

General Development Standards for Single-Family Residential Zoning Districts

Department of Building & Zoning Services

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This list is intended only to provide information regarding zoning requirements for 1-3 unit residential lot layout.

- ☐ For determining the front Building Setback, refer to CC 3332.20 and CC 3332.21
- ☐ No more than 50% of the lot may be covered by buildings/structures (CC 3332.18(D))
- ☐ Minimum lot width:
 - o 50 ft for R1, R2, R2F, R3 and R4 districts (consult zoning code for other zoning districts)
- ☐ The combined side yard requirement is 20% of lot width (CC 3332.25), except that:
 - o Maximum required side yard is 32 ft in R, LRR, RRR and RR districts
 - o Maximum required side yard is 16 ft in SR, R1, R2, R2F, R3 and R4 districts
- ☐ Minimum side yards permitted are (CC 3332.26):
 - o 7.5 ft for R, LRR, RRR and RR districts
 - o 5 ft for a lot over 40 ft wide in the SR, R1, R2, R2F, R3 and R4 districts
 - o 3 ft on a lot 40ft wide or less in SR, R1, R2, R2F, R3 and R4 (except for 2-unit dwellings in the R4 and R2F)
- ☐ Rear yard must be at least 25% of total lot area (CC 3332.27)
- ☐ Driveway width of 10 ft min; 20 ft max measured at street right-of-way line
- ☐ 2 off-street parking spaces are required for each dwelling unit (CC 3312.49)
- ☐ A hard surface is required for driveways and parking pads (e.g. concrete, asphalt)
- ☐ A detached garage may occupy up to 45% of the total rear yard (CC 3332.38(E))
- ☐ Maximum size of a garage is 720 square feet or 1/3 of the min. net floor area for living quarters (see CC 3303.13 and 3332.17)
- ☐ Maximum absolute height for a detached garage is 15 ft (see CC 3303.08 and 3332.38 for other requirements)
- ☐ In most cases the required maneuvering space for garage and surface parking spaces is 20 ft. Street and alley right-of-ways can count toward this space. See CC 3312 for more information.
- ☐ A parking space shall be a rectangular area of not less than 9 x 18 ft (CC 3312.29)
- ☐ Parking spaces shall not be located in required (minimum) side yard (CC 3332.28) or located within the parking setback (CC 3312.27)
- ☐ A shed is permitted without zoning review if it does not exceed 168 square feet
- ☐ Vision clearance restrictions may apply to fences or landscaping located in required yard(s) (CC 3321.05)
- ☐ 1 Tree is required on each lot per the size requirements in CC 3321.07
- ☐ Floodplain standards apply to lots located within the 100-year floodplain
 - o Contact the City of Columbus Floodplain Manager with any questions (614-645-5642)

Online Zoning Code: https://library.municode.com/oh/columbus/codes/code_of_ordinances

Online Zoning Map: <http://gis.columbus.gov/zoning/>

Applicants are encouraged to request a preliminary zoning clearance review with residential zoning clearance staff prior to submitting building permit applications to evaluate compliance with applicable zoning code.

If you have any questions regarding this information, please call: (614) 645-8637 or zoninginfo@columbus.gov