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## Memorandum

DATE: June 30, 2025

TO: Urban Affairs Committee of the Nebraska Legislature

FROM: Jean Van Iperen, Planning & Economic Development Coordinator

RE: Current efforts to address the availability of and incentives for affordable housing

The City of Columbus has been working to address the local housing shortage by encouraging private developers to invest in new construction through the use of Tax Increment Financing (TIF) and Workforce Housing Funds. While there have been some successes, the pace of new construction has not kept up with the growing demand.

Columbus has experienced steady population growth since the 1990s, and with more than 1,000 job openings currently available, the need for housing continues to rise. The most recent U.S. Census showed a 8.7% increase in population, and that trend is expected to continue given our strong local economy.

However, housing construction is not keeping pace with demand. According to the 2021 Columbus Housing Study, the city would need to add 614 new housing units by 2025—an average of 122 units per year—just to meet projected needs. Falling short of this projection, the actual numbers built were:

- 2021: 88 new units (shortfall of 34)
- 2022: 77 new units (shortfall of 45)
- 2023: 50 new units (shortfall of 72)
- 2024: 54 new units (shortfall of 68)

Due to this continued gap in construction, the current adjusted housing projection is 345 new units this year to meet demand and make up for previous shortfalls.

Despite available funding programs like TIF and Workforce Housing funds, developers still face financial challenges that make many projects difficult to pursue. Interest rates, construction costs, and infrastructure expenses all contribute to the hesitation.

In response, the City has also taken several proactive steps to support housing development, including:

- Adopting a modernized land development code
  - Loosening regulations to reduce barriers to construction
  - Enhancing incentive programs to make projects more viable
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- Promoting affordable and workforce housing to meet the needs of a diverse population
- Developing a City driven housing subdivision

The City's primary goal remains clear: to expand the supply of affordable and workforce housing and ensure prices remain within reach for residents at all income levels. While progress has been made, there is still work to do and the City continues to use every tool available to support developers and encourage housing growth in Columbus.

## **1. Residential Zoning Requirements**

The City of Columbus has established five primary residential zoning districts to support a variety of housing needs and promote thoughtful community development:

1. Rural Residential (RR): Designed for very low-density areas, this district blends rural and urban living. It accommodates homes on large lots and institutions that require a residential setting.
2. Single-Family Residential (R-1): Intended for traditional, low-density neighborhoods with single-family homes on spacious lots.
3. Two-Family Residential (R-2): Supports medium-density neighborhoods with a mix of single-family homes, duplexes, and two-unit townhomes on small to moderately-sized lots.
4. Multiple-Family Residential (R-3): Offers flexibility for a range of housing types, including apartments and other multi-unit housing options.
5. Non-Traditional Residential (NTR): Created to accommodate innovative and affordable housing solutions, such as tiny homes on individual lots, when properly planned.

In addition to these residential districts, Columbus has also established two mixed-use zoning districts that support the integration of residential, commercial, and office uses:

- Urban Commercial (UC)
- Central Business District (CBD)

For a detailed overview of the zoning requirements and permitted uses for each district, please refer to Attachment #1.

## **2. Multifamily and Middle Housing Percentages**

Multifamily housing is permitted "by right" in five zoning districts, which together account for approximately 18.48% of the total area of the City of Columbus. Middle housing—including duplexes, two-family residences, and townhouses—is allowed by right in four zoning districts, covering about 16.92% of the city's total area. Mixed-use residential development is permitted by right in four districts as well, representing approximately 13.21% of the city's land area.

The Non-Traditional Residential (NTR) zoning district, though more recently established, also allows non-traditional housing types—such as tiny homes on individual lots—by right. However, as of now, no applications for rezoning to the NTR district have been submitted.

These percentages reflect the proportion of the city's total land area where each type of housing is permitted without requiring a special permit or rezoning. Other areas of the city may have different zoning designations that limit or restrict these housing types and may require additional approvals for development.

Overall, these zoning provisions demonstrate the City's ongoing commitment to expanding housing options and supporting a diverse, inclusive housing market that meets the needs of residents across income levels and lifestyles.

A map of Columbus' current zoning districts is included in Attachment #2.

### **3. Breakdown of new residential construction**

#### **2020**

47 – Single Family Homes

62 – Duplex/Townhomes

#### **2021**

68 – Single Family Homes

20 – Duplex/Townhomes

#### **2022**

29 – Single Family Homes

48 – Duplex/Townhomes

#### **2023**

26 – Single Family Homes

24 – Duplex/Townhomes

#### **2024**

32 – Single Family Homes

26 – Duplex/Townhomes

2 – Multi Family Apartments (30 units per building)

### **4. Breakdown of Residential Units Annexed**

In the last two years the City has not annexed any land into city limits that resulted in an increase in residential units.

## **5. Estimate of Per-Unit Cost of Housing**

The estimated per-unit cost of housing in Columbus was calculated by determining the total cost of housing units built in 2023-2024 and dividing that figure by the total housing units added to the city. That resulted in the following:

Total cost of single-family housing units in 2023: \$9,376,092

Total Units added in 2023: 26

Estimated per unit cost (total costs/total units): \$360,618.92

Total cost of duplex/townhomes units in 2023: \$5,952,646

Total Units added in 2023: 24

Estimated per unit cost (total costs/total units): \$240,026.92

Total cost of single-family housing units in 2024: \$10,253,641

Total Units added in 2024: 32

Estimated per unit cost (total costs/total units): \$320,426.28

Total cost of duplex/townhomes units in 2024: \$7,339,640

Total Units added in 2022: 26

Estimated per unit cost (total costs/total units): \$282,293.85

Total cost of apartment units in 2024: \$9,901,643

Total Units added in 2024: 60

Estimated per unit cost (total costs/total units): \$165,027.38

## **6. Density Bonuses and Other Incentives**

In the updated Unified Land Development Ordinance (ULDO), Density Bonus incentives are not offered within the City of Columbus. However, the City has implemented a variety of regulatory concessions and incentives designed to support and encourage housing development across all residential zones. These include:

- Reduced setbacks
- Smaller minimum lot sizes

- Increased maximum impervious coverage
- Reduced off-street parking requirements
- Flexible floor area regulations

A major innovation in the ULDO is the creation of the Non-Traditional Residential (NTR) zone and the associated NTR Subdivision. These zones are designed to support higher-density, lower-cost housing options, such as tiny homes and other small-scale residential units. By re-zoning to NTR and using the subdivision option, developers can take advantage of smaller lots and accommodate a greater number of units per acre, making it easier to deliver affordable, compact housing to the market.

Additionally, the ULDO allows for the creation of overlay districts that provide further flexibility and benefits. Two key overlay districts include:

- Planned Unit Development (PUD) District: Offers flexible design standards for integrated, mixed-use, or residential communities.
- Creative Cluster Development District: Encourages innovative, arts-based, and mixed-use developments aligned with specific community objectives.

Together, these tools demonstrate the City’s commitment to affordable housing, creative land use planning, and smart, sustainable growth. By leveraging these regulatory concessions and zoning options, developers have new opportunities to meet Columbus’s evolving housing needs.

Additional information on NTR zoning and the overlay districts can be found in Attachments #3 and #4, respectively.

## **7. Allowance of Accessory Dwelling Units (ADU)**

Under the current Unified Land Development Ordinance (ULDO), the City of Columbus permits the construction and use of Accessory Dwelling Units (ADUs) in a variety of zoning districts. ADUs fall under the ULDO’s definition of “Two Single-Family Residential” use. This classification includes housing arrangements for two families, such as duplexes, two detached single-family homes on a single lot, or two-unit townhomes.

The Two Single-Family Residential use is permitted “by right” in all residential zoning districts, meaning property owners in these areas may construct and occupy ADUs without needing special approvals or variances.

In certain commercial zoning districts, including Limited Commercial, Central Business, and General Commercial, this use is allowed by special permit. Property owners in these zones can apply for a permit to construct ADUs, subject to a formal review process. This process typically involves evaluation by the Planning Commission to ensure compliance with all applicable regulations and conditions set forth in the ULDO.

Allowing ADUs in both residential and selected commercial zones increases housing flexibility and affordability across Columbus. These smaller, secondary units—located on the same lot as a primary dwelling—can serve a variety of needs, such as:

- Housing for extended family or caregivers

- Rental income opportunities
- Multigenerational living arrangements

This approach supports the City's goals to diversify housing options and promote more efficient land use.

For specific code references and regulatory details related to Two Single-Family Residential use, please refer to Attachment #5.

## **8. Incentives to Encourage Affordable Housing**

The City has taken a proactive approach to supporting affordable housing through a variety of incentives. One key tool is Tax Increment Financing (TIF), which has been used to help advance residential developments that include affordable housing options. There are currently 1 TIF projects in various stages of development.

To further expand affordable housing opportunities, the City along with community partners also established Rural Workforce Housing Funds, which have supported projects by helping create additional affordable units. In cases where TIF didn't apply, the City stepped up by using a portion of its local sales tax dollars allocated for housing to cover infrastructure costs, ensuring that critical projects could still move forward.

## **9. Demographic Analysis of the City and Housing Needs**

An analysis of current demographic data (see Attachment #6) shows that Columbus has continued to experience steady population growth since the 1990s, reinforcing its strong reputation as a desirable place to live and work. The city's current population stands at approximately 25,126, with an average annual growth rate of 0.84% and a total population increase of 8.7% over the past decade. This steady growth reflects the strength of Columbus's local economy, diverse business base, and high number of available jobs—all factors contributing to continued population increases.

However, housing construction has not kept pace with this growth. While new home construction increased briefly in 2019 and 2020, the pace has since slowed due to rising interest rates and elevated construction supply costs. As a result, the city continues to face a housing shortage that affects both homebuyers and renters.

According to the 2021 Columbus Housing Study, the city needs to add approximately 153 housing units per year through at least 2025 to meet the needs of its growing population. Hitting this target is critical not only for increasing the overall housing supply but also for making more units available to households earning at or below the median income.

Columbus has the highest median household income among its peer cities, which should support continued housing growth. However, most newly built homes are priced at \$350,000 or more, which limits accessibility for middle-income families. This contributes to an ongoing need for lower-cost housing, which can only be met through turnover of existing units or through subsidized or incentive-driven development.

To expand housing availability, the City is focused on promoting a greater variety of housing types, including smaller-lot single-family homes, townhouses, ADUs (Accessory Dwelling Units), and non-traditional residential developments. Expanding these options may encourage homeowners of lower-value homes (typically \$250,000 or less) to sell, helping to unlock more affordable inventory for first-time buyers and working families.

In 2020, Columbus had 9,963 total housing units, with 9,477 occupied, resulting in a 4.9% vacancy rate. While close to what is considered a healthy rate, many of the vacant units were not available for sale or rent. In 2022, for example, fewer than 50 homes were on the market at any given time, underscoring the lack of available inventory.

To better understand how current and planned housing development is impacting supply and demand, the City of Columbus will conduct a new Housing Study in 2025. This study will provide updated data and projections, helping guide future decisions around zoning, development incentives, and strategic housing investments.

Ultimately, the supply of for-sale homes and available rental units remains insufficient, and addressing this challenge will require a multi-faceted approach. The City will continue using both traditional planning tools and creative strategies to increase housing supply, promote diverse housing types, and support construction that meets the evolving needs of the community.

## **10. City Led Development Vitality Village Subdivision**

Recognizing the urgent need to increase housing stock and reduce financial barriers for developers, the City of Columbus has taken direct action by purchasing land and installing full infrastructure in a newly developed subdivision known as Vitality Village.

By investing in streets, water, sewer, and other infrastructure upfront, the City is able to offer fully serviced lots at a reduced cost, significantly lowering the initial investment burden for developers and increasing the viability of housing construction.

Vitality Village is a planned residential community that will be fully built out within the next two years and includes a wide range of housing types to meet the city's diverse needs. Once completed, the subdivision will feature: 240 apartments, 18 townhomes, 68 rowhomes and 9 single-family homes.

The first units to become available will be the apartments, with initial occupancy expected to begin in January 2026.

This proactive approach demonstrates Columbus's commitment to bridging the gap between housing demand and supply. By directly facilitating development, the City is not only encouraging private investment but also ensuring affordable, accessible housing options are being delivered at the scale and speed necessary to serve its growing population.

Through a combination of public-private collaboration, long-range planning, and bold action, Columbus continues to work toward a balanced, inclusive, and forward-thinking housing market.

## **11. Efforts to Adopt an Affordable Housing Action Plan**

The City of Columbus has adopted a collaborative, community-driven approach to addressing affordable and workforce housing needs, with the City taking a leadership role alongside key partners. Among these partners is the Housing Committee of the Columbus Area Chamber of Commerce, whose involvement has been instrumental in identifying challenges and supporting strategic housing initiatives.

This public-private partnership enables the City and its stakeholders to combine expertise, resources, and networks to develop and support projects expanding access to housing and promote long-term affordability. By working together, Columbus is able to pursue a more comprehensive and coordinated strategy to meet the evolving needs of its growing population.

In 2021, this collaboration resulted in the adoption of an updated Housing Study, funded through a NIFA grant, City support, and NeighborWorks Northeast Nebraska. The study has served as a foundational tool to guide the City's housing policy and investment over the past several years.

The Housing Committee's continued involvement also reflects a broader understanding that affordable housing is both a housing and economic development issue. Ensuring workers, families, and seniors have access to quality, attainable housing supports a healthy local economy and a more equitable community.

Looking forward, the City remains committed to this collaborative approach. Developers, nonprofit organizations, financial institutions, and community members will continue to play a key role in shaping housing solutions reflecting the needs and values of Columbus.

As part of this ongoing work, the City is actively preparing to complete a new Housing Study in 2025. Once the updated data is available, the City will reassess how current and projected housing stock aligns with community needs. At that time, Columbus' Affordable Housing Action Plan will be reevaluated and adjusted as necessary to ensure it remains responsive, effective, and aligned with long-term goals for affordable housing in the community.



## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-1: Purposes of Zoning Districts**

<b>Symbol</b>	<b>Title</b>	<b>Purpose</b>
AG	Agricultural District	The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. The district is designed to maintain complete agricultural uses within the Columbus extraterritorial jurisdiction.
RR	Rural Residential	This district provides for very low density residential environments, accommodating developments that merge urban living with rural life and institutions which require a residential environment. It permits limited agricultural uses within these settings. The district's regulations assure that density is consistent with the carrying capacity of infrastructure.
R-1	Single-Family Residential	This district is intended to provide for low-density residential neighborhoods, characterized by single-family dwellings on large lots with supporting community facilities. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-2	Two-Family Residential	This district is intended to provide for medium-density residential neighborhoods, characterized by single-family dwellings and duplexes and two unit townhomes on small to moderately-sized lots with supporting community facilities. It provides special regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitional areas between single-family and multi-family neighborhoods. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-3	Multiple-Family Residential	This district is intended to provide locations for a variety of housing types, including multiple-family housing, with supporting and appropriate community facilities. The district integrates some appropriate non-residential uses by special use permit in order to develop fully urban, mixed use neighborhoods.
NTR	Non-Traditional Residential	This district recognizes that non-traditional residential development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home, tiny home and similar developments within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-1: Purposes of Zoning Districts**

Symbol	Title	Purpose
O	Office District	This district reserves appropriately located area for office development and distinguishes office uses from other, more intensive commercial activities and to provide suitable office environments in the city. The office district is also designed to permit a mixture of uses that are compatible with office development and to facilitate planning for traffic generation.
LC	Limited Commercial	This district provides for neighborhood shopping facilities which serve the needs of residents of surrounding residential communities. The commercial and office uses permitted are generally compatible with nearby residential areas. Development regulations are designed to ensure compatibility in size, scale, and landscaping with nearby residences.
UC	Urban Commercial	This district is intended to address the special needs of mixed use neighborhoods that combine residential areas with nearby or adjacent office and commercial development. It permits uses that are mutually compatible. These districts are generally adjacent to major community arterials and, in some cases, include the use of residential properties for office and commercial purposes. The district's regulations recognize the urban and pedestrian character of these environments.
B-1	Central Business District	This district is intended to provide appropriate development regulations for Downtown Columbus. Mixed uses are encouraged within the B-1 District. The grouping of uses is designed to strengthen Downtown's role as a center for trade, service, and civic life.
B-2	General Commercial	This district provides for a variety of commercial, office, and service uses and is adapted to Columbus' largest commercial districts outside of Downtown. Uses and developments in the B-2 District may develop substantial traffic, creating potential land use conflict with adjacent residential neighborhoods. This district is most appropriate along arterials or in areas that can be well buffered from residential districts.
ML/C-1	Light Industrial District	This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
MH	General Industrial District	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-2: Permitted Uses by Zoning District**

P = Uses permitted by Right      S = Uses permitted by Special Permit

Use Types	AG	RR	R-1	R-2	R-3	NTR	O	LC	UC	B-1	B-2	ML/ C-1	MH	Supple- mentary Regulation
<b>Agricultural Uses</b>														
Horticulture	P	P												6-2(a)
Crop Production	P	P												6-2(a)
Animal Production	P	S												6-8(a) (6)
Commercial Feedlots	S													6-2(b)
Livestock Sales	P												S	
<b>Residential Uses</b>														
Single-Family Detached	P	P	P	P	P	P	S	S	P	S	S			
Duplex				P	P		P	S	P	S	S			
Two Family				P	P		P	S	P	S	S			6-3(a)
Townhouse				P	P		P	S	P	S	S			6-3(b)
Mixed-Use Residential							P	S	P	P*	P*			
Multiple-Family					P		P	S	P	P	P			6-3(e)
Group Residential					S		P	P	P	P				6-3(e)
Non-Traditional Residential						P								
Retirement Residential				S	P		P	S	P	P	S			
* Only above street level														

# CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-2: Permitted Uses by Zoning District**

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Use Types	AG	RR	R-1	R-2	R-3	NTR	O	LC	UC	B-1	B-2	ML/ C-1	MH	Supple- mentary Regulation
<b>Civic Uses</b>														
Administration		S					P	P	P	P	P	P	P	
Cemetery	P	P	S		S									
Clubs	S	S	S	S	S	S	P	P	P	P	P			6-4(a)
College / University		S	S	S	P	S	S	P	P		P			
Convalescent Services					P		P	P	P					
Cultural Services		P	P	P	P	P	P	P	P	P	P	P		
Day Care (Limited)	P	P	P	P	P	P	P	P	P	P	P	S		
Day Care (General)		S/P*	S/P*	S/P*	P	S/P	P	P	P	P	P	S	S	6-4(b)
Detention Facilities	S									S	S	S		
Emergency Residential	P	P	P	P	P	P	P	P	P	P	S	S		
Group Care Facility	S	S	S	S	S	S	P	P	P	P	P	S		6-4(c)
Group Home	P	P	P	P	P	P	P	P	P	P	P			6-4(c)
Guidance Services					P		P	P	P	P	P	P	P	6-8(b)
Hospitals					S		P	S	S	S	P			
Health Care	S				P		P	P	P	P	P	P	P	6-8(b)
Maintenance Facilities	S	S									P	P	P	
Non-commercial Shelters										S	S		S	
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities					S		P	P	P	P	P	P	P	
Primary Education		P	P	P	P	P	S	P	P	P	S			
Public Assembly							S	S	S	P	P			
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	S	
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

Secondary Education		S	S	S	P	S	S	S	S	S	S			
Stormwater Treatment Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	

S/P\* - P\* is hereby defined as permitted if in compliance with Neb. Rev. Stat. § 43-2616. Neb. Rev. Stat. § 43-2616 provides that any family child care home licensed by the Department of Health and Human Services pursuant to Neb. Rev. Stat.

§ 71-1911 or by the City or County pursuant to Neb. Rev. Stat.

§ 71-1914(2) may be established and operated in any residential zone within the exercised zoning jurisdiction.

**Table 4-2: Permitted Uses by Zoning District**

P = Uses permitted by Right      S = Uses permitted by Special Permit

Use Types	AG	RR	R-1	R-2	R-3	NTR	O	LC	UC	B-1	B-2	ML/C-1	MH	Supplementary Regulation
<b>Office Uses</b>														
General Offices					S		P	P	P	P	P	P	P	
Medical Offices							P	S	P	P	P	P		
<b>Commercial Uses</b>														
Agricultural Sales/Service	S										P	P	P	
Automotive Rental/Sales										P	P	S		
Auto Services								S	S	P	P	P	P	6-5(a), 6-5(b)
Body Repair											S	P	P	6-5(a)
Crematory											S	S	P	6-5(f)
Equipment Rental/Sales										S	P	P	P	
Equipment Repair											P	P	P	6-5(a)
Vehicle Storage											S	P	P	
Bed & Breakfast			S	S	P		P	P	P	P	P			6-5(c)
Business Support Services							P	P	P	P	P	P	P	
Business/Trade Schools							S			P	P	P		
Camp Ground	P	S									S			6-5(d)

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

Cocktail Lounge									P	P	S		
Commercial Recreation	S							S	P	P	P		
Communication Services						S	P	P	P	P	P	P	
Construction Sales and Service									P	P	P	P	
Consumer Services						S	P	P	P	P	P		
Convenience Storage	S	S								S	P	P	6-5(e)
Food Sales (Limited)				S			P	P	P	P	S		
Food Sales (General)							S	P	P	P	S		
Funeral Services						P	P	P	P	P			
General Retail Services						S	P	P	P	P	S		
Kennels	P	S								S	P		
Laundry Services									S	P	P	P	
Liquor Sales		S							P	P	S		
Lodging				S		S	S	P	P	P			

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-2: Permitted Uses by Zoning District**

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Use Types	AG	RR	R-1	R-2	R-3	NTR	O	LC	UC	B-1	B-2	ML/ C-1	MH	Supple- mentary Regulation
<b>Commercial Uses</b>														
Personal Services					S		P	P	P	P	P	P		
Pet Services								P	P	P	P	P		
Research Services	S							P	P	P	P	P		
Restaurants (Drive-In)									S		P	S		
Restaurants (General)							P	P	P	P	P	S		
Sexually Oriented Business												S		6-5(g)
Stables	P	S												
Surplus Sales										P	P	P	P	
Veterinary Services	S	S									P	P		
Gaming Facility										P	P			
<b>Parking Uses</b>														
Off-Street Parking			*S	*S	*S		S	S	S	P	P	P	P	Article 9
Parking Structure							S			P	P	P		

\*Off-Street Parking in the R-1, R-2 and R-3 Zoning Districts must be in conjunction with Use Types permitted by right and/or in conjunction with Non-Parking Use Types that have been approved by a Special Use Permit.

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-2: Permitted Uses by Zoning District**

P = Uses permitted by Right      S = Uses permitted by Special Permit

Use Types	AG	RR	R-1	R-2	R-3	NTR	O	LC	UC	B-1	B-2	ML/ C-1	MH	Supple- mentary Regulation
<b>Industrial Uses</b>														
Custom Manufacturing									P	P	P	P	P	
Light Industry										S	S	P	P	
General Industry												P	P	
Heavy Industry													P	
Resource Extraction	S	S											P	6-6(a)
Salvage Services													P	6-6(b)
Warehousing												P	P	
Construction Yards												P	P	
Recycling Collection											P	P	P	
Recycling Processing												P	P	
<b>Transportation Uses</b>														
Aviation	P												P	
Railroad Facilities										S	S	P	P	
Truck Terminal												P		
Transportation Terminal	S									P	P	P	P	
<b>Miscellaneous Uses</b>														
Broadcasting Tower	*S	*S	*S	*S	*S	*S		*S	*S		*S	*S	*S	
Construction Batch Plant	**S	**S										**S	P	
WECS (Wind Energy Conservation System)	P	P			S			S	S		S	P	P	
Landfill (Non-Putrescible)	S												S	



## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

Landfill (Putrescible)	S												S	
Major Alternative Energy Production Devices	P	P	S	S	S	S		S	S		S	P	P	
Minor Alternative Energy Production Devices	P	P	P	P	P	P	P	P	P	P	P	P	P	

\* See Chapter 13 of the Zoning Code. Towers permitted under Section 5 of Chapter 13 or towers that are eligible for administrative approval under Section 6 of Chapter 13 are exempt from the Special Use Permit requirement. For all other towers, Special Use Permits shall be governed by Chapter 13 of the Zoning Code and, particularly, the procedures and criteria set forth in Section 7 thereof.

**\*\* Temporary Construction Batch Plants Only.**

- Table 4-3(a): Site Development Regulations**

Regulator	AG	RR	R-1	R-2	R-3
<b>Minimum Lot Area (square feet)</b>	10 acres	1 acre	5,500	4,840/ 7,480 (5)	5,500
<b>Minimum Lot Width (feet)</b>	300	100	54	44(2)	50(2)
<b>Minimum Site Area per Housing Unit (square feet)</b>	10 acres	1 acre	5,500	4,840 (1 Family) 3,740 (other)	1,500 (3)
<b>Minimum Yards (feet)</b>					
Front Yard	50	50	20	20	20
Street Side Yard	25	25	20	20	20
Interior Side Yard	25	25	7	7(1)	7(4)
Rear Yard	35	35	25	25	20
<b>Maximum Height (feet)</b>	100	36	36(4,6)	36(4,6)	36(4,6)
<b>Maximum Building Coverage</b>	NA	NA	40%	40% (7)	50%

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

<b>Maximum Impervious Coverage</b>	NA	NA	50%	55% (8)	65%
<b>Floor Area Ratio</b>	NA	NA	NA	NA	1.00

Note 1:

See Section 6 for supplemental regulations governing townhouse residential use types. Note 2:

See Section 6- for supplemental regulations regarding modifications of lot width for townhouse residential use type.

Note 3:

Density of multi-family residential may exceed this maximum, subject to approval of a Special Use Permit by the City Council, with the recommendation of the Planning Commission.

Note 4:

Dwellings may exceed the height limit by up to ten feet if the side yard is increased by the same amount as the added height.

Note 5:

5,500 square feet for single-family lots; 8,500 square feet for duplex or other residential lots.

Note 6:

Accessory buildings cannot be over 17.5 feet in height.

Note 7:

Maximum building coverage may be increased to 50%, subject to approval of a Special Use Permit by the City Council, with the recommendation of the Planning Commission.

Note 8:

Maximum impervious coverage may be increased to 65%, subject to approval of a Special Use Permit by the City Council, with the recommendation of the Planning Commission.

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-3(b): Site Development Regulations**

Regulator	NTR Park	NTR Subdivision
<b>Minimum Area to be developed</b>	2 acres	2 acres
<b>Minimum Lot Area (square feet)</b>	1,000	2,000
<b>Minimum Lot Width (feet)</b>	20	24
<b>Minimum Yards (feet)</b>		
Front Yard	10	20
Street Side Yard	10	10
Interior Side Yard	5	5
Rear Yard	10	15
<b>Maximum Height (feet)</b>	14'8"	36
<b>Maximum Building Coverage</b>	50%	50%
<b>Maximum Impervious Coverage</b>	55%	65%
<b>Shared Parking</b>	1 space per lot	
<b>Minimum Common Open Space (1)</b>	20%	15%

Note 1: Stormwater treatment facilities may be included in Common Open Space provided required recreation space is still provided.

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-3(a): Site Development Regulations**

<b>Regulator</b>	<b>O*</b>	<b>LC*</b>	<b>UC*</b>	<b>B-1</b>	<b>B-2*</b>
<b>Minimum Lot Area (square feet)</b>	5,000	5,000	5,000	NONE	5,500
<b>Minimum Lot Width (feet)</b>	50	50	50	NONE	50
<b>Site Area per Housing Unit (square feet)</b>	2,000(3)	2,000(3)	2,000(3)	500	2,000(3)
<b>Minimum Yards (feet)</b>					
Front Yard	20	20	15	0	10
Street Side Yard	20	20	10	0	10
Interior Side Yard	10	10	10	0	0
Rear Yard	20	20	20	0	20
<b>Maximum Height (feet)</b>	48	36	36	NO LIMIT	60
<b>Maximum Building Coverage</b>	50%	50%	50%	100%	70%
<b>Maximum Impervious Coverage</b>	70%	70%	80%	100%	90%
<b>Floor Area Ratio</b>	0.50	0.50	0.50	5.0	1.0

\*Uses in the O, LC, UC, B-2, ML/C-1, and MH Districts are subject to landscape and screening provisions contained in Article 8.

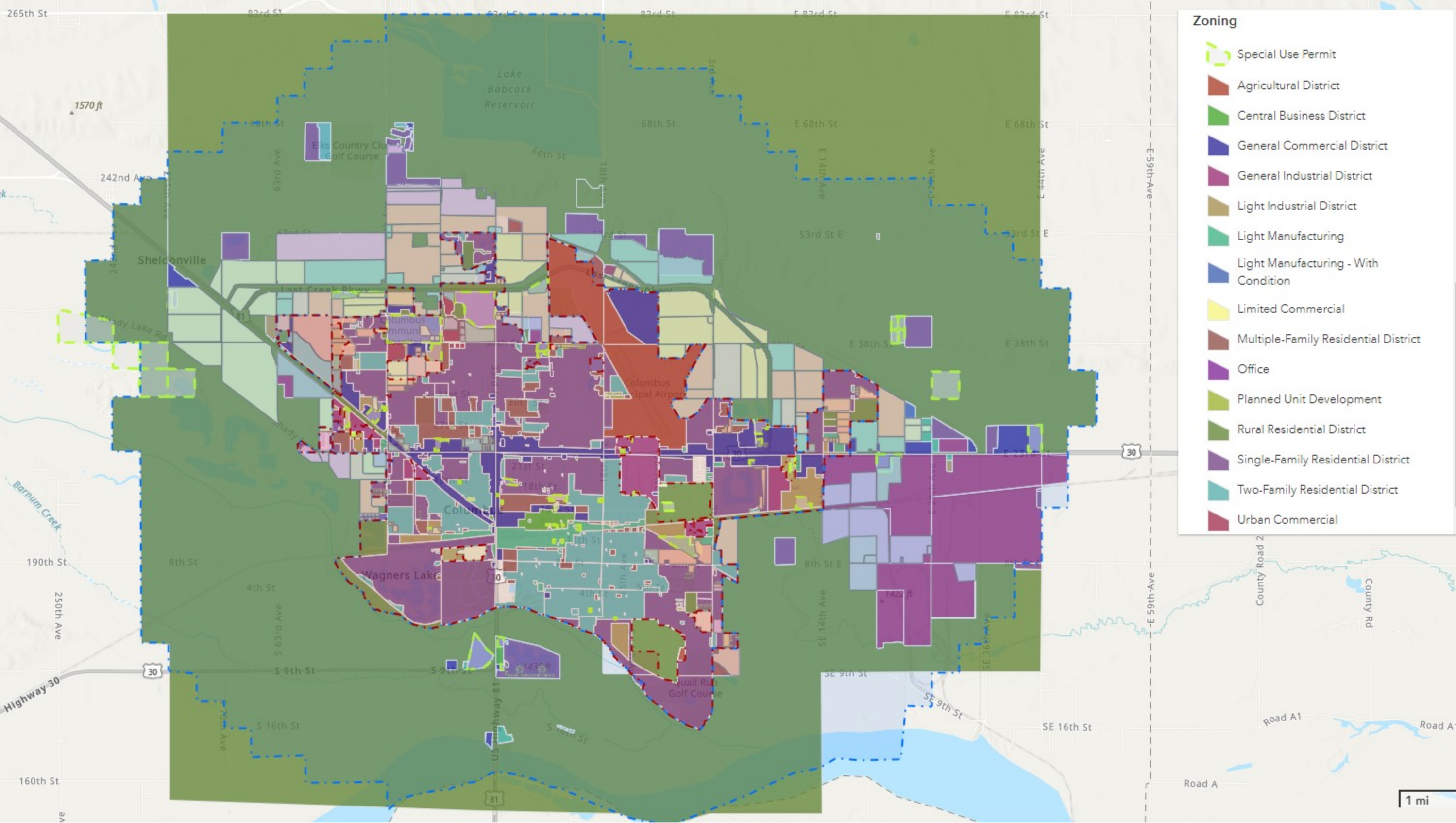
**Note 3:**

Density of multi-family residential may exceed this maximum, subject to approval of a Special Use Permit by the City Council with the recommendation of the Planning Commission.

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

Table 4-3(b): Site Development Regulations

Regulator	ML/C-1*	MH*
Minimum Lot Area (square feet)	5,000	5,000
Minimum Lot Width (feet)	50	50
Site Area per Housing Unit (square feet)	NA	NA
Minimum Yards (feet)		
Front Yard	15	0
Street Side Yard	10	0
Interior Side Yard	0	0
Rear Yard	10	10
Maximum Height (feet)	72	NONE
Maximum Building Coverage	70%	85%
Maximum Impervious Coverage	90%	100%
Floor Area Ratio	1.0	2.0



## CHAPTER 1, ARTICLE 6: SUPPLEMENTAL USE REGULATIONS

In the NTR Residential District, which permits mobile home, tiny home and other non traditional residential use, such use may be configured in a Non Traditional Residential Park or Non Traditional Residential Subdivision. A Non Traditional Residential Park or Subdivision may be approved administratively once all the following regulations are met:

1. Property is properly zoned, Non Traditional Residential.
2. Completed Development Agreement
3. Density Requirements as defined in Table 4-3(b)
4. Site Development Minimum Standards.
  - (a) Setbacks: Each Non Traditional Residential Park and Subdivision shall have a minimum perimeter setback of 35 feet from adjacent non-residential uses and 50 feet from adjacent residential uses. No space for a dwelling unit or any other structure shall be permitted in the required setback.
  - (b) Setback Landscaping: All area contained within the required setbacks except sidewalks and private drives shall be landscaped and screened in conformance with Section 8 of this Ordinance. Screening shall be provided in conformance with Section 8-5 for any common property line with another non-residential use.
  - (c) Open Space Requirements, table 4-3(b): Each Non-Traditional Residential Park shall provide a minimum of 250 square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians.
  - (d) Parking Minimum Requirements, table 9-1.
  - (e) Parking: Park requires common parking. Subdivision requires on-site parking.
5. Street Access and Circulation Requirements
  - (a) Access to Public Street: Each NTR Park and Subdivision must abut and have access to a dedicated public street with a right-of-way of at least 60 feet. Direct access to a mobile home space from a public street is prohibited.
  - (b) Vehicular Circulation: The NTR Parks and Subdivisions must provide interior vehicular circulation on a private internal street system.
    - i. One side on Street Parking Minimum interior street width shall be a minimum of 27 feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of 90 feet. No such cul-de-sacs may exceed 300 feet in length without a variance.

## CHAPTER 1, ARTICLE 6: SUPPLEMENTAL USE REGULATIONS

- ii. No on street parking. Minimum interior street width shall be a minimum of 24 feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of 90 feet. No such cul-de-sacs may exceed 300 feet in length without a variance.

(c) Sidewalks or Path: Each NTR Park and Subdivision shall provide a sidewalk or path system to connect each lot to common buildings or open space constructed for the use of its residents; and to the fronting public right-of-way. Sidewalk and path width shall be at least four feet. Public sidewalk connectivity must be provided.

(d) Street and Sidewalk Standards: All internal streets and sidewalks shall be hard-surfaced. Electric street lighting is required along all internal streets.

6. Utilities: All living units shall have piped supply of hot and cold water for both drinking and domestic purposes; domestic sewer service; and standard electrical service, providing at least one 120-volt and one 240-volt electrical service outlet to each living unit.
7. Financial Responsibility: Each application for a NTR Park and Subdivision shall include a demonstration by the developer of financial capability to complete the project; and a construction schedule.
8. Completion Schedule: Construction must begin on any approved Non Traditional Parks and Subdivisions within one year of the date of approval. Such construction shall be completed within two years of approval, unless otherwise extended by the Administrator.

### 6-4 Supplemental Use Regulations: Civic Uses

#### a. Clubs

Clubs located adjacent to residential uses shall maintain a bufferyard of not less than seven feet along the common boundary with such residential use.



## CHAPTER 1, ARTICLE 5: SPECIAL AND OVERLAY DISTRICTS

### 5 ARTICLE FIVE

#### OVERLAY DISTRICTS

##### 5-1 General Purpose

Overlay Districts are used in combination with base districts to modify or expand base district regulations. Overlay Districts are adapted to special needs of different parts of the City of Columbus.

The Overlay Districts are designed to achieve the following objectives:

- a. To recognize special conditions in specific parts of the City which require specific regulation;
- b. To provide flexibility in development and to encourage innovative design through comprehensively planned projects.

#### PUD: PLANNED UNIT DEVELOPMENT DISTRICT

##### 5-2 Purpose

The PUD Planned Unit Development Overlay District is intended to provide flexibility in the design of planned projects; to permit innovation in project design that incorporates open space and other amenities; and to insure compatibility of developments with the surrounding urban environment. The PUD District may be used in combination with any base district specified in this Ordinance. The PUD District, which is adopted by the City Council with the recommendation of the Planning Commission, assures specific development standards for each designated project.

##### 5-3 Permitted Uses

- a. Uses permitted in a PUD Overlay District are those permitted in the underlying base district.

##### 5-4 Site Development Regulations

Site Development Regulations are developed individually for each Planned Unit Development District but must comply with minimum or maximum standards established for the base district, with the following exceptions:

## CHAPTER 1, ARTICLE 5: SPECIAL AND OVERLAY DISTRICTS

- a. Lot area and lot width are not restricted, provided that the maximum density allowed for each base district is not exceeded;
- b. Maximum building coverage shall be the smaller of the allowed building coverage in the base district, or 60 percent.

### 5-5 Access to Public Streets

Each PUD District must abut a public street for at least 60 feet and gain access from that street.

### 5-6 Application Process

#### a. Development Plan

The application for a Planned Unit Development District shall include a Development Plan containing the following information:

1. A tract map, showing site boundaries, street lines, lot lines, easements, and proposed dedications or vacations; and a key map;
2. A land use plan designating specific uses for the site and establishing site development regulations, including setback height, building coverage, impervious coverage, density, and floor area ratio requirements;
3. A site development and landscaping plan, showing building locations, or building envelopes; site improvements; public or common open spaces; community facilities; significant visual features; and typical landscape plans;
4. A circulation plan, including location of existing and proposed vehicular and pedestrian, facilities and location and general design of parking and loading facilities;
5. Schematic architectural plans and elevations sufficient to indicate a building height, bulk, materials, and general architectural design;
6. A statistical summary of the project, including gross site area, net site area, number of housing units by type, gross floor area of other uses, total amount of parking, and building and impervious surface percentages.

### 5-7 Adoption of District

- a. The Planning Commission and City Council shall review and evaluate each Planned Unit Development application. The City may impose reasonable conditions, as deemed necessary to ensure that a PUD shall be compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.
- b. The Planning Commission, after proper notice, shall hold a public hearing and act upon each application.

## **CHAPTER 1, ARTICLE 5: SPECIAL AND OVERLAY DISTRICTS**

- c. The Planning Commission may recommend amendments to PUD district applications.
- d. The recommendation of the Planning Commission shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon any Ordinance establishing a PUD Planned Unit Development Overlay District. Proper notice shall mean the same notice established for any other zoning amendment.
- f. Upon approval by the City Council, the Development Plan shall become a part of the Ordinance creating or amending the PUD District. All approved plans shall be filed with the City Clerk.

### **5-8 Amendment Procedure**

- a. Major amendments to the Development Plan must be approved according to the same procedure set forth in Section 5-7.

### **5-9 Building Permits**

The City shall not issue a building permit, certificate of occupancy, or other permit for a building, structure, or use within a PUD District unless it is in compliance with the approved Development Plan or any approved amendments.

### **5-10 Termination of PUD District**

If no substantial development has taken place in a Planned Unit Development District for three years following approval of the District, the Planning Board shall reconsider the zoning of the property and may, on its own motion, initiate an application for rezoning the property.

## **CCD: CREATIVE CLUSTER DEVELOPMENT**

### **5-11 Purpose**

The CCD Creative Cluster Development provides a design alternative that provide greater flexibility in subdivision design and design and build developments that are considerate of special natural or artificial features.

### **5-12 Permitted Uses**

- a. Residential uses permitted in a CCD Overlay District are those permitted in the underlying base district.

## CHAPTER 1, ARTICLE 5: SPECIAL AND OVERLAY DISTRICTS

### 5-13 Site Development Regulations

Site Development Regulations comply with the overall density requirements of a zoning district, but allow internal variations of such standards as lot size, and setbacks in order to encourage innovative or economical development or protect natural features and open space without loss of economic yield to the developer.

- a. Cluster subdivisions allow the clustering or grouping of residential lots in order to provide common open space.
- b. Cluster Subdivisions may be developed and approved subject to the following standards and variations:
  - (1) The overall density of subdivision complies with the zoning district that contains the final subdivision. A subdivider may apply for a rezoning simultaneously with the plat approval process.
  - (2) Individual lot size dimensions, including lot width, may be reduced to 60% of requirement of zoning district. Any savings on lot size shall be devoted to common open space or other approved community facilities.
  - (3) Lot setbacks may be varied from those otherwise specified for the zoning district. Setback limits must be established on the preliminary and final plat. The setback from any garage entrance to any circulation way must be at least 20 feet.
  - (4) Street or right-of-way widths set forth in Article Five may be varied within for local streets within Cluster Subdivisions, subject to the sole discretion of the approving authorities.
  - (5) Articles of incorporation or covenants for a homeowners' association or other provision assuring maintenance or operation of all common spaces shall be submitted with subdivision application.

### 5-14 Access to Public Streets

Each CCD District must abut a public street for at least 60 feet and gain access from that street.

### 5-15 Application Process

#### a. Development Plan

The application for a Creative Cluster Development District shall include a Development Plan containing the following information:

1. A tract map, showing site boundaries, street lines, lot lines, easements, and proposed dedications or vacations; and a key map;

## CHAPTER 1, ARTICLE 5: SPECIAL AND OVERLAY DISTRICTS

2. A land use plan designating specific uses for the site and establishing site development regulations, including setback height, building coverage, impervious coverage, density, and floor area ratio requirements;
3. A site development and landscaping plan, showing building locations, or building envelopes; site improvements; public or common open spaces; community facilities; significant visual features; and typical landscape plans;
4. A circulation plan, including location of existing and proposed vehicular and pedestrian, facilities and location and general design of parking and loading facilities;
5. Schematic architectural plans and elevations sufficient to indicate a building height, bulk, materials, and general architectural design;
6. A statistical summary of the project, including gross site area, net site area, number of housing units by type, gross floor area of other uses, total amount of parking, and building and impervious surface percentages.

### 5-16 Adoption of District

- a. The Planning Commission and City Council shall review and evaluate each Creative Cluster Development application. The City may impose reasonable conditions, as deemed necessary to ensure that a CCD shall be compatible with adjacent land uses, will not overburden public services and facilities, and will not be detrimental to public health, safety, and welfare.
- b. The Planning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning Commission may recommend amendments to CCD district applications.
- d. The recommendation of the Planning Commission shall be transmitted to the City Council for final action.
- e. The City Council, after proper notice, shall hold a public hearing and act upon any Ordinance establishing a CCD Creative Cluster Development Overlay District. Proper notice shall mean the same notice established for any other zoning amendment.
- f. Upon approval by the City Council, the Development Plan shall become a part of the Ordinance creating or amending the CCD District. All approved plans shall be filed with the City Clerk.

### 5-17 Amendment Procedure

- b. Major amendments to the Development Plan must be approved according to the same procedure set forth in Section 5-7.

## **CHAPTER 1, ARTICLE 5: SPECIAL AND OVERLAY DISTRICTS**

### **5-18 Building Permits**

The City shall not issue a building permit, certificate of occupancy, or other permit for a building, structure, or use within a CCD District unless it is in compliance with the approved Development Plan or any approved amendments.

### **5-19 Termination of CCD District**

If no substantial development has taken place in a Creative Cluster Development District for three years following approval of the District, the Planning Commission shall reconsider the zoning of the property and may, on its own motion, initiate an application for rezoning the property.

### **ED: ENVIRONMENTAL RESOURCES DISTRICT**

### **5-20 Purpose**

The ED Environmental Resources Overlay District enables the adoption of special performance standards in combination with site development regulations of a base district for areas of special environmental significance or sensitivity. These areas include hill environments; wetlands; forested areas; areas with unique soil or drainage characteristics; lake, river, or creek districts; and other areas with special environmental characteristics.

### **5-21 Procedure for Adoption**

#### **a. Proposal**

The creation of an ED Environmental Resources Overlay District may be initiated by the Planning Commission or the City Council.

#### **b. Requirements for Application**

An application for the creation of an ED Overlay District must include:

1. A statement describing the proposed district's special environmental characteristics and stating the reasons for proposal of the district;
2. A map indicating the boundaries of the proposed ED Overlay District, specifying the base district(s) included within these boundaries;
3. Supplemental site development regulations and performance standards that apply to the proposed district.

### **5-22 Adoption of District**

## CHAPTER 1, ARTICLE 3: USE TYPES

### b. Crop Production

The raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis. This definition may include accessory retail sales under certain conditions.

### c. Animal Production

The raising of animals or production of animal products, such as eggs or dairy products on an agricultural or commercial basis on a site which is also used for crop production or where grazing of natural vegetation is the major feed source; or the raising or maintaining of animals for recreational use. Typical uses include grazing, ranching, dairy farming, and poultry farming.

### d. Commercial Feedlots

The use of a site of more than 15,000 square feet for the confined feeding or holding of livestock or poultry which is not normally used for crop production or where grazing of natural vegetation is not the major feed source.

### e. Livestock Sales

Use of a site for the temporary confinement and exchange or sale of livestock. Typical uses include sale barns.

## 3-4 Residential Use Types

Residential use types include uses providing wholly or primarily non-transient living accommodations. They exclude institutional living arrangements providing 24-hour skilled nursing or medical care, forced residence, or therapeutic settings.

### a. Single-Family Residential

The use of a site for one dwelling unit, occupied by one family, excluding a mobile home unit.

A single-family residential use in which one dwelling unit is located on one or more lots, with no physical or structural connection to any other dwelling unit. This includes manufactured homes, as defined in Section 2-16.

b. Two-Family Residential: Any residential use that serves two families, including but not limited to a 2-unit townhome, two detached single family units on a single lot or duplex.

## CHAPTER 1, ARTICLE 4: ZONING DISTRICT REGULATIONS

**Table 4-1: Purposes of Zoning Districts**

<b>Symbol</b>	<b>Title</b>	<b>Purpose</b>
AG	Agricultural District	The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. The district is designed to maintain complete agricultural uses within the Columbus extraterritorial jurisdiction.
RR	Rural Residential	This district provides for very low density residential environments, accommodating developments that merge urban living with rural life and institutions which require a residential environment. It permits limited agricultural uses within these settings. The district's regulations assure that density is consistent with the carrying capacity of infrastructure.
R-1	Single-Family Residential	This district is intended to provide for low-density residential neighborhoods, characterized by single-family dwellings on large lots with supporting community facilities. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-2	Two-Family Residential	This district is intended to provide for medium-density residential neighborhoods, characterized by single-family dwellings and duplexes and two unit townhomes on small to moderately-sized lots with supporting community facilities. It provides special regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitional areas between single-family and multi-family neighborhoods. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-3	Multiple-Family Residential	This district is intended to provide locations for a variety of housing types, including multiple-family housing, with supporting and appropriate community facilities. The district integrates some appropriate non-residential uses by special use permit in order to develop fully urban, mixed use neighborhoods.
NTR	Non-Traditional Residential	This district recognizes that non-traditional residential development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home, tiny home and similar developments within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.



## CHAPTER 1, ARTICLE 6: SUPPLEMENTAL USE REGULATIONS

(b) A roadside stand may be located within a required front yard but no closer than 40 feet to the edge of a traveled roadway.

(c) A roadside stand may operate for a maximum of 180 days in any one year.

### b. Commercial Feedlots

1. No new commercial feedlots shall be established within the zoning jurisdiction of the City of Columbus.

## **6-3 Supplemental Use Regulations: Residential Uses**

### a. Townhouse Residential

Where permitted, townhouse residential is subject to the following regulations:

1. The site area per unit must be 4,250 square feet in the R-2 District and 3,000 square feet in all other districts where permitted;
2. The minimum width for any townhouse lot sold individually shall be 25 feet, except within an approved creative subdivision;
3. Coverage percentages are computed for the site of the entire townhouse common development.

### b. Two Single Family Residential

1. The two single family units shall be separated by a minimum of 14 feet.
2. The second dwelling unit shall be served by a driveway at least ten feet in width, leading from a public street adjacent to the lot.

### e. Multi-Family and Group Residential in B-1 District

Multi-family and Group Residential uses are permitted in the B-1 District only on levels above street level except that a unit specifically designed for occupancy by disabled residents may be developed at street level, subject to approval of a special permit by the City Council with the recommendation of the Planning Commission.

### f. Non Traditional Residential Parks in NTR District