

Current items

No items on demolition, graphics, or variance agendas.

Zoning Code Update

The City of Columbus is presently updating its zoning code in a phased update, called “Zone In”. The current phase, Phase 2, focuses on commercial, industrial, and office uses throughout the City of Columbus. Read more at the Zone In website: <https://zone-in.columbus.hub.arcgis.com/pages/current-proposal>

The deadline for comment is October 24, allowing the Zoning Committee and NLAC until NLAC’s October 15 meeting to prepare a comment.

At our meeting, we discussed the properties involved in Zone In Phase 2.

Examples of where Phase 2 will newly apply specific zoning districts in and around North Linden:

- Industrial Urban: along west side of I-71 between North Broadway and Cooke Road.
- Industrial Light: along west side of I-71 in segments between North Broadway and Hudson Street, but not touching those streets.
- Industrial Mixed-Use: along west side of I-71 on properties at North Broadway, Weber Road, and Hudson Street, touching those streets, and in parts of Northern Lights between Cleveland Avenue and Westerville Road.
- Emerging Mixed-Use: Along Oakland Park Avenue between the alley west of Cleveland Avenue and Medina Avenue, along the north side of Weber Road between Melva Avenue and Ontario Street.
- UGN-1, Urban General 1: Oakland Park Nursery, buildings around the intersection of Maize Road and Oakland Park Avenue, the market at the intersection of Weber Road and I-71, properties around the intersection of Northridge Road and Karl Road,
- UCT, Urban Center: Along Oakland Park Avenue between Medina Avenue and Walmar Drive, and between Cleveland Avenue and the Linden Green Line.
- Neighborhood Activity Center: The strip mall on Huy Road behind the Northern Lights Shopping Center, Stonegate Square apartments on Karl Road.
- Community Activity Center: Several properties in the Northern Lights Shopping Center, including the proposed affordable housing development on Innis Road.
- Regional Activity Center: the COTA park-

and-ride lot on Cleveland Avenue at Northern Lights.

- Campus: Historic Crew Stadium, Ohio Historical Connection, state fairgrounds.

For definitions of each of those zones, refer to the Zone In website. The most-significant new zone is EMX, Emerging Mixed Use, which allows buildings up to 3 stories tall with low-impact mixed uses and housing.

Data centers would be allowed in the new Industrial Heavy zone; there are no proposed Industrial Heavy zones near North Linden. Data centers would also be allowed as an *accessory use* in the new Campus zone, which is to say that the data center has to have some relevance to the other uses on the site.

Our review came out with several questions, which I have passed along to the Zone In team:

1. Can food trucks be allowed in parking lots in mixed-used districts? Does a food truck require a special permit, or are they allowed by right?
2. Which districts are short-term rentals like VRBO or Airbnb allowed in? Do short-term rentals count as “Hotel/Motel” use or something else? How does Zone In Phase 2 propose to affect the existing short-term rental policies?
3. Phase 2 proposes to rezone several lots with existing, operating filling stations to zoning districts that do not allow use as a filling station. How will these properties be handled moving forwards, and why was the decision made to use districts that don’t allow filling stations?

Surveys are available on the Zone In website, to allow the public to comment on the draft zoning code updates and the zones applied to specific parcels. You can also make an appointment to visit the Zone In Gallery, located at 141 North Front Street.

Zone In Phase 2 Hearing

On Wednesday, September 16, City Council held a hearing about the zoning code update. You can watch it online at <https://www.youtube.com/watch?v=UbTDnkrQHj8>

Upcoming items

CV26-084 / 820 E Hudson Street

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00883&agencyCode=COLUMBUS&HideHeade>





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- Parcel 010-072930-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007293000>
- Zoned: UGN-1 (2024)
- Application Submitted: August 25, 2026
- Application Received: September 1, 2026

Variances requested:

- Title 34, section E.20.100.A, Use Table: The applicant requests a Council Variance to permit “Auto Service and Repair, Minor”, specifically tire installation, in the UGN-1 District in conjunction with permitted tire sales. The proposed installation will occur within the existing commercial garage and existing service bays, with no building expansion or substantial alteration of the existing site.

This variance would allow the current tire-sales business to also install tires purchased at their location. Before the Title 34 rezoning in 2024, this was zoned C-4, which permitted this use. Zoning violation 25470-02306 (<https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Enforcement&TabName=Enforcement&capID1=25010&capID2=00000&capID3=02306&agencyCode=COLUMBUS>) alleges that the original use was as a filling station, and that the change of use to brake/tire service and auto repair was done without zoning clearance. Updated versions of the complaint note dumpsters without required screening. This violation has progressed to court as case 2026EVH060166 in the Franklin County environmental court. (search records here: <https://www.fcmcclerk.com/case/search/results>) The next status conference in the case is scheduled for September 28.



Other information

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on October 8, at 6:00 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

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/>



Accessibility statement

To request a reasonable accommodation due to a disability, please call Angie Wise, ADA Coordinator, at 614-645-8029, or send an email to AMWise@Columbus.gov 10 days prior to a Zoning Committee event.