policy updates and streamlining
- Expansion of recycling service
- New crime reports portal
- Short-term rental regulation
- Proactive liquor enforcement
- Improved event safety plans
- Permanent supportive housing
- Homelessness prevention

For more information, see the Columbus Forward website: <https://www.columbusforward.us/>

### Rental Registry

Councilmember Nicholas Bankston hosted a hearing on September 16 regarding a proposed registry of all rental property within the City of Columbus. Watch the hearing here: <https://www.youtube.com/watch?v=mI3w5Abzg0s>

### Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on February 18, at 6:30 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

### Zoning Code Update Meetings

The city Zone In Advisory Committee meets monthly; details are posted on the Zone In Columbus website: <https://www.columbus.gov/zoningupdate/>

### Bike Plan Update

Columbus’ Bike Plus initiative is updating the city’s plans for infrastructure for people who do not drive or take transit: <https://tinyurl.com/bikeplus614>

### Zoning Committee Newsletter

The Zoning Committee has launched a newsletter. View past issues and subscribe at <https://us21.campaign-archive.com/home/?u=330bc1a667408c7b6f03e46bb&id=b4deb59789>

Archives of minutes and reports from the Zoning Committee are posted at <https://f.benlk.com/nlac-zoning/>



For additional information, see Councilmember Beatty’s webpage: <https://www.columbus.gov/Government/City-Council/Councilmembers/Otto-Beatty>

### Columbus Forward

On September 10, City Council announced the “Columbus Forward” legislative package, designed to support rapid growth of Columbus in a responsible manner. The package includes: