



*Planning Department*

March 3, 2025

Honorable Mayor and Councilors  
 City Manager  
 City Attorney  
 Clerk of Council

This application comes at the request of Columbus Consolidated Government.

Various requests to the UDO from staff.

**Subject:** (REZN-01-25-0079) A request to amend the text of the Unified Development Ordinance (UDO) regarding SF Detached dimensions in the Uptown (UPT) zoning district.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS  
 (Explanation of Revisions)

**1. Explanation of Revisions: Amend Table 2.3.2 by adding SF Detached dimensions in the Uptown (UPT) zoning district.**

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
UPT										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20	10	20	30	4
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 <sup>3</sup>	0	0	

Mixed Uses	4,000	None	100%	40	150	0	0/15 <sup>3</sup>	0	0	<sup>2</sup>
Notes. <sup>1</sup> Number of square feet in parenthesis is the minimum lot area per individual dwelling unit. <sup>2</sup> Residential uses are to be located above the ground floor. <sup>3</sup> 15 feet when abutting a residential zoning district. <sup>4</sup> Single family residential homes shall not be subject to UFB review in the Liberty District.										

**ADDITIONAL INFORMATION:**

N/A

**Recommendations:**

The Planning Advisory Commission (PAC) considered this text amendment at their meeting on February 5, 2025. PAC recommended **approval** by a vote of 7-0.

The Planning Department recommends **approval**.

Sincerely,

Will Johnson  
Planning Director