

Columbus Zoning Map - Instructions on use and data layer definitions

Columbus zoning map provides provide a variety of location based data related to Columbus properties. Please consult the relevant department contact before making binding decisions based on this information. No warranty is expressed or implied.

For an index of Zoning Districts, please navigate here: <https://new.columbus.gov/files/sharedassets/city/v/1/building-and-zoning/document-library/index-of-zoning-districts.pdf>

Instructions on use:

1. Select the data you are interested in by clicking on the arrow left of each data set in the "Layer List" () to view additional layers within the dataset, then clicking on the box left of each layer title to turn a layer on or off. If you want to adjust the transparency of the layers, click on the 3 dots (***) to the right of "Key Layers" or "Zoning" and select Transparency.
2. Type an address, parcel ID, or owner name in the Zoning Report widget () in the upper right side of the screen to locate the desired site, or scroll to the site in the map. **Please Note:** If you are completing an address search, the report will only return data that intersects that address point. If you complete a search by parcel, you will see any related information that intersects that parcel polygon.
3. Click on the desired parcel. A pop-up screen will appear.
4. Click on the arrow at the top of the pop-up screen to view available data. The pop up screens will only show relevant data from layers that are turned on in the "Layer List".
5. If interested in generating a "Zoning Report", first open the "Search by Parcel/Owner/Address" symbol/tool in the upper right corner of the screen () and then search by address, parcel, or owner name. The right side panel will display information. To save the report, click the print button (). Please refer to the Note in Instruction #2 related to the search by address versus search by parcel.
6. To bring up the Zoning Ordinance Text for recent Rezoning and Council Variance applications, follow these procedures: Make sure both the Base Zoning and Council Variance layers are on. Click on the parcel. In the window that pops up, you may need to click on the or icons to navigate to the Base Zoning window. Then click on the "More Info" web link which will take you directly to the ordinance file in Legistar Citizen's Access. For Council Variance zoning text, navigate to the Council Variance window, then click on the "More Info" web link to access the ordinance file. For zoning or Council variance ordinances that are not linked, contact Records at 614-645-6082.
7. To search by an intersection, click on the , type the first street name, then use any of the following connectors & @ | and at before entering the second street name. Click enter and the map will zoom into your intersection.
8. Additional features located in the upper right corner of the screen include, Google street view (), draw tools (), a measurement tool (), a print tool (), a basemap gallery (), a map legend (), an identification tool (), and an intersection search (). The Pictometry (oblique or 3-D aerial imagery) tool () is located in the upper left side of the screen and the window can be moved and resized.

Data Layer Definitions

Buildings: Building data is from the Franklin County Auditor's Office and provided here as a courtesy and background information. See https://www.franklincountyauditor.com/auditor-office/geospatial-technologies-gis for more information.
Right of Way: This is reference data and to not be used in any official capacity. The layer is not maintained and the origin is undocumented.
Counties: County data is from the Mid-Ohio Regional Planning Commission and provided here as a courtesy and background information. See https://public-morpc.hub.arcgis.com/ for more information.
Centerlines: City's Centerline File (Public Service is the custodian)
Addresses: City's Master Address File (Public Service is the custodian)
Parcels: Parcel data is from the Franklin County Auditor's Office and provided here as a courtesy and background information. See https://www.franklincountyauditor.com/auditor-office/geospatial-technologies-gis for more information.
Graphics Variance: Graphics Code variances that have been approved by the Graphics Commission for variances from the application of the Graphics Code from approximately 2005 to current. For older variances contact Records at 614-645-6082 or RecordsCenter@columbus.gov .
BZA Variance: Zoning Code variance requests that have been approved by the Board of Zoning Adjustment (BZA). The BZA grants variances from the provisions and requirements of the Zoning Code (except for use variances under the jurisdiction of City Council or variances under the jurisdiction of the Graphics Commission). The variances date from approximately 2005 to current. For older variances contact Records at 614-645-6082 or RecordsCenter@columbus.gov .
Council Variance: Zoning Code variances that have been approved by City Council, and may include use variances and/or variances for yard, height, or parking requirements of any district. The variances date from approximately 2005 to current. For older variances contact Records at 614-645-6082 or RecordsCenter@columbus.gov . Council Variance Ordinances approved between 1983-current can be accessed at https://columbus.legistar.com/Legislation.aspx .
Base Zoning: This layer is the official zoning for the property in question. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied. See https://new.columbus.gov/Business-Development/Building-Zoning/BZS-Boards-and-Commissions/Historic-Preservation-Development-Review-Boards-Commissions for more information.
Proposed Graphics Variance: Pending applications before the Graphics Commission. (See Graphics Variances above).
Proposed BZA Variance: Pending applications before the Board of Zoning Adjustment (see BZA Variance above).
Proposed Council Variance: Pending applications before City Council (see Council Variance above).
Proposed Base Zoning: Pending rezoning applications before City Council (see Base Zoning above).
Historic Properties: The Columbus Register of Historic Properties is the city's official listing of individual properties of historic and architectural significance. Certificates of Appropriateness for exterior alterations to these properties must be obtained from the Historic Resources Commission. See https://new.columbus.gov/Business-Development/Building-Zoning/BZS-Boards-and-Commissions/Historic-Preservation-Development-Review-Boards-Commissions for more information.

Historic Districts:

The Columbus Register of Historic Properties is the city's official listing of districts of historic and architectural significance. Certificates of Appropriateness for exterior alterations to properties within these districts must be obtained from the respective Historic District Commissions. Columbus has 18 historic districts. See <https://new.columbus.gov/Business-Development/Building-Zoning/BZS-Boards-and-Commissions/Historic-Preservation-Development-Review-Boards-Commissions> for more information.

Commercial Overlays: Overlays are part of the zoning code. They provide additional standards beyond the base zoning code to implement council-approved plans and/or priorities related to the given area. Overlay standards and standards extracted from such approved plans, may increase, decrease, or add conditions to the minimum development standards of the underlying district or use. See <https://new.columbus.gov/Business-Development/Building-Zoning/Zoning/> for more information.

Planning Overlays: Overlays are part of the zoning code. They provide additional standards beyond the base zoning code to implement council-approved plans and/or priorities related to the given area. Overlay standards and standards extracted from such approved plans, may increase, decrease, or add conditions to the minimum development standards of the underlying district or use. See <https://new.columbus.gov/Business-Development/Building-Zoning/Zoning/> for more information.

Area Commissions: Columbus City Council established Area Commissions to act as a liaison between neighborhood groups, property owners, residents, developers and city officials. See <https://cbusareacommissions.org/> for more information.

Flood Zones:

Flood Zone or Special Flood Hazard Area means a river or other watercourse and its adjacent area subject to inundation by the "base flood." A "Special Flood Hazard Area" is also known as a "floodplain" or "100-year floodplain" and is composed of the "floodway" and the "floodway fringe." Special Flood Hazard Areas are designated by the Federal Emergency Management Agency as either Zone A, AE, AH, AO, A1-30, or A99. In the Parcel Report if the property is not within the Flood Zone, it will be categorized as "OUT". If the property is within the Flood Zone, it will be categorized as "IN" in the Parcel Report – click on the [About Icon] then click on the Flood Zone on the map to identify the Zone. See <https://new.columbus.gov/Services/Public-Utilities> for additional information.

Airport Noise Levels: The Airport Environs Overlay and related noise contours place restrictions on the development of certain noise-sensitive uses, such as residential, within the environs and hazard areas of Port Columbus, Bolton Field, and the Ohio State University Airport, ensuring compatibility with airport operations. See the Columbus Regional Airport Authority, <https://columbusairports.com/> for more information.

Corporate Boundary: City of Columbus corporate limit.