



January 18, 2023

Honorable Mayor and Councilors
 City Manager
 City Attorney
 Clerk of Council

This application comes at the request of the Columbus Consolidated Government.

Various requests to the UDO from staff.

Subject: (REZN-11-22-2158) A request to amend the text of the Unified Development Ordinance (UDO) for various uses.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
 (Explanation of Revisions)

1. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for *Dwelling, condominium.*

When the UDO was adopted in 2005, a definition was not included for this use. The 1984 Zoning Ordinance (the prior ordinance) included said definition. The verbiage below is taken from said previous ordinance.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 13.1.1. Definitions.</p> <p align="center">Section 13.1.1</p> <p>XXX</p>	<p>Sec. 13.1.1. Definitions.</p> <p align="center">Section 13.1.1</p> <p><i>Dwelling, condominium</i> means a unit in a series or in multi-unit type structure which may be owned or leased by an individual, firm, or corporation who</p>

	may have common use of all related activities associated with the structure.
--	--

2. Explanation of Revisions: Amend Section 3.1.1 by adding Banquet Facilities and Assembly Halls as permitted uses in the Central River District (CRD) zoning district.

Use	H I S T	R E 10	R E 5	R E 1	R T	S F R 1	S F R 2	S F R 3	S F R 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S	
Assembly Hall													P	P					P					
Banquet Facilities													P	P	P	SE			P					

3. Explanation of Revisions: Amend Table 3.1.1 by adding Cryptocurrency Mining as a Special Exception Use in the HMI zoning districts.

This proposed use establishes locations where cryptocurrency mining operations may be sited in Muscogee County and conditions that must be met in order to protect the public health, safety, and general welfare of county residents. The high energy consumption of cryptocurrency mining operations runs can be disruptive. Equipment at these facilities has the potential to create noise pollution that negatively impacts nearby residents, businesses, and wildlife. In addition, electronic waste from cryptocurrency mining operations contains heavy metals and carcinogens that have the potential to damage human health, and air and water quality if not handled correctly.

Use	H I S T	R E 10	R E 5	R E 1	R T	S F R 1	S F R 2	S F R 3	S F R 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S
Cryptocurrency Mining																						SE	*

4. Explanation of Revisions: Add new Section 3.2.77 Cryptocurrency Mining to Chapter 3, Article 2. Additional Standards Applicable to Specific Uses.

Section 3.2.77 Cryptocurrency Mining.

Cryptocurrency Mining shall comply with the standards listed below:

- A. *Distance from Residential Dwellings and/or Residential Zones.* Cryptocurrency mining shall be a minimum of 750 feet from a residential dwelling, units, institutional dwelling units, and residentially zoned properties.
- B. *Special Exception Use.* Cryptocurrency mining shall only be permitted as Special Exception Use as approved by City Council.
- C. *Renewable Energy.* These facilities shall be required to develop or purchase sufficient new renewable energy (from the appropriate utility) to offset 100 percent of the electricity consumed by the cryptocurrency mining operation. To meet this condition, the cryptocurrency mining operation must be able to establish that their actions will introduce new renewable energy onto the electrical grid beyond what would have been developed otherwise.
- D. *Sound Limit.* A sound limit emitted from this operation as measured at the property line shall not exceed 60 decibels.
- E. *Storage units.* The use of cargo containers, semi-truck trailers, and other storage containers for any component of the operation shall be prohibited.
- F. *Structures.* Mining operations shall take place in a permanent structure with a valid Certificate of Operation.

5. Explanation of Revisions: Table 4.3.3 by adding Cryptocurrency Mining parking requirements.

Off-Parking Street Parking Standards

Category of Use	Parking Spaces Required	Additional Standards
(GSF= Gross Square Feet)		
Recreation		
Cryptocurrency Mining	5 total spaces	N/A

6. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for *Cryptocurrency mining*.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 13.1.1. Definitions.</p> <p style="padding-left: 40px;">Section 13.1.1</p> <p>XXX</p>	<p>Sec. 13.1.1. Definitions.</p> <p style="padding-left: 40px;">Section 13.1.1</p> <p><i>Cryptocurrency mining</i> means the operation of specialized computer equipment for the purpose of mining one or more blockchain-based cryptocurrencies, such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware for mining operations as well as equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.</p>

7. Explanation of Revisions: Amend Section 4.2.24 by adding *storage locations* requirements.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 4.2.24 Storage of Recreational Vehicles, Boats, and Trailers</p> <p style="padding-left: 40px;">Section 4.2.24</p> <p>XXX</p>	<p>Sec. 4.2.24 Storage of Recreational Vehicles, Boats, and Trailers</p> <p style="padding-left: 40px;">Section 4.2.24</p> <p>E. <i>Storage Location.</i> Storage of Recreational Vehicles, Boats, and Trailers on the right-of-way is prohibited.</p>

ADDITIONAL INFORMATION:

N/A

Recommendations:

The Planning Advisory Commission (PAC) considered this text amendment at their meeting on December 07, 2022. PAC recommended **approval** by a vote of 7-0.

The Planning Department recommends **approval**.

Sincerely,

Will Johnson
Planning Director