

# **City of Columbus**

## **Zoning and Subdivision Ordinance Rewrite**

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**Plan Commission**  
**October 8, 2026**

**Exterior Building Design Standards and  
Administration/Procedures**



# Today's Discussion & Project Schedule Overview

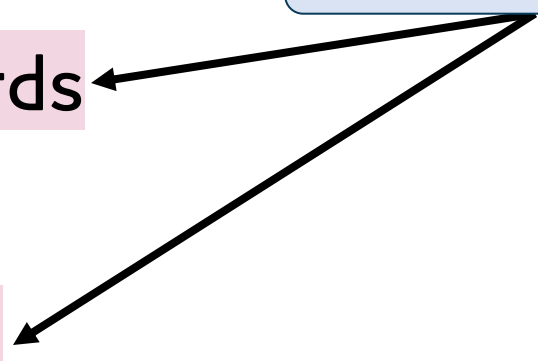
- Last Meeting – September 10
  - Performance standards
  - Landscaping standards
- Today – October 8
  - Building design
  - Admin and procedures
- Next
  - Final staff review
  - Prepare for Public Hearing

# Code Organization

## Zoning Code Outline

- Article 1: Introduction
- 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: Signage
- Article 10: Administration and Procedures
- Article 11: Definitions

Today's Review

A light blue rounded rectangle with a thin black border contains the text "Today's Review". Two black arrows originate from the bottom-left corner of this box. One arrow points diagonally down and to the left, ending at the text "Article 7: Exterior Building Design Standards". The other arrow points diagonally down and to the left, ending at the text "Article 10: Administration and Procedures".

# Administration and Procedures

# Article 10: Administration and Procedures

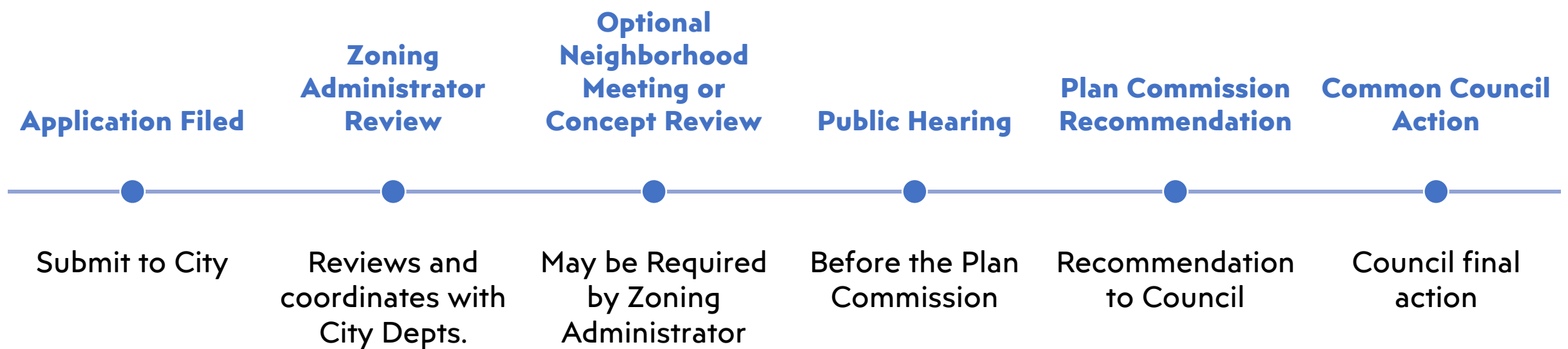
## ADMINISTRATION & ENFORCEMENT

- Defines responsibilities for administering the Chapter
- Establishes enforcement procedures and penalties for non-compliance

## PROCEDURES

- Establishes procedures for:
  - Zoning Text or Map Amendment
  - Conditional Use Permit
  - Site Plan Review
  - Planned Development
  - Variances
- Optional procedures:
  - Concept Review
  - Neighborhood Meeting

# Zoning Text and Zoning Map Amendment



No major change from existing practice

# Conditional Use Permit



## Key Updates/Notes

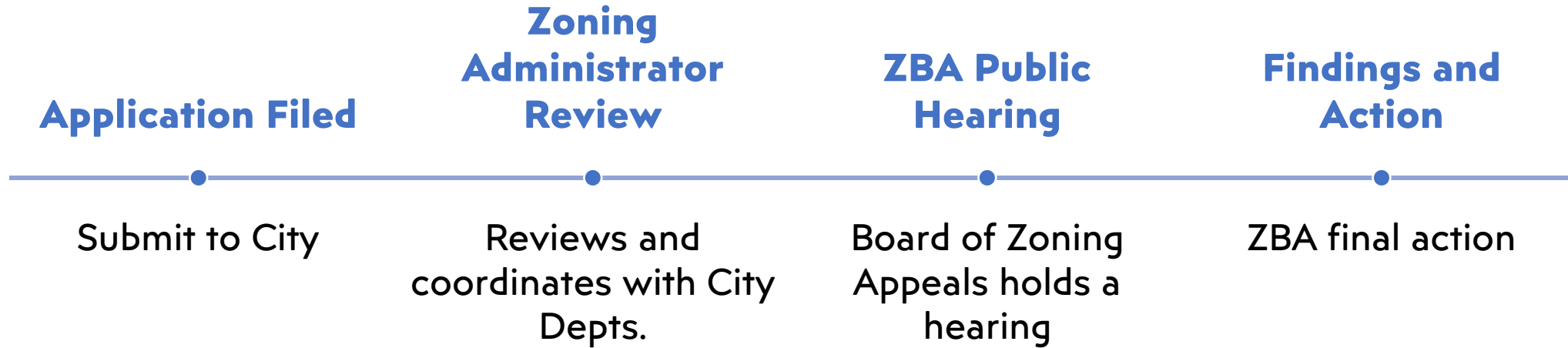
- Addresses 2017 Act 67 (regarding substantial evidence)
- Conditional Use Permits “run with the land” unless limited by conditions, or if the use ceases for 365 days
- Plan Commission has final authority

# Planned Development Review

- Negotiated zoning district applied in two formal approval steps:
  - General Development Plan
  - Precise Implementation Plan
- Public hearings occur with the GDP and PIP
  - Held by the Plan Commission
- GDP and PIP may be submitted together
- Policy question:
  - Do you want expiration/sunsets on PDs if not developed within a certain time frame?



# Variances



- Variances and ZBA authority are defined in State Law.
- Variances may only be approved upon findings of fact such as: applicant demonstrates that compliance is not possible due to unique physical condition, circumstances not created by the applicant

# Site Plan Review

- Zoning Administrator
  - Reviews & coordinates City dept. input
  - Prepares recommendation to Plan Commission
  - Application form delineates required materials
- Plan Commission
  - Approval body for site plans
  - Approves plans that meet ordinance
  - Retains discretion where ordinance allows
    - Example: landscaping distribution
    - Example: parking adjustments



# Summary of Key Policy Questions

- How should Site Plan approval be handled?
  - Administrative
  - Plan Commission
  - Or Hybrid Approach
- Where should appeals go?
  - ZBA
  - Common Council
- Should Planned Developments expire if not developed within a certain timeframe?

# Next Steps & Questions