

City of Columbus Zoning Code Rewrite

**Plan Commission
July 9, 2026
Draft Zoning Map**



**VANDEWALLE &
ASSOCIATES INC.**

Today's Discussion

- Last Meetings
 - Historic Preservation (May 14)
 - Joint Plan Commission & Council Update (May 19)
- Today (July 9)
 - Review zoning map
 - Key zoning map policy questions

Overall Goals of the Draft Zoning Map

- Preserve existing development patterns by reflecting current land uses and zoning where appropriate
- Maintain consistency with the Future Land Use Map and Comprehensive Plan
- Correct mapping inconsistencies and legacy errors identified through a comprehensive review
- Minimize downzoning

Draft Zoning Map: Five-Step Process

1. Directly translated existing zoning districts to the closest comparable new zoning district
 - Example: R-1 = SR-1
2. Parcel by parcel analysis to uncover any issues
 - Identified questions to discuss with staff
 - Example: Single-Family Residences were zoned LI

Draft Zoning Map: Five-Step Process

3. Reviewed with City Staff

- Discussed key question areas and adjusted district or code text as needed
- Example: “Cultivation” and “Private Golf Courses” are added to the PR zoning district to match the PR district as mapped

4. Review with Plan Commission (**Today**)

5. Complete edits

- Based on feedback recieved

Map Development Resources

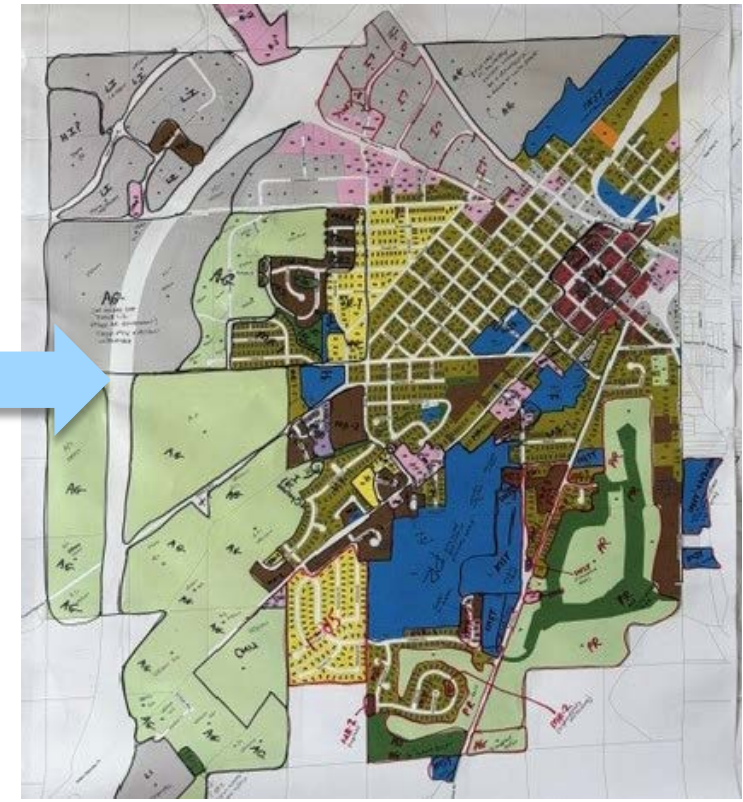
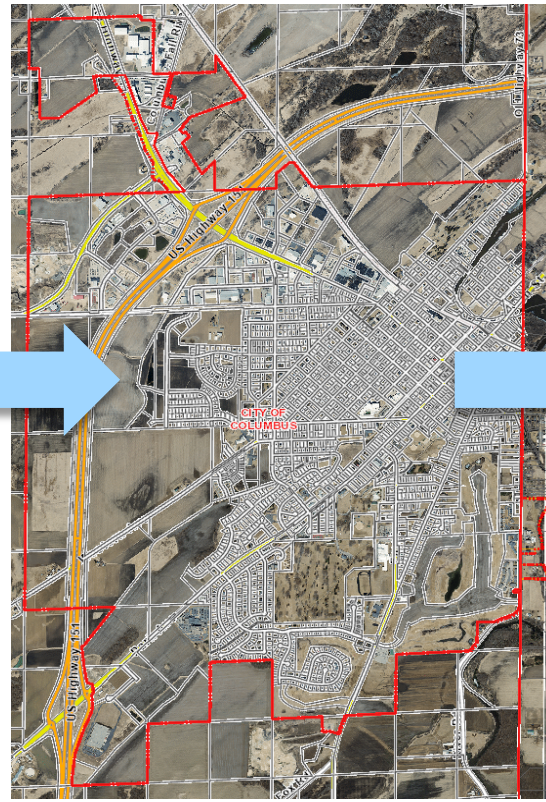
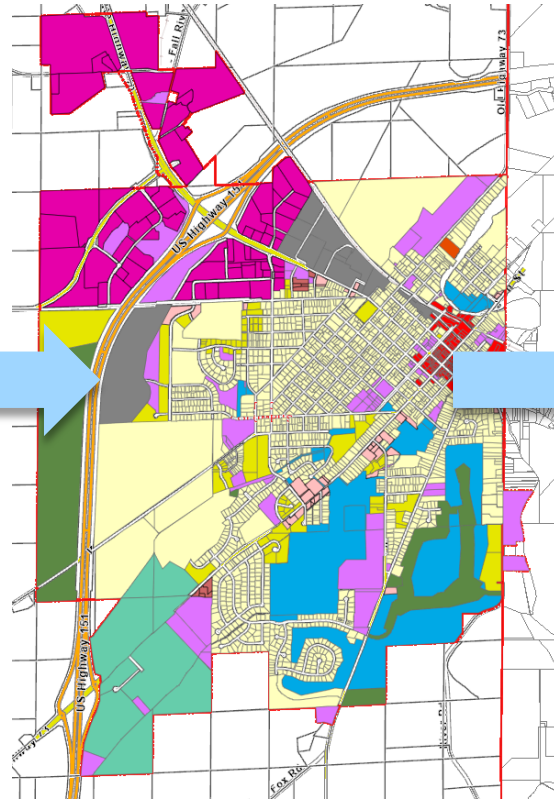
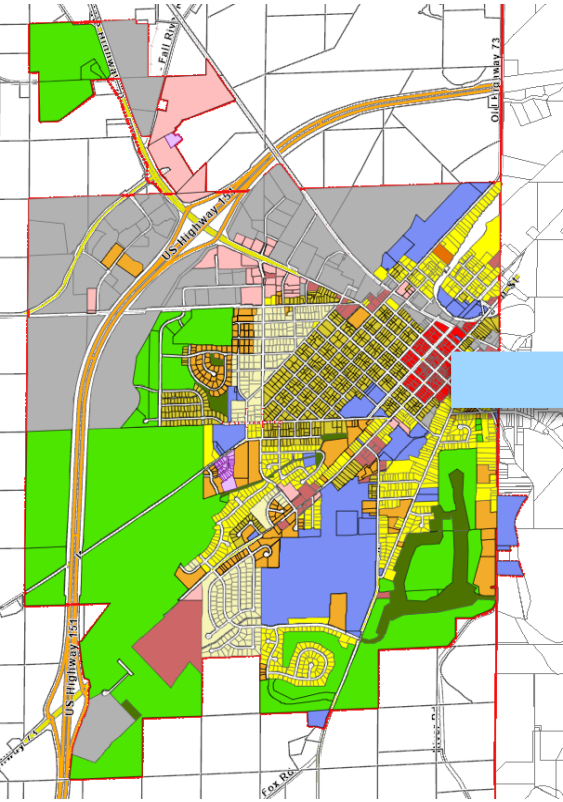
Existing Zoning

Future Land Use

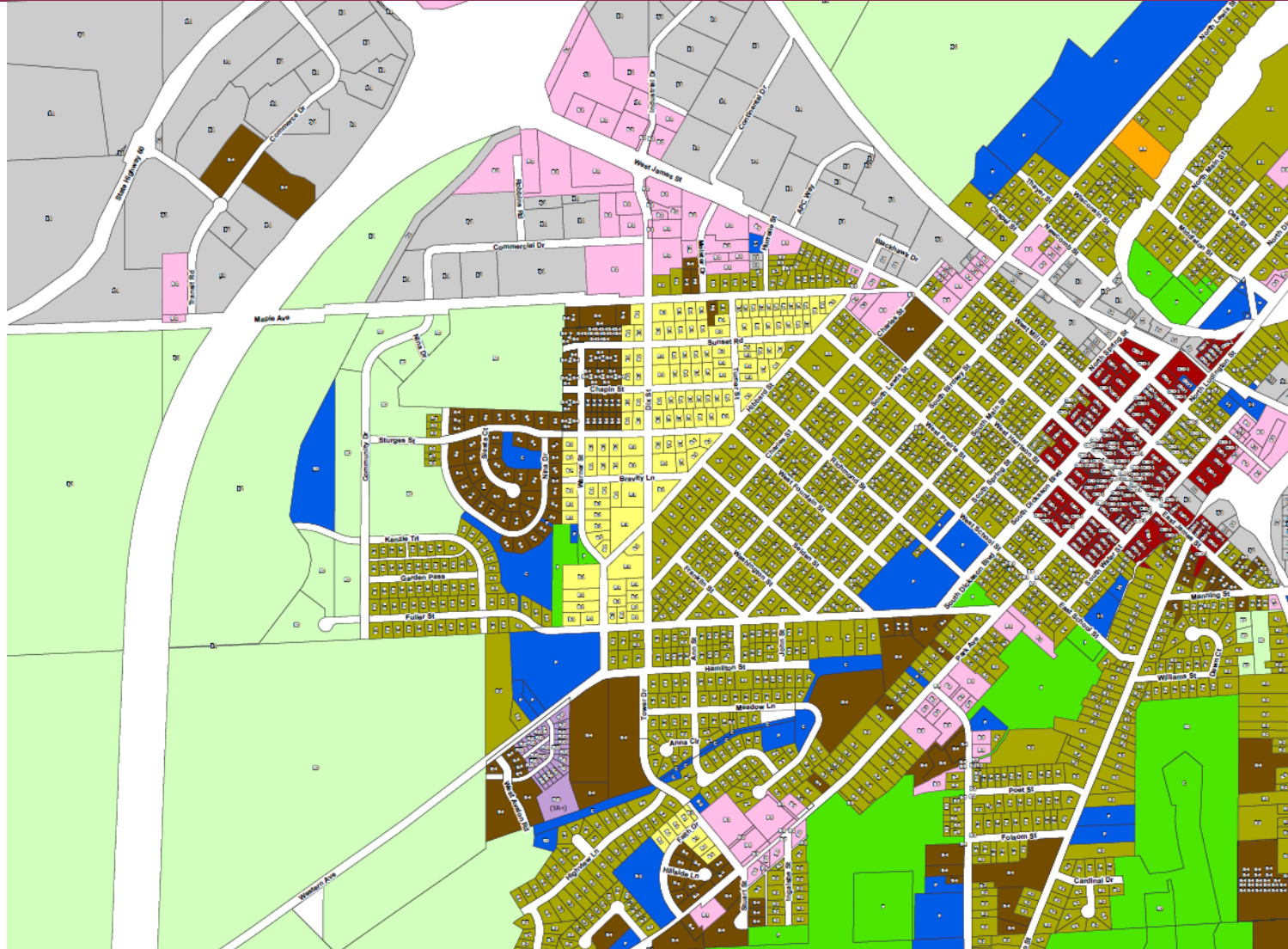
Existing Conditions



Refined Draft



Draft New Zoning Map



Review of Draft Zoning Districts as Mapped

Key Change from Existing Zoning Map

- Complete set of new districts
- Public and quasi-public properties zoned INST or PR
 - Except City Hall (remains DMU)
- Golf courses zoned PR
- Stormwater zoned INST
- Multiple properties zoned AG
 - Holding district for future development
- Planned Developments stay PD except one undeveloped area
- Overlay districts still to be added after draft map is updated

Overview of Map & Applied Zoning Districts

On each parcel on the map:

- Existing Zoning = labels
- New Zoning = colors

Proposed Zoning District*

	SR-1 - Single Family Residential
	SR-2 - Single Family Residential
	MR-1 - Mixed Residential Low Density
	MR-2 - Mixed Residential High Density
	MH - Mobile Home District
	CMU - Corridor Mixed Use
	BP - Business Park
	DMU - Downtown Mixed Use
	LI - Light Industrial
	HI - Heavy Industrial
	INST - Institutional
	PR - Parks and Recreation
	IOA - Intensive Outdoor Activity
	AG - Agriculture
	PUD - Planned Unit Development (Underlying Zoning labeled in parentheses)

*The Existing Zoning is labeled on all parcels with an assigned District.

6/8/2026

Residential Districts

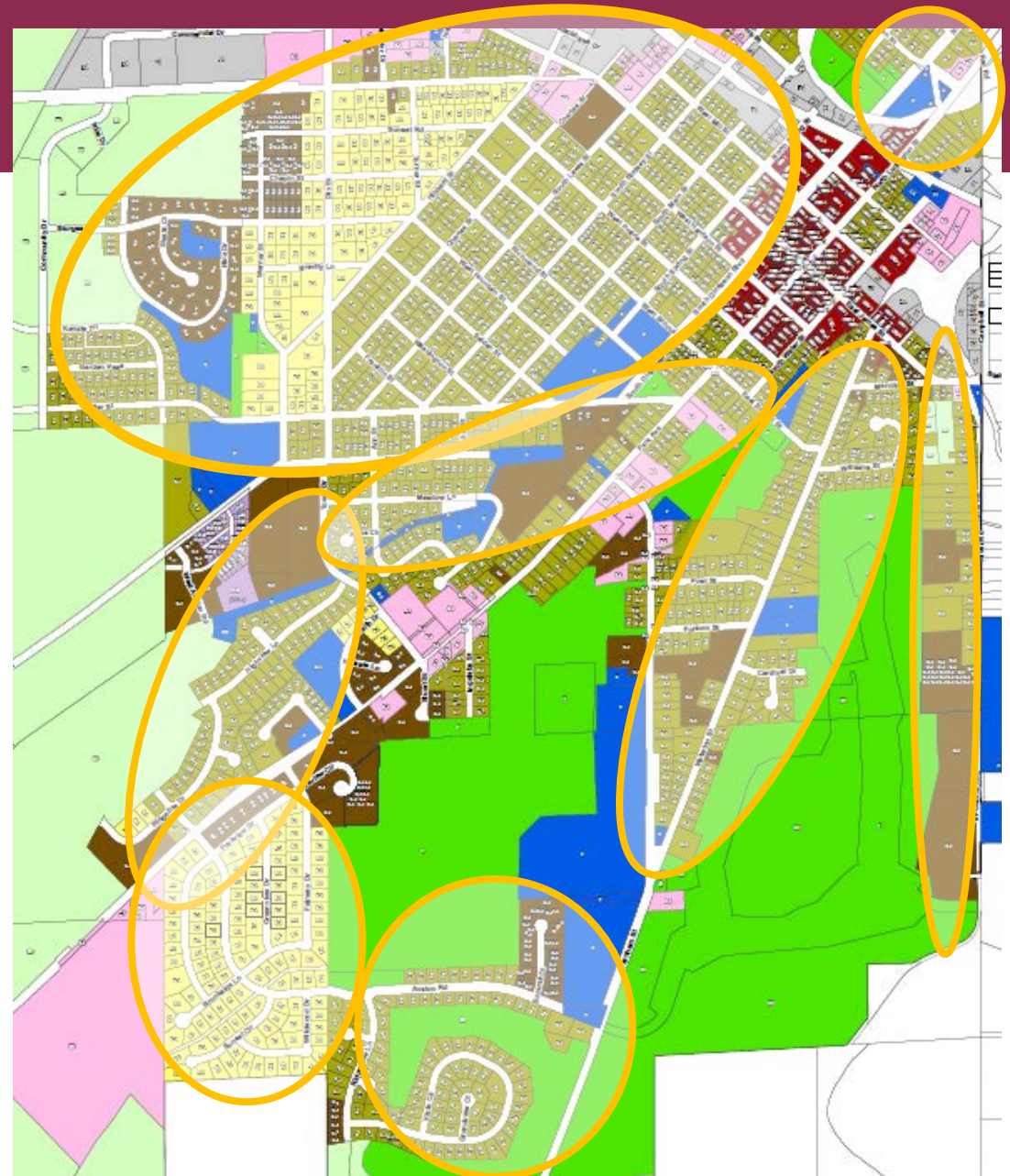
Existing Zoning District	New Zoning District	Rationale/Land Use Type
Residential Districts		
R-1, Low-Density Res	Single Family Residential-1 (SR-1)	Larger Lot sizes (8,000 sf)
None	Single-Family Residential-2 (SR-2)*	Smaller lot sizes (3,000-5,000 sf)
R-2, Medium-Density Resi R-3, High-Density Resi	Mixed Residential-1 (MR-1)	Mix of single-family, duplex, two-flat, twin home
R-4, Multi-Family Resi	Mixed Residential-2 (MR-2)	Mix of single-family, duplex, two-flat, twin home, and multi-family
R-5, Mobile Home Park	Mobile Home (MH)	Mobile Home Residential

** Not currently mapped but available through a Zoning Map Amendment*

Residential

Yellow circles identify general areas of the City mapped in the new Residential Districts

-  SR-1 - Single Family Residential
-  SR-2 - Single Family Residential
-  MR-1 - Mixed Residential Low Density
-  MR-2 - Mixed Residential High Density
-  MH - Mobile Home District



Single Family Residential (SR-1)

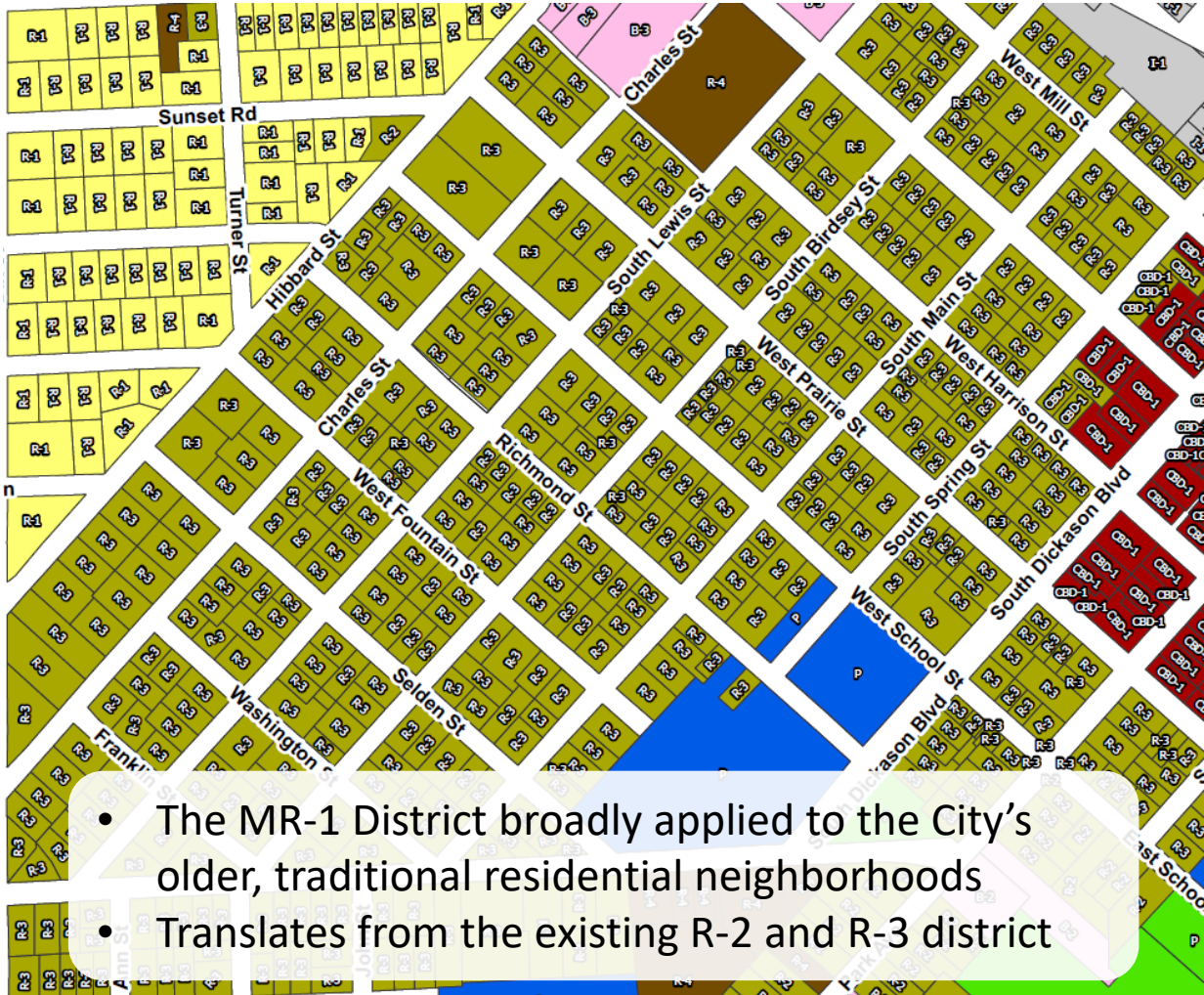


Single-Family Home on Parkview Drive

- Translates from the existing R-1 District.
- The SR-1 District applies to single-family residential neighborhoods with larger lot sizes.



Mixed Residential (MR-1)



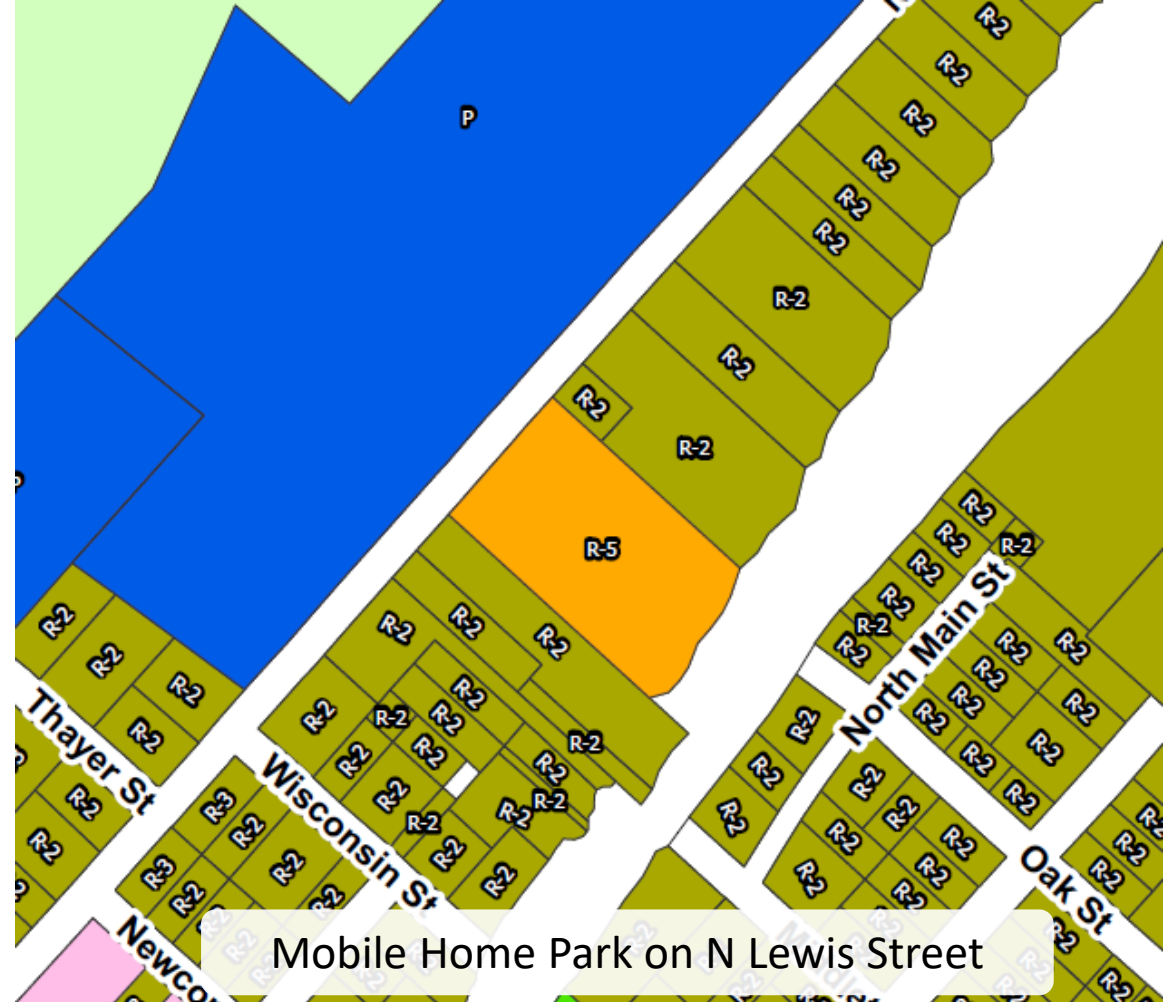
Mixed Residential (MR-2)



Multifamily Residential on River Road

- The MR-2 District applies to the multifamily neighborhoods
- Translates from the existing R-4 District

Mobile Home (MH)



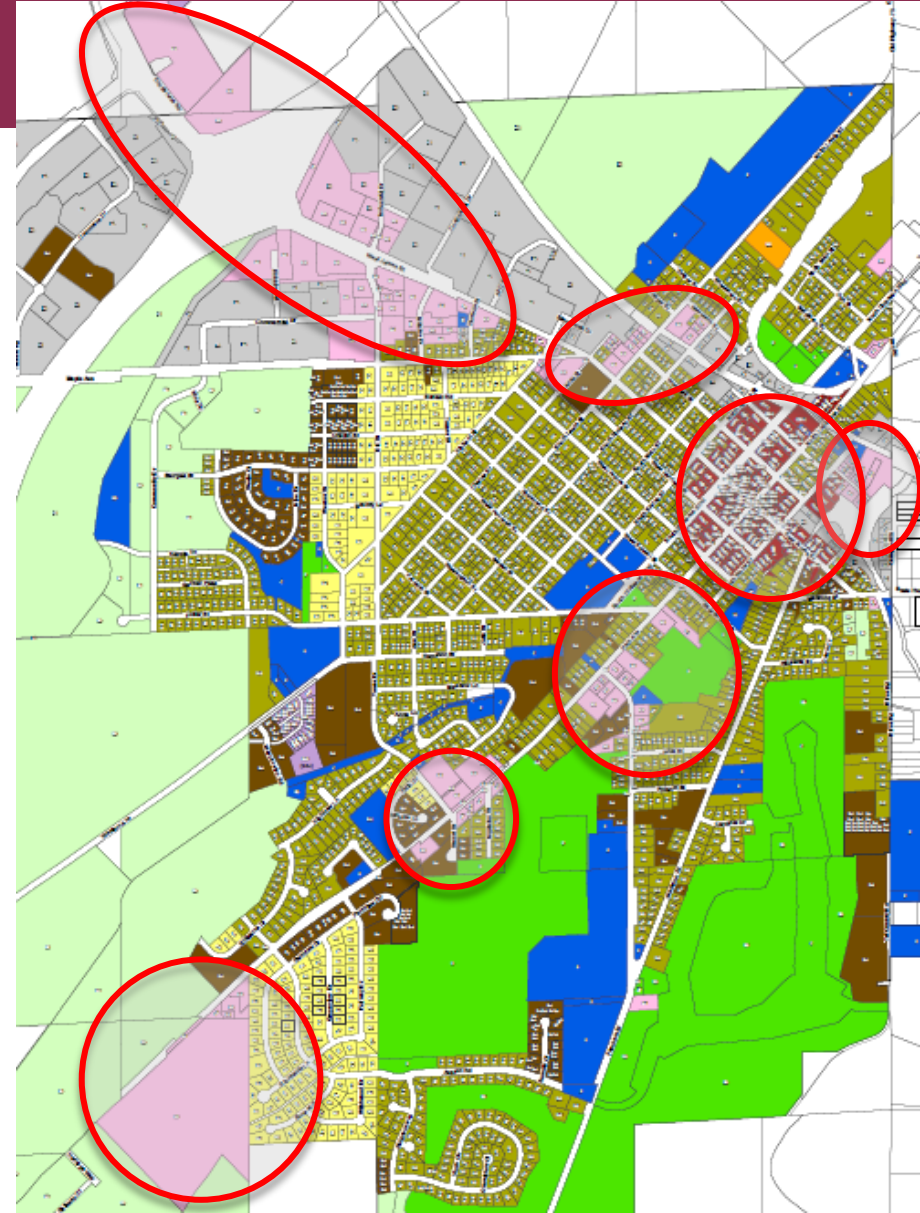
Commercial/Mixed Use Districts

Existing Zoning District	New Zoning District	Rationale/Land Use Type
Commercial/Mixed Use Districts		
CBD-1, Central Business District	Downtown Mixed Use (DMU)	Existing mixed-use in downtown style and format (requires ground floor commercial)
B-2, Highway Commercial B-3, General Commercial	Corridor Mixed Use (CMU)	Grouped and mapped along commercial corridors with planned mixed-use development patterns

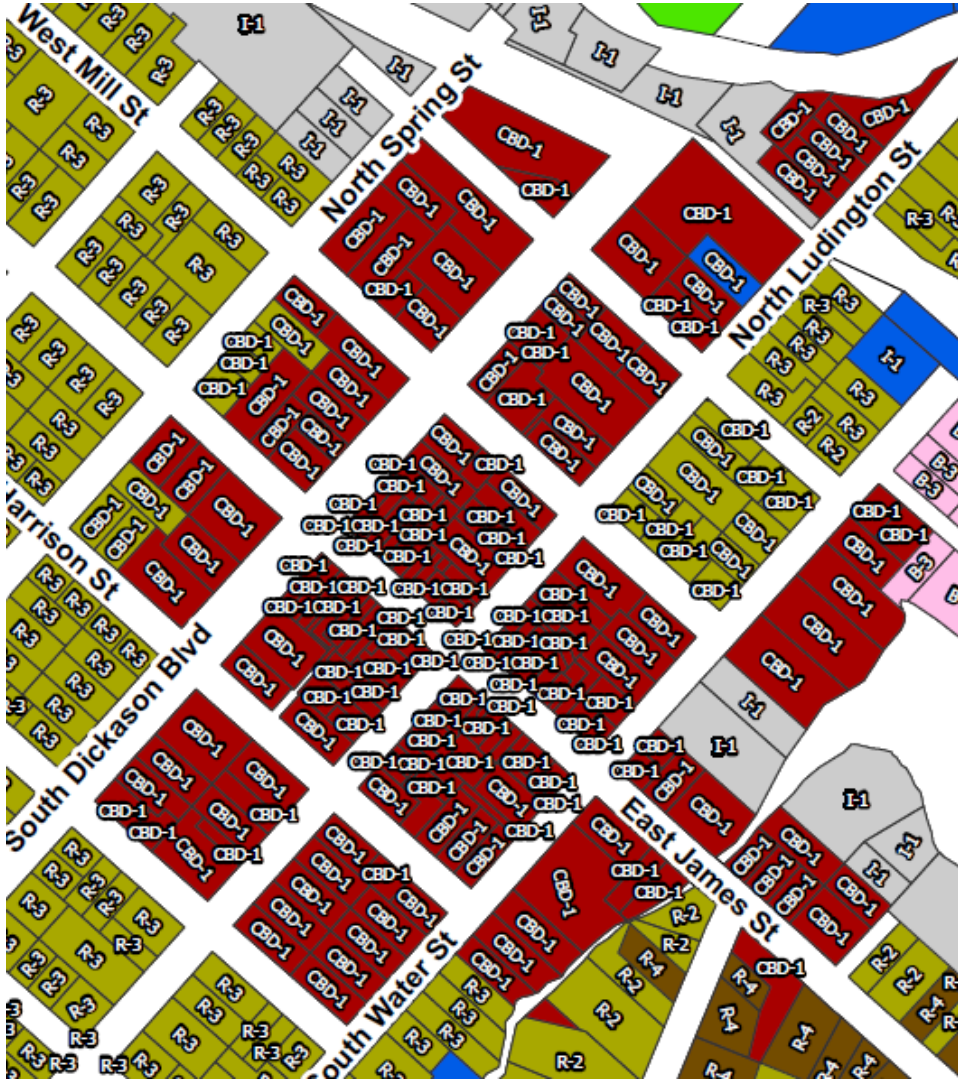
Commercial/Mixed Use

Red circles identify general areas of the City mapped in the new Commercial or Mixed-Use Zoning Districts

-  CMU - Corridor Mixed Use
-  DMU - Downtown Mixed Use



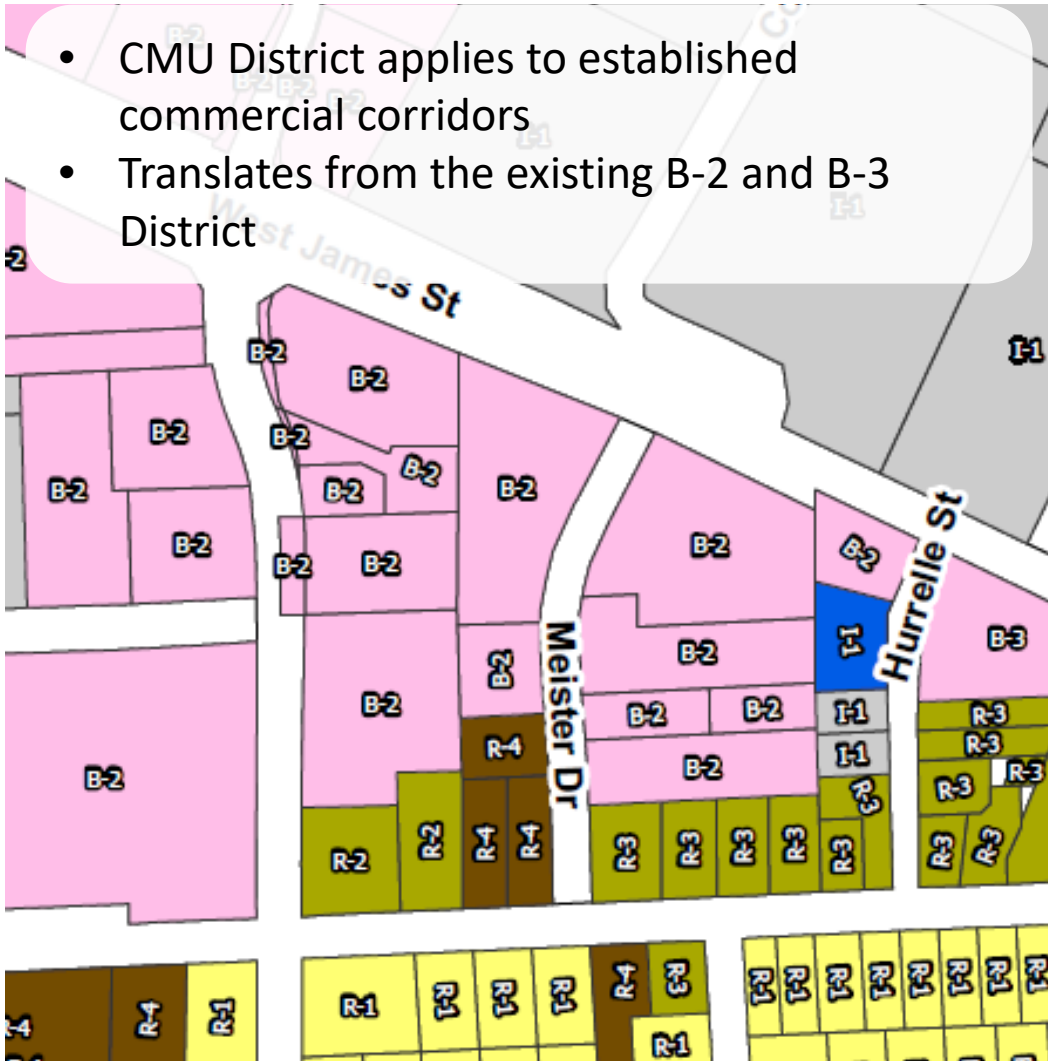
Downtown Mixed Use (DMU)



- DMU District applies to downtown Columbus
- Translates from the existing CBD-1 district

Corridor Mixed Use (CMU)

- CMU District applies to established commercial corridors
- Translates from the existing B-2 and B-3 District



Commercial Building on W James Street

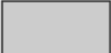
Industrial Districts

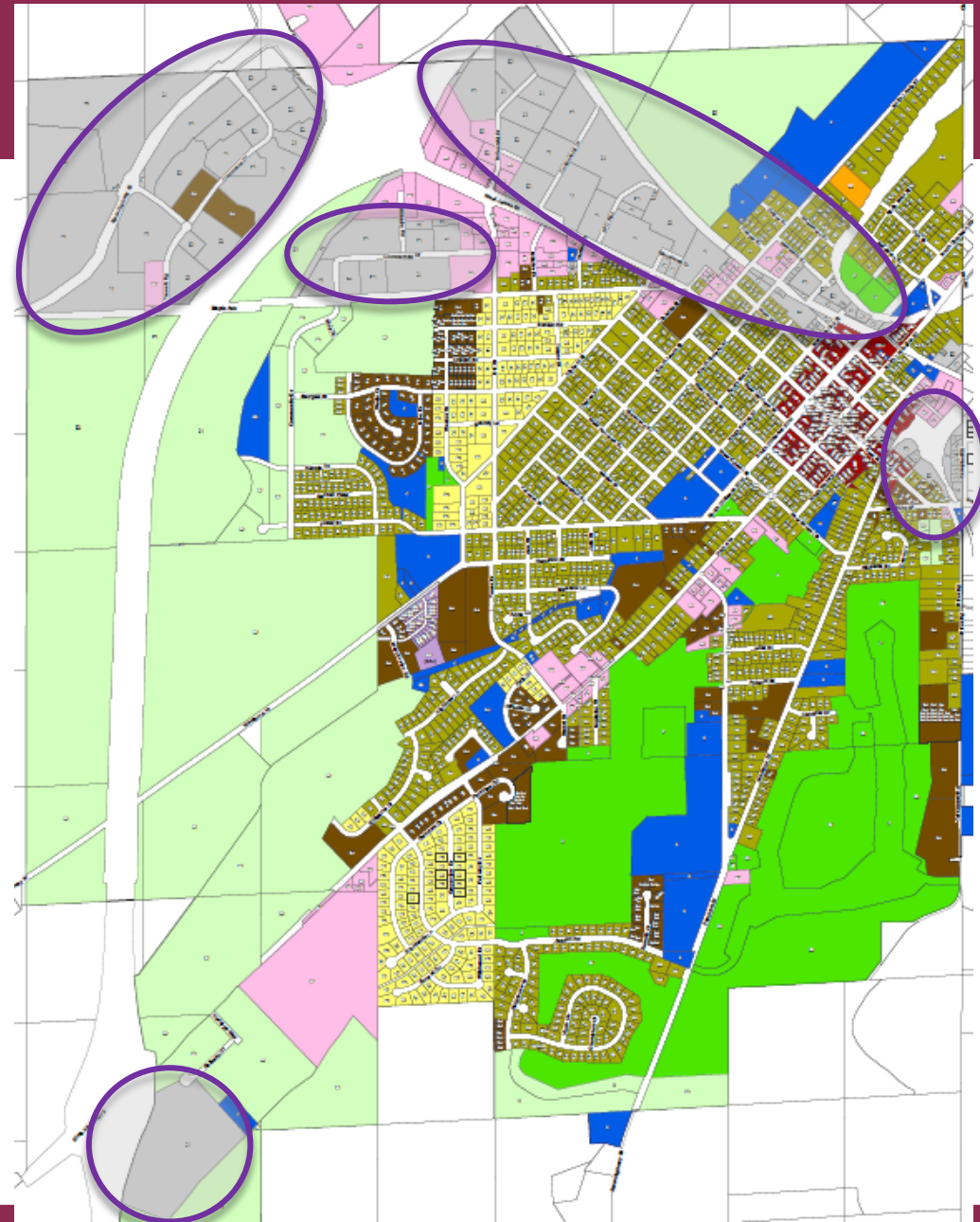
Existing Zoning District	New Zoning District	Rationale/Land Use Type
Industrial Districts		
None	Business Park (BP)*	Mix of commercial and industrial uses
I-1, Light Industrial	Light Industrial (LI)	Less intense industrial all indoors
I-2, General Industrial	Heavy Industrial (HI)*	General Industrial similar to what is found throughout the community
		Spots of high intensity industrial uses

** Not currently mapped but available through a Zoning Map Amendment*

Industrial

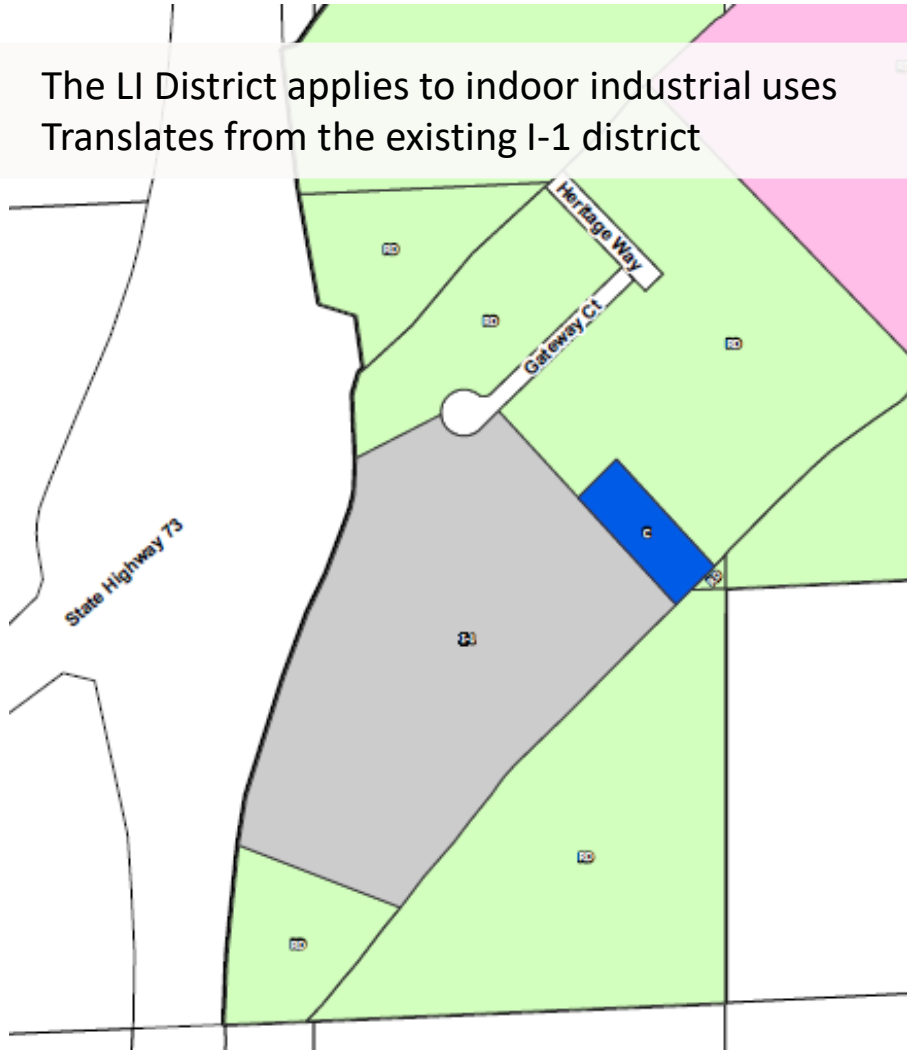
Purple circles identify general areas of the City mapped in the new Industrial zoning districts

-  BP - Business Park
-  LI - Light Industrial
-  HI - Heavy Industrial



Light Industrial (LI)

- The LI District applies to indoor industrial uses
- Translates from the existing I-1 district



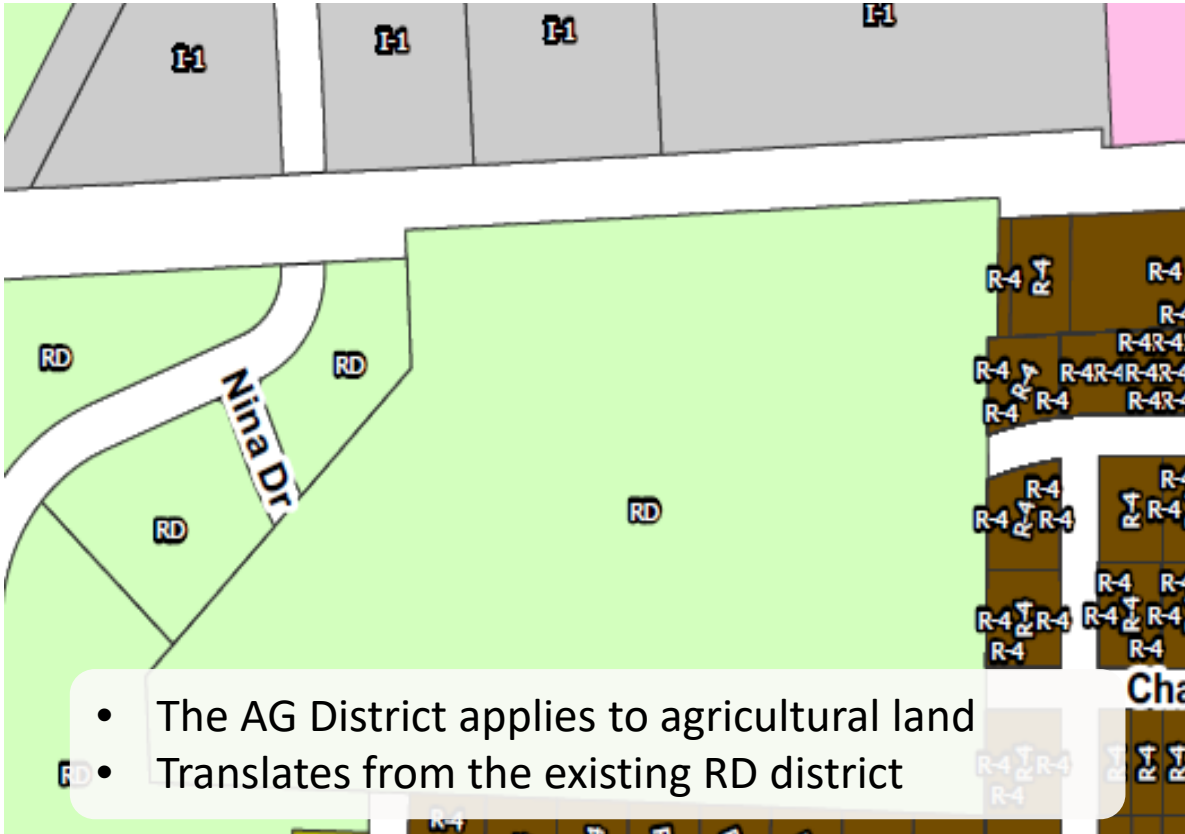
Industrial Building on Gateway Court

Other Districts

Existing Zoning District	New Zoning District	Rationale/Land Use Type
Other Districts		
RD, Rural Development District	Agriculture (AG)	Agricultural and agricultural-support land uses
P, Public, Semipublic, Inst. Recreation	Institutional (INST)	Public uses such as government buildings, schools, and places of worship
	Parks and Recreation (PR)	Spots of active recreation in public parks
None	Intensive Outdoor Activity (IOA)*	More control than CUP process for high intensity uses (quarry, junk yard, amusement park, etc.)

**Not currently mapped but available through a Zoning Map Amendment*

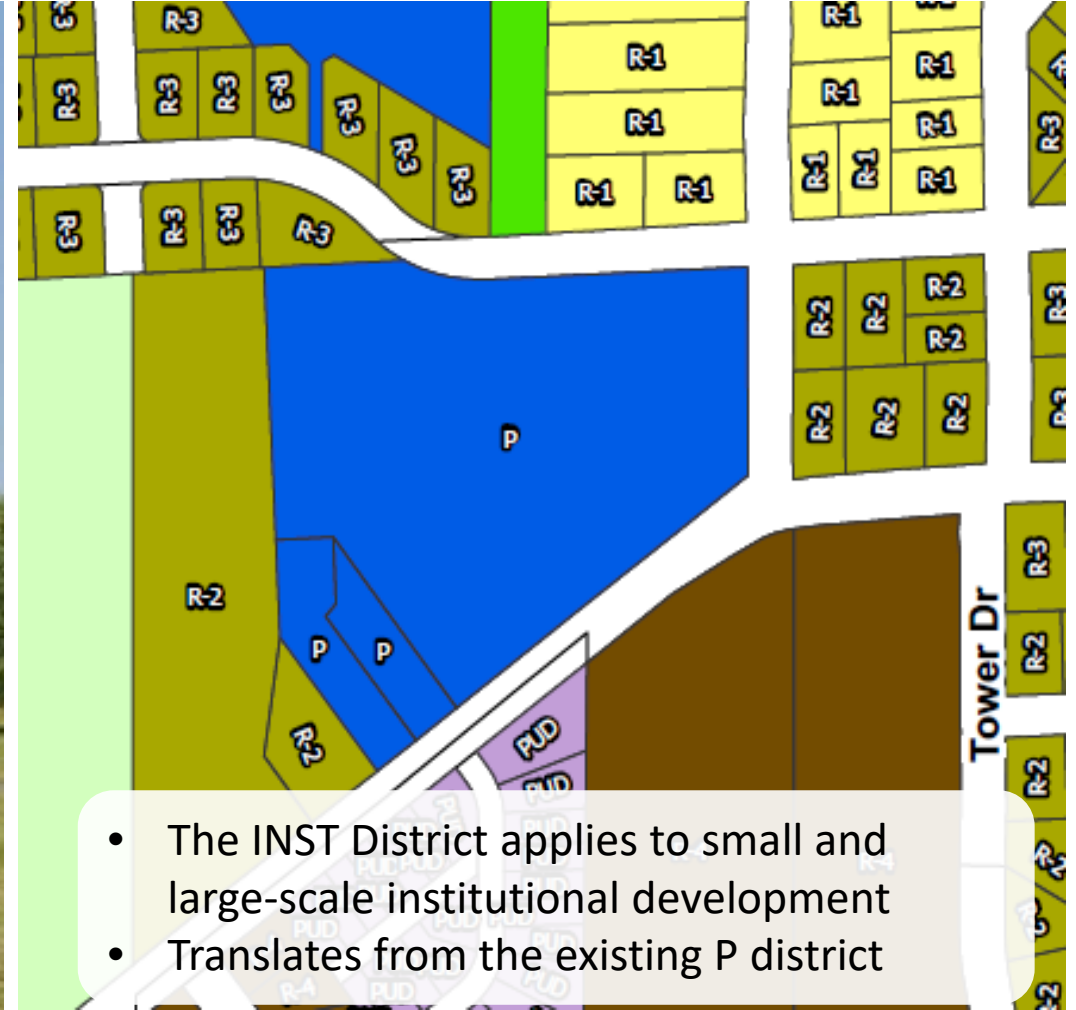
Agricultural (AG)



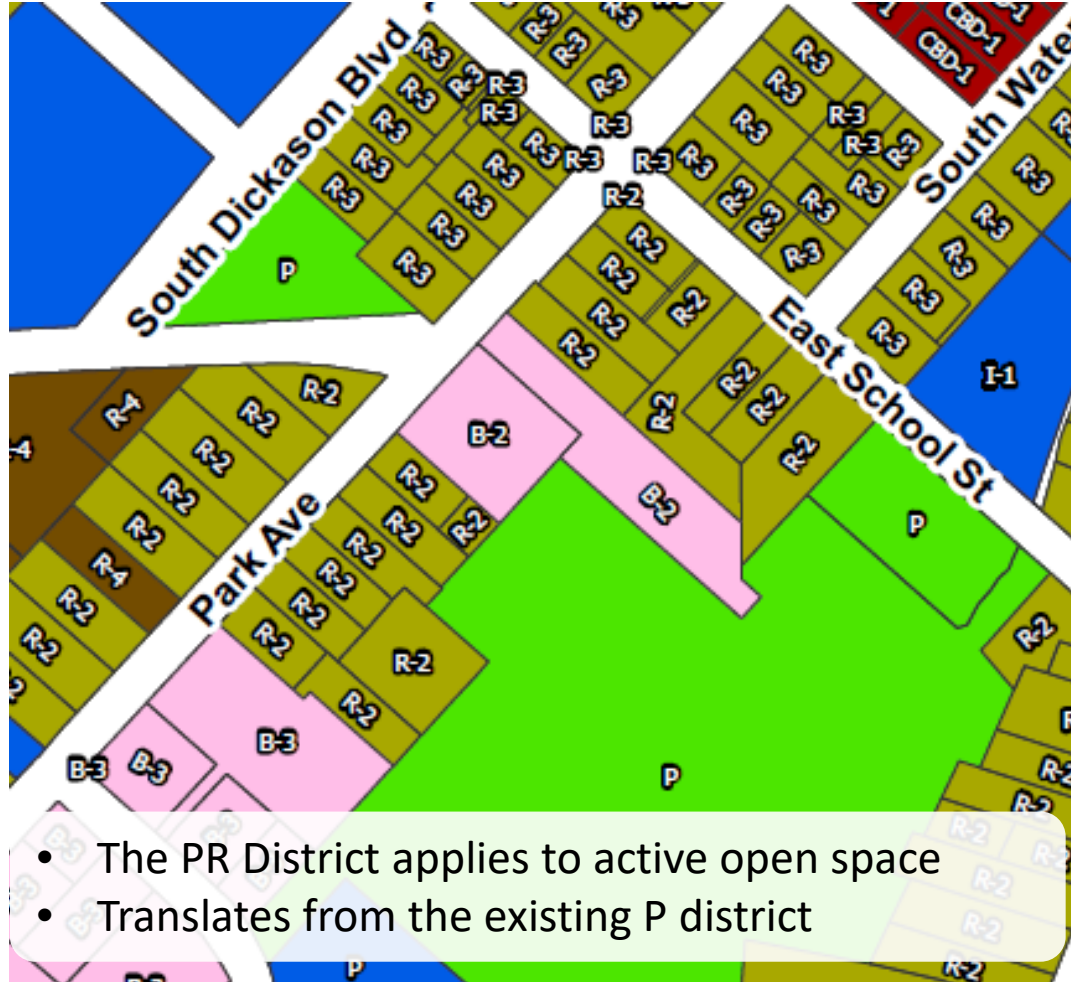
Institutional (INST)



Church on Western Avenue



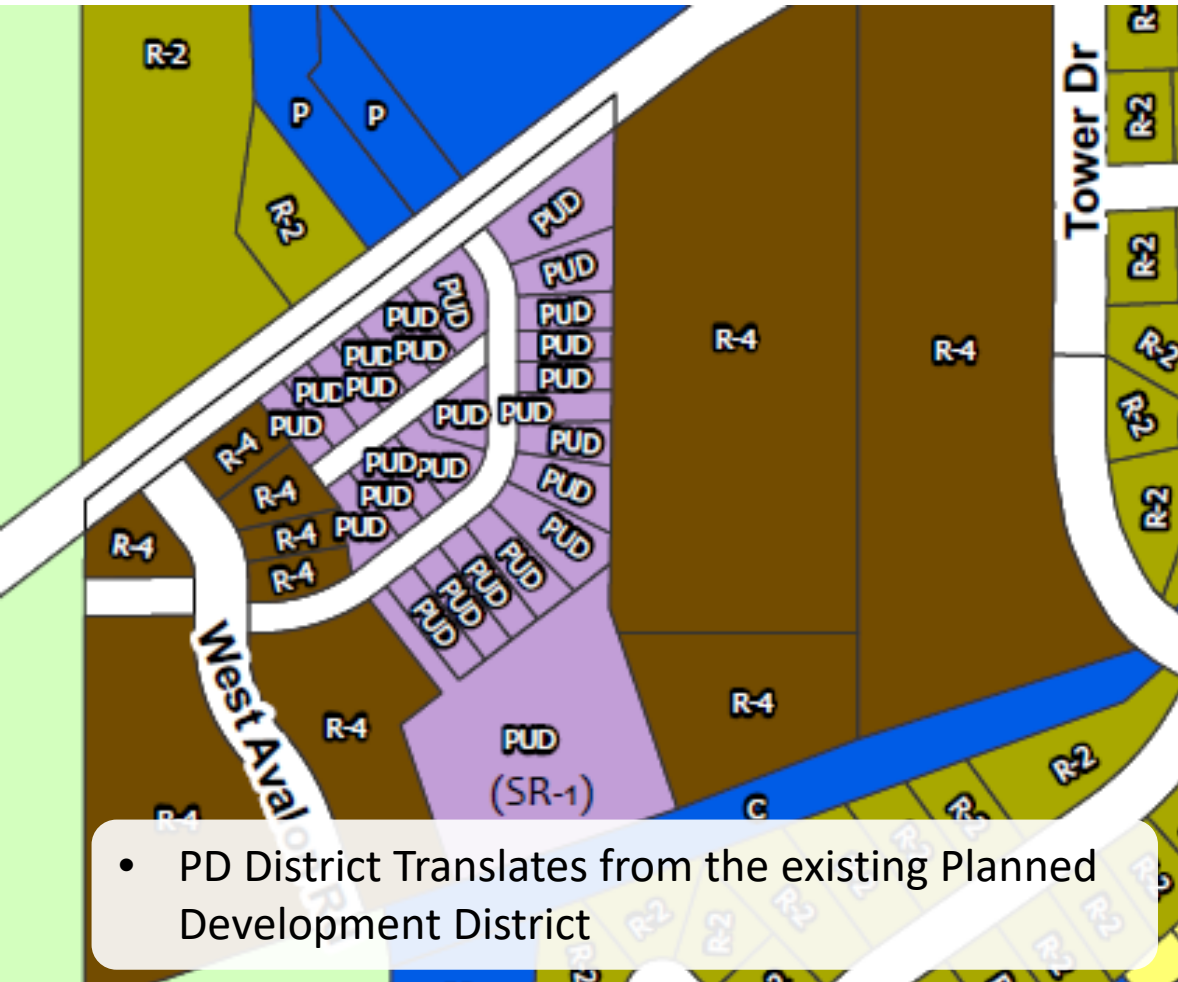
Parks and Recreation (PR)



Overlay Districts

Existing Zoning District	New Zoning District	Rationale/Land Use Type
Overlay Districts		
Mixed-Use Overlay District	Remove	Mixed-Use permitted in all former business districts
C, Conservancy District	New Environmental Corridor Overlay (EC)	Protection of natural resources: floodplain, wetlands, steep slopes, drainageways, etc.
Shoreland and Watercourse		
Wastewater Treatment Overlay	Wastewater Treatment Overlay (WTO)	Reflect state statutes
Wellhead Protection Overlay	Wellhead Protection Overlay (WPO)	Keep existing
Planned Development	Planned Development (PD)	Customized and unique zoning standards based on the base zoning district standards
Historic Preservation Division	Historic Preservation (HP)	Protection of Historic Downtown Columbus

Planned Development (PD)



Policy Questions

Upzoning vs. Downzoning

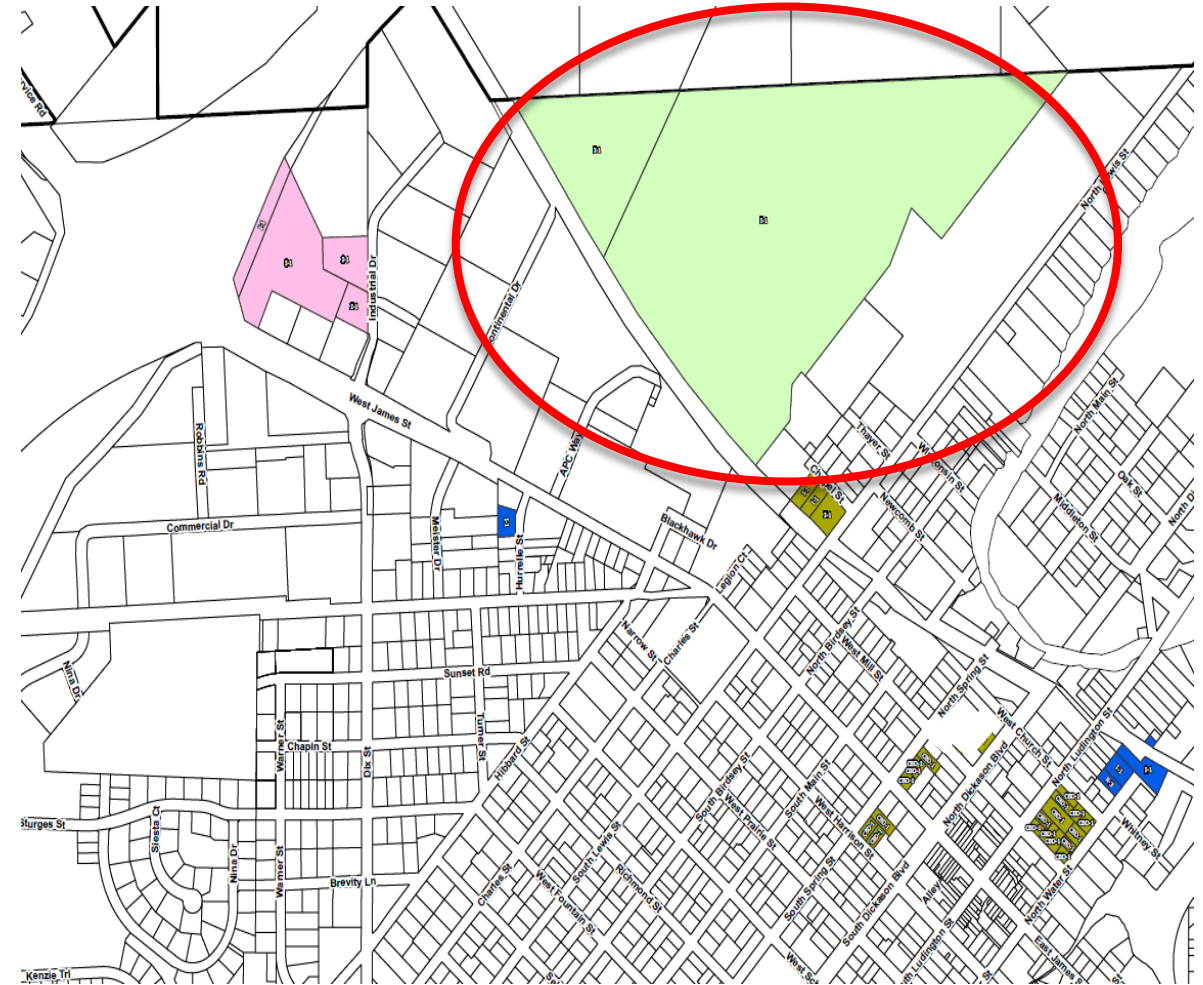
- New Zoning Map will include a mix of upzoning and downzoning situations
 - This is inevitable with a full rewrite
- Upzoning
 - Increases the development density of the land
 - Ex: smaller minimum lot area or reduced setback
- Downzoning
 - Decreases the development intensity of the land
 - Ex: Reduces permitted uses via the assigned district
- Approach was to minimize downzoning

Upzoning Examples

- Kestrel Ridge Golf Course
 - Existing Zoning: C (Conservancy)
 - Proposed Zoning: PR (Parks & Recreation)
 - Why is this an upzone? Allows additional complementary uses to the golf course
- SR-1 Zoning District
 - Existing comparable lot size: 12,150 sf
 - Proposed district lot size: 8,000 sf
 - Why is this an upzone? Allows more useable space on the lot

Potential Downzoning (Area 1)

- Hein Family Trust Properties
 - Existing Zoning: I-1 (Light Ind.)
 - Existing Land Use: Vacant
 - Future Land Use: Residential
 - Proposed Zoning: AG
 - Better matches existing use
- Downzoning: Removes the ability to redevelop the parcels by-right into industrial/manufacturing use



Potential Downzoning (Area 2)

- Maple Ave/Hwy 151
 - Existing Zoning: I-1 (Light Ind.)
 - Existing Land Use: Vacant
 - Future Land Use: Residential & Open Space
 - Proposed Zoning: AG
 - Allows future zoning to match proposed use
- Downzoning: Removes the ability to redevelop the parcels by-right into industrial/manufacturing use



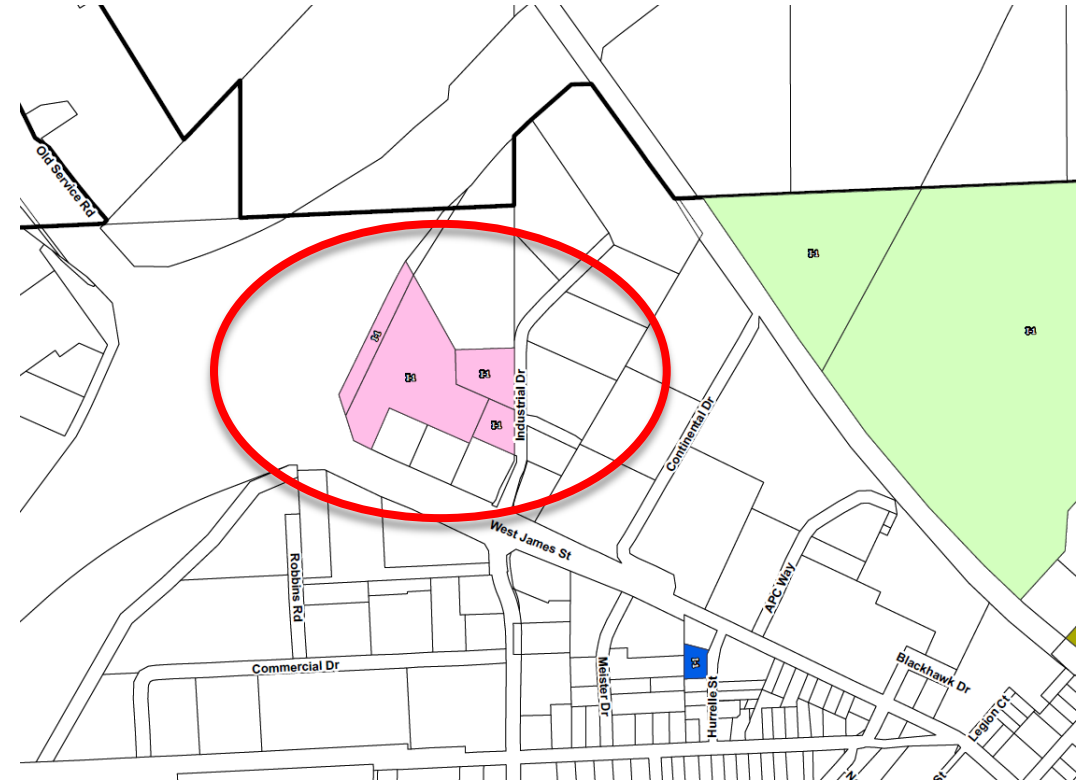
Potential Downzoning (Area 3)

- Chapel Street Residential
 - Existing Zoning: I-1 (Light Ind.)
 - Existing Land Use: Residential
 - Future Land Use: Residential
 - Proposed Zoning: MR-1
 - Better matches existing use
- Downzoning: Removes the ability to redevelop the parcels by-right into industrial/manufacturing use



Potential Downzoning (Area 4)

- West James/Industrial Dr
 - Existing Zoning: I-1 (Light Ind.)
 - Existing Land Use: Commercial
 - Future Land Use: Commercial
 - Proposed Zoning: CMU
 - Better matches existing use
- Downzoning: Removes the ability to redevelop the parcels by-right into industrial/manufacturing use



Potential Downzoning (Area 5)

- Residential by City Hall & Library, North Ludington/North Water
 - Existing Zoning: DMU
 - Existing Land Use: Residential
 - Future Land Use: Residential
 - Proposed Zoning: MR-1
 - Better matches existing use
- Downzoning: Removes the ability to redevelop the parcels by-right into downtown land uses



Potential Downzoning (Area 6)

- Government Owned Parcels
 - Existing Zoning: Industrial & R-3
 - Existing Land Use: City/Utility
 - Future Land Use: Institutional
 - Proposed Zoning: Institutional
 - Better matches existing use
- Downzoning: Removes the ability to redevelop the parcels by-right into industrial/residential land uses



Zoning Districts Not Yet Mapped

- The following districts are not mapped on the draft zoning map:
 - SR-2 (Single-Family Residential)
 - BP (Business Park)
 - HI (Heavy Industrial)
 - IOA (Intensive Outdoor Activity)
 - EC Overlay (Environmental Corridor Overlay)
- Some districts may be used when a development proposal is presented (SR-2, HI, IOA)
- The EC overlay will still be reviewed as part of this mapping process
- Should the BP district be retained? We have not found it to be necessary.

Next Steps & Questions

- Update Zoning Map based on feedback received
- Review additional components of “Part 2”