

Part 2 – Zoning Districts

Updated: 7.28.26

Purpose: To incorporate the newly identified and defined housing types into the zoning districts, which are the basis for all zoning regulations and determine where and through what process different uses are allowed throughout the community.

Most Notable Revisions:

- The current “single-family residential” zoning districts (Residential: Single-Family 1, 2, 3, and 4), that provide exclusively for single-family homes at varying densities, are renamed as Residential 1, 2, 3, and 4 and select additional housing types are included as either permitted or conditional uses. For example, the current RS3 becomes R3, two-family uses are permitted, and three-family uses are conditional.
- The current Residential: Two-Family (RT) zoning district, that provides primarily for single and two-family uses and allows any multi-family by conditional use becomes R5. It then permits single, two, three, and small-scale (4 to 12 unit) multi-family uses. Neighborhood-scale (13-60 unit) multi-family uses are conditional.
- The current Residential: Established (RE) zoning district, that provides context-based regulations for a variety of older neighborhoods becomes three districts – RE1, 2, and 3 to better, more specifically address near-downtown neighborhoods that are primarily single-family (RE1), mixed-density central and East Columbus neighborhoods (RE2), and rural Bartholomew County towns and villages (RE3). For example, two, three, and small-scale multi-family uses are permitted in RE2, but conditional in the other RE districts.
- Multi-family residential uses are more broadly permitted in commercial districts.
- Accessory dwelling units (ADUs) become permitted, rather than conditional, in some zoning districts.
- Minimum lot sizes are reduced throughout the residential zoning districts.
- Minimum home sizes are reduced, generally from 1,000 to 800 sq. ft. for single, two, and three-family uses and from 500 to 450 sq. ft. for multi-family uses.

New Text: Red Underline

Deletions: ~~Strikethrough~~

3.4 Agriculture: Voluntary Protection (AV)

The Agriculture: Voluntary Protection (AV) zoning district is deleted, with all applicable content removed from the zoning ordinance.

3.5~~4~~ Agriculture: Preferred (AP)

Section 3.5~~4~~(C) - Lot Standards

Minimum Lot Area

- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.
- Sewer Service: 1 acre (43,560 sq. ft.)

Minimum Lot Width

- 150 feet (lot area greater than 2 acres)
- 75 feet (lot area 2 acres or less)

Minimum Lot Frontage

- 30 feet

Maximum Lot Coverage

~~Agricultural Structures: None~~

~~Non-Agricultural Structures: 35%~~

Minimum Front Setback

- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 25 feet
- Local Road: 25 feet
- Local Street: 10 feet (25 feet for any garage with a vehicle entrance facing the Street)

Minimum Side and Rear Setback

- Agricultural Structure: ~~30~~ 15 feet
- Primary Structure: 30 feet*
- Accessory Structure: 15 feet*

* 5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less

Minimum Living Area per Dwelling

- 1,000 ~~800~~ square feet (~~see also Section 6.7(A)(2)(a) for Manufactured Homes~~)

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1 (structures used for agricultural purposes shall not be distinguished as primary or accessory, however no more than 1 dwelling shall be permitted on any lot)

Maximum Height

- Agricultural Structure: None
- Primary Structure: 40 feet
- Accessory Structure: 35 feet

3.65 Agricultural: General Rural (AG)

Section 3.65(C) - Lot Standards**Minimum Lot Area**

- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.
- Sewer Service: 1 acre (43,560 sq. ft.)

Minimum Lot Width

- 100 feet (lot area greater than 2 acres)
- 75 feet (lot area 2 acres or less)

Minimum Lot Frontage

- 30 feet

Maximum Lot Coverage

- ~~Agricultural Structures: None~~
- ~~Non-Agricultural Structures: 35%~~

Minimum Front Setback

- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 25 feet
- Local Road: 25 feet
- Local Street: 10 feet (25 feet for any garage with a vehicle entrance facing the Street)

Minimum Side and Rear Setback

- Agricultural Structure: 20 15 feet
- Primary Structure: 20 feet*
- Accessory Structure: 15 feet*

* 5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less

Minimum Living Area per Dwelling

- 1,000 800 square feet (~~see also Section 6.7(A)(2)(a) for Manufactured Homes~~)

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1 (structures used for agricultural purposes shall not be distinguished as primary or accessory, however no more than 1 dwelling shall be permitted on any lot)

Maximum Height

- Agricultural Structure: None
- Primary Structure: 40 feet
- Accessory Structure: 35 feet

3.76 Residential: Rural (RR)

Section 3.76(C) - Lot Standards**Minimum Lot Area**

- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.
- Sewer Service: 1 acre (43,560 sq. ft.)

Minimum Lot Width

- 75 feet

Minimum Lot Frontage

- 35 feet

Maximum Lot Coverage:

- ~~30%~~

Minimum Front Setback

- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 25 feet
- Local Road: 25 feet
- Local Street: 10 feet (25 feet for any garage with a vehicle entrance facing the Street)

Minimum Side and Rear Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- 1,000 ~~800~~ square feet (~~see also Section 6.7(A)(2)(a) for Manufactured Homes~~)

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 35 feet (or the height of the primary structure on the property, whichever is less)

3.8~~7~~ Residential: Single-Family 1 (RS1)

Intent: The "~~RS1~~", Residential, Single-Family "~~R1~~", Residential district is intended to provide areas for low density, single-family residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient ~~general~~ access to Collector and Arterial ~~roads or~~ streets, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Section 3.8~~7~~(C) - Lot Standards**Minimum Lot Area**

- ~~12,000~~ ~~10,000~~ square feet

Minimum Lot Width

- ~~75~~ ~~55~~ feet

Minimum Lot Frontage

- 35 feet

Maximum Lot Coverage

- ~~30%~~

Minimum Front Setback

- Arterial ~~Street or Road~~: 50 feet
- Arterial, Suburban Street: 50 feet
- Arterial, Urban Street: 15 feet*
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side and Rear Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- ~~1,000~~ 800 square feet (~~see also Section 6.7(A)(2)(a) for Manufactured Homes~~)

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

3.98 Residential: Single-Family 2 (RS2)

Intent: The "~~RS2~~", Residential, Single-Family "R2", Residential zoning district is intended to provide areas for low to moderate density, primarily single-family residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with ~~convenient~~ general access to Collector and Arterial roads or streets, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Section 3.98(C) - Lot Standards

For two-family residential uses, the use as a whole must meet the standards listed below. However, the property on which the use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot provided that the provisions of Section _____ (Residential Standards) are met. The Lot Area, Lot Width, and Lot Frontage standards listed below shall not apply to these individual lots. The Side and Rear Setbacks listed below shall not apply to these individual lots where they adjoin each other.

Minimum Lot Area

- ~~10,000~~ 7,200 square feet

Minimum Lot Width

- ~~65~~ 50 feet

Minimum Lot Frontage

- 35 feet

Maximum Lot Coverage

- ~~35~~%

Minimum Front Setback

- Arterial ~~Street or Road~~: 50 feet
- Arterial, Suburban Street: 50 feet
- Arterial, Urban Street: 15 feet*
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side and Rear Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- ~~1,000~~ 800 square feet (~~see also Section 6.7(A)(2)(a) for Manufactured Homes~~)

Minimum Ground Floor Living Area

- Single-Family Residential Use: 40%
- Two-Family Residential Use: 40%
- All Other Residential Uses: None

Maximum Primary Structures per Lot

(See also Chapter 14.2 – Definitions)

- Single-Family Residential Use: 1
- Two-Family Residential Use: 1 per dwelling unit*
- All Other Uses: 1

* Uses with multiple primary structures shall have coordinated parking areas and pedestrian systems that serve all units included with that use.

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

~~3.409~~ Residential: ~~Single-Family~~ 3 (RS3)

Intent: The "~~RS3~~", Residential, Single-Family "R3", Residential zoning district is intended to provide areas for moderate to high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads or streets, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan

Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Section 3.409(C) - Lot Standards

For two- and three-family residential uses, the use as a whole must meet the standards listed below. However, the property on which the use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot provided that the provisions of Section (Residential Standards) are met. The Lot Area, Lot Width, and Lot Frontage standards listed below shall not apply to these individual lots. The Side and Rear Setbacks listed below shall not apply to these individual lots where they adjoin each other.

Minimum Lot Area

• ~~7,200~~ 6,500 square feet

Minimum Lot Width

• ~~60~~ 45 feet

Minimum Lot Frontage

• 35 feet

Maximum Lot Coverage

• ~~40%~~

Minimum Front Setback

- Arterial ~~Street or Road~~: 50 feet
- Arterial, Suburban Street: 50 feet
- Arterial, Urban Street: 15 feet*
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side and Rear Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

• ~~1,000~~ 800 square feet (~~see also Section 6.7(A)(2)(a) for Manufactured Homes~~)

Minimum Ground Floor Living Area

- Single-Family Residential Use: 40%
- Two- and Three-Family Residential Use: None
- All Other Residential Uses: None

Maximum Primary Structures per Lot

(See also Chapter 14.2 – Definitions)

- Single-Family Residential Use: 1
- Two- and Three-Family Residential Use: 1 per dwelling unit*
- All Other Uses: 1

* Uses with multiple primary structures shall have coordinated parking areas and pedestrian systems that serve all units included with that use.

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

3.44~~10~~ Residential: Single-Family 4 (RS4)

Intent: The “RS4”, Residential, Single-Family “R4”, Residential zoning district is intended to provide areas for ~~high density single family~~ a variety of moderate density residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads or streets, parks and open space, employment, and convenience goods.

~~This district is intended for use only in the City limits of the City of Columbus in order to ensure that new development is provided with services appropriate for the density that will result. This district is not intended for use in either the jurisdiction of Bartholomew County or the Edinburgh / Bartholomew / Columbus Joint District Plan Commission.~~ In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Section 3.44~~10~~(C) - Lot Standards

For two- and three-family residential uses and small-scale multi-family residential uses, the use as a whole must meet the standards listed below. However, the property on which the use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot provided that the provisions of Section _____ (Residential Standards) are met. The Lot Area, Lot Width, and Lot Frontage standards listed below shall not apply to these individual lots. The Side and Rear Setbacks listed below shall not apply to these individual lots where they adjoin each other.

Minimum Lot Area

- ~~5,500~~ 5,000 square feet

Minimum Lot Width

- ~~50~~ 35 feet

Minimum Lot Frontage

- 35 feet

Maximum Lot Coverage

- ~~45%~~

Minimum Front Setback

- Arterial ~~Street~~ or Road: 50 feet
- Arterial, Suburban Street: 50 feet
- Arterial, Urban Street: 15 feet*
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side and Rear Setback

- Single-, Two-, and Three-Family Residential Use Primary Structure: 5 feet
- Multi-Family Residential Use Primary Structure: 10 feet
- All Other Use Primary Structure: 10 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- Single-, Two-, and Three-Family Residential Use: 1,000-800 square feet (~~see also Section 6.7(A)(2)(a) for Manufactured Homes~~)
- Multi-Family Residential Use: 450 square feet

Minimum Ground Floor Living Area

- Single-Family Residential Use: 40%
- Two-, Three, and Multi-Family Residential Use: None
- All Other Residential Uses: None

Maximum Primary Structures per Lot

(See also Chapter 14.2 – Definitions)

- Single-Family Residential Use: 1
- Two- and Three-Family Residential Use: 1 per dwelling unit*
- Multi-Family Residential Use: None*
- All Other Uses: 1

* Uses with multiple primary structures shall have coordinated parking areas and pedestrian systems that serve all units included with that use.

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

3.43~~11~~ Residential: Two-Family (RT)- 5 (R5)

Intent: The "RT", Residential, Two-Family, "R5", Residential zoning district is intended to provide areas for a variety of moderate to high density residences ~~moderate density single, two, and multi-family residences~~ in areas with compatible infrastructure and services. ~~These residences are most likely arranged as multiple attached units separated by lot lines at a common wall.~~ Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with immediate access to Collector and Arterial roads or streets, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Section 3.43~~11~~(C) - Lot Standards

For two- and three-family residential uses and small-scale multi-family residential uses, the use as a whole must meet the standards listed below. However, the property on which the use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot provided that the provisions of Section (Residential Standards) are met. The Lot Area, Lot Width, and Lot Frontage standards listed below shall not apply to these individual lots. The Side and Rear Setbacks listed below shall not apply to these individual lots where they adjoin each other.

Minimum Lot Area

- ~~Single-Family~~ Residential Use: 3,000 square feet ~~per dwelling unit~~
- ~~Non-residential Use~~ All Other Uses: 5,000 square feet

Minimum Lot Width

- ~~Single-Family Structure~~: 25 35 feet
- ~~Two-Family Structure~~: 40 feet
- ~~Multi-Family Structure~~: 50 feet
- ~~Non-Residential Structure~~: 50 feet

Minimum Lot Frontage

- ~~Single-Family Structure~~: 25 35 feet
- ~~Two-Family Structure~~: 40 feet
- ~~Multi-Family Structure~~: 50 feet

Maximum Lot Coverage

- ~~55%~~

Minimum Front Setback

- Arterial ~~Street or Road~~: 50 feet
- Arterial, Suburban Street: 50 feet
- Arterial, Urban Street: 10 feet*
- Collector Road: 30 feet
- Collector Street: 45 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side and Rear Setback

- ~~Single-Family Structure~~: 0 feet minimum per side, 10 feet aggregate*
- Single-, Two-, and Three-Family Residential Use Primary Structure: 5 feet
- Multi-Family Residential Use Primary Structure: 10 feet
- ~~Non-Residential Structure~~: 10 feet
- All Other Use Primary Structure: 10 feet
- Accessory Structure: 5 feet

~~* the aggregate side setback for single family may be reduced to 0 feet for the center units in multiple attached unit designs.~~

~~Minimum Rear Setback~~

- ~~Residential Use~~: 5 feet
- ~~Non-residential Use~~: 10 feet
- ~~Accessory Use~~: 5 feet

Minimum Living Area per Dwelling

- ~~Single-Family Structure~~: 1,000 square feet*
- Single-, Two-, and Three-Family Residential Use Structure: 1,000 800 square feet*
- Multi-Family Residential Use Structure: 500 450 square feet

~~* See also Section 6.7(A) (2) (a) for Manufactured Homes~~

Maximum Primary Structures per Lot

(See also Chapter 14.2 – Definitions)

- Single-, Two-, and Three-Family Residential Use: 1 per dwelling unit*
- Multi-Family Residential Use: None*
- All Other Uses: 1

- * ~~multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot~~ Uses with multiple primary structures shall have coordinated parking areas and pedestrian systems that serve all units included with that use.

Maximum Height

- Primary Structure: 50 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

3.44~~12~~ Residential: Multi-Family (RM)

Intent: The "~~RM~~", Residential, Multi-Family "RM", Residential, Multi-Family zoning district is intended to provide areas for a variety of the highest density residences ~~multi-family uses such as two-family dwellings, apartment homes and complexes, and condominiums~~ in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads or streets, and direct connections to public open space and convenience goods. ~~This district may be used to provide a transition from regional commercial areas to moderate density single-family residences.~~ In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Section 3.44~~12~~(C) - Lot Standards

For two- and three-family residential uses and small-scale multi-family residential uses, the use as a whole must meet the standards listed below. However, the property on which the use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot provided that the provisions of Section _____ (Residential Standards) are met. The Lot Area, Lot Width, and Lot Frontage standards listed below shall not apply to these individual lots. The Side and Rear Setbacks listed below shall not apply to these individual lots where they adjoin each other.

Maximum Gross Density

- 25 Dwelling Units per Acre

Minimum Lot Area

- ~~Non-residential Use:~~ 5,000 sq. ft.;
- Residential Use: 1,500 sq. ft. per dwelling unit (with a minimum of 6,000 square feet if fewer than 4 units)

Minimum Lot Width

- 50 feet

Minimum Lot Frontage

- 50 feet

~~Maximum Lot Coverage~~

- ~~65%~~

Minimum Front Setback

- Arterial Road: 50 feet
- Arterial, Suburban Street: 50 feet
- Arterial, Urban Street: 10 feet*
- Collector Road: ~~35~~ 30 feet

- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side and Rear Setback

- Two- and Three-Family Residential Use Primary Structure: 5 feet
- Multi-Family Residential Use Primary Structure: 10 feet
- ~~Non-Residential Structure: 10 feet~~
- All Other Use Primary Structure: 10 feet
- Accessory Structure: 5 feet

~~Minimum Rear Setback~~

- ~~Primary Structure: 10 feet~~
- ~~Non-residential Structure: 10 feet~~
- ~~Accessory Structure: 5 feet~~

Minimum Living Area per Dwelling

- Two- and Three-Family Residential Use: ~~1,000~~ 800 square feet
- Multi-Family Residential Use: ~~500~~ 450 square feet
- Retirement Facility: 450 square feet

Maximum Primary Structures per Lot

(See also Chapter 14.2 – Definitions)

- Two- and Three-Family Residential Use: 1 per dwelling unit*
- Multi-Family Residential Use: None*
- Nursing Home / Assisted Living Facility: None*
- Retirement Facility: None*
- All Other Uses: 1

* ~~multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot~~ Uses with multiple primary structures shall have coordinated parking areas and pedestrian systems that serve all units included with that use.

Maximum Height

- Primary Structure: 50 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

3.45~~13~~ Residential: Manufactured Home Park Community (RMH)

Intent: The "RMH", Residential, Manufactured Home Park Community zoning district is intended to provide areas for leased-lot developments of manufactured and mobile homes. Development in this zoning district should be served by sewer and water utilities. The "RMH" district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods. In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.4214 Residential: Established 1 (RE1)

Intent: The "RE1", Residential, Established zoning district is intended to ensure the continued viability of primarily single-family neighborhoods and developments historically in existence on the effective date of this Ordinance in Columbus while continuing to provide options in these neighborhoods for a variety of moderate to high density residences.

This district should be used to maintain traditional, contextually appropriate setbacks, uses, and other lot standards ~~in a manner consistent with the Comprehensive Plan.~~ This district should not be applied extended to any new development, however, new development and redevelopment within this district is possible.

Section 3.4214(C) - Lot Standards

Where any standard below is calculated based on context, that calculation shall (1) include only those properties in the RE1 zoning district and (2) exclude any lot, structure, setback, or other applicable feature that resulted from a development standards variance.

For two- and three-family residential uses and small-scale multi-family residential uses, the use as a whole must meet the standards listed below. However, the property on which the use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot provided that the provisions of Section _____ (Residential Standards) are met. The Lot Area, Lot Width, and Lot Frontage standards listed below shall not apply to these individual lots. The Side and Rear Setbacks listed below shall not apply to these individual lots where they adjoin each other.

Minimum Lot Area

- equal to the smallest area of any RE1-zoned legal lot of record within 300 feet of the subject property; ~~or (where sewer services are not available) as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.~~

Minimum Lot Width

- equal to the smallest width of any RE1-zoned legal lot of record within 300 feet of the subject property.

Minimum Lot Frontage

- equal to the smallest frontage of any RE1-zoned legal lot of record within 300 feet of the subject property.

Maximum Lot Coverage

- ~~equal to the highest percent coverage of any legal lot of record within 300 feet of the subject property or 75%, whichever is greater.~~

Minimum Front Setback

- equal to the smallest setback provided by all other primary structures on the same side of the street on legal lots of record within 300 feet of the subject property, however all garage vehicle entrances facing and obtaining access from a public street shall have a minimum front setback of 25 feet on that street.

Minimum Side and Rear Setback

- Single-, Two-, and Three-Family Residential Use Primary Structure: 5 feet
- Multi-Family Residential Use Primary Structure: 10 feet
- All Other Use Primary Structure: 10 feet
- Accessory Structure: 3 feet

Minimum Living Area per Dwelling

- Single- ~~Two-, and Three-Family~~ Residential Use: ~~or Two-Family Structure: Either (1) 1,000 square feet, (2) equal to the smallest single-family structure living area within 300 feet of the subject property, or (3) equal to the living area of the structure most recently, legally present on the property which has been demolished or otherwise removed, whichever is less (see also Section 11.3(B) (7). Where structure originally constructed for single-family use to be used in this calculation have been converted to multiple dwelling units, the total living area of the entire structure shall be used. See also Section 6.7(A) (2) (a) for Manufactured Homes.:~~ 650 square feet
- Multi-Family Residential Use: ~~500~~ 450 square feet
- Secondary Use Apartment(s): 450 square feet

Minimum Ground Floor Living Area

- Single-Family Residential Use: 40%
- Two-, Three, and Multi-Family Residential Use: None
- All Other Residential Uses: None

Maximum Primary Structures per Lot

(See also Chapter 14.2 – Definitions)

- Single-Family Residential Use: 1
- Two- and Three-Family Residential Use: 1 per dwelling unit*
- Multi-Family Residential Use: None*
- All Other Uses: 1

* Uses with multiple primary structures shall have coordinated parking areas and pedestrian systems that serve all units included with that use.

Maximum Height

- Primary Structure: 45 feet
- Accessory Structure: 35 feet (or the height of the primary structure on the property, whichever is less)

Section 3.42~~14~~(D) - Utility Requirements & Subdivision Limits

1. Utility Requirements: ~~Both Public water and sewer systems and well and septic systems shall be permitted~~ required. ~~However, public water and sewer systems shall be required for all lots created after the effective date of this Ordinance.~~ In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

3.15 Residential: Established 2 (RE2)

Intent: The "RE2", Residential, Established zoning district is intended to ensure the continued viability of mixed-density urban neighborhoods historically in existence in Columbus while continuing to provide options in these neighborhoods for a variety of moderate to high density residences. This district should be used to maintain traditional, contextually appropriate setbacks, uses, and other lot standards. This district should not be extended to any new development, however, new development and redevelopment within this district should be expected.

Section 3.15(C) - Lot Standards

For two- and three-family residential uses and small-scale multi-family residential uses, the use as a whole must meet the standards listed below. However, the property on which the use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot provided that the provisions of Section (Residential Standards) are met. The Lot Area, Lot Width, and Lot Frontage standards listed below shall not apply to these individual lots. The Side and Rear Setbacks listed below shall not apply to these individual lots where they adjoin each other.

Minimum Lot Area

- 3,000 Square Feet

Minimum Lot Width

- 30 Feet

Minimum Lot Frontage

- 30 feet

Minimum Front Setback

- 5 Feet (25 feet for any garage with a vehicle entrance facing the Street)

Minimum Side and Rear Setback

- Single-, Two-, and Three-Family Residential Use Primary Structure: 5 feet
- Multi-Family Residential Use Primary Structure: 10 feet
- All Other Use Primary Structure: 10 feet
- Accessory Structure: 3 feet

Minimum Living Area per Dwelling

- Single-, Two-, and Three-Family Residential Use: 650 square feet
- Multi-Family Residential Use: 450 square feet
- Secondary Use Apartment(s): 450 square feet

Minimum Ground Floor Living Area

- Single-Family Residential Use: 40%
- Two-, Three-, and Multi-Family Residential Use: None
- All Other Residential Uses: None

Maximum Primary Structures per Lot

(See also Chapter 14.2 – Definitions)

- Single-Family Residential Use: 1
- Two- and Three-Family Residential Use: 1 per dwelling unit*
- Multi-Family Residential Use: None*
- All Other Uses: 1

* Uses with multiple primary structures shall have coordinated parking areas and pedestrian systems that serve all units included with that use.

Maximum Height

- Primary Structure: 50 feet
- Accessory Structure: 35 feet (or the height of the primary structure on the property, whichever is less)

Section 3.15(D) - Utility Requirements & Subdivision Limits

1. Utility Requirements: Public water and sewer systems required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.

2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

3.16 Residential: Established 3 (RE3)

Intent: The "RE3", Residential, Established zoning district is intended to ensure the continued viability of rural towns and villages historically in existence in Bartholomew County. This district should be used to maintain traditional, contextually appropriate setbacks, uses, and other lot standards. This district should not be extended to any new development; however, new development and redevelopment within the district is possible.

Section 3.16(C) - Lot Standards

Minimum Lot Area

- 7,000 square feet or (where sewer service is not available) as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.

Minimum Lot Width

- 45 feet

Minimum Lot Frontage

- 35 feet

Minimum Front Setback

- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side and Rear Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area

- 800 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 35 feet (or the height of the primary structure on the property, whichever is less)

Section 3.16(D) - Utility Requirements & Subdivision Limits

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: In **Bartholomew County's** jurisdiction all legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations. In the **City of Columbus** jurisdiction, no further subdivision resulting in a new lot or lots shall be permitted.

3.46~~17~~ Commercial: Downtown (CD)

Section 3.46~~17~~(C) - Lot Standards

For two- and three-family residential uses and small-scale multi-family residential uses, the use as a whole must meet the standards listed below. However, the property on which the use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot provided that the provisions of Section _____ (Residential Standards) are met. The Lot Area, Lot Width, and Lot Frontage standards listed below shall not apply to these individual lots.

Minimum Lot Area

- 3,000 sq. ft.

Minimum Lot Width

- 20 feet

Minimum Lot Frontage

- 20 feet

Maximum Lot Coverage

- 100%

Front Setback / Build-to Line

- Arterial Road: 0 foot setback
- Arterial Street: 0 foot build-to*
- Collector Road: 0 foot setback
- Collector Street: 0 foot build-to*
- Local Road: 0 foot setback
- Local Street: 0 foot build-to*

* the build-to line shall not apply to primary structures on properties which include outdoor dining, assembly, or similar space which conforms to a 0 foot build-to line

Minimum Side and Rear Setback

- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Living Area per Dwelling

- ~~Single Family: 1,000 square feet~~
- Two- ~~and Three-Family~~ **Residential Use:** ~~1,000-800~~ square feet
- Multi-Family **Residential Use:** ~~500~~ **450** square feet
- **Retirement Facility:** **450 square feet**
- **Secondary Use Apartment(s): 450 square feet**

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

(See also Chapter 14.2 – Definitions)

- Two- and Three-Family Residential Use: 1 per dwelling unit*
- Multi-Family Residential Use: None*
- All Other Uses: 1

* ~~multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot~~ Uses with multiple primary structures shall have coordinated parking areas and pedestrian systems that serve all units included with that use.

Maximum Height

- Primary Structure: 125 feet, except for the following - (1) Washington Street Frontage: 60 feet, for the one-half block on each side of Washington Street between 2nd and 8th Streets and (2) Residential Context: 50 feet, within one-half block of any ~~single-family~~ residential zoning district
- Accessory Structure: 35 feet

3.17 Commercial: Downtown Support (CDS)

The Commercial: Downtown Support (CDS) zoning district is deleted, with all applicable content removed from the zoning ordinance.

3.18 Commercial: Neighborhood (CN)

Section 3.18(C) - Lot Standards

Minimum Living Area per Dwelling

- ~~500~~ 450 square feet

3.19 Commercial: Office (CO)

Section 3.19(C) - Lot Standards

Minimum Living Area per Dwelling

- ~~not applicable~~ 450 square feet

3.20 Commercial: Community (CC)

Section 3.20(C) - Lot Standards

Minimum Living Area per Dwelling

- ~~Secondary: 500~~ 450 Square Feet
- ~~Multi-family: 500 Square Feet~~

Maximum Height

- Primary Structure: 40 ~~50~~ feet
- Accessory Structure: 25 feet

3.21 Commercial: Regional (CR)

Section 3.21(C) - Lot Standards**Minimum Living Area per Dwelling**

- ~~Secondary: 500~~ ~~450~~ Square Feet
- ~~Multi-family: 500 Square Feet~~

Zoning Districts Use Matrix (Table 3.1) (page 1 of 3)

Agricultural Uses																							
Primary Land Use (P - Permitted Use) (C - Conditional Use)																							
	AP	AG	RR	R1	R2	R3	R4	R5	RM	RMH	RE1	RE2	RE3	CD	CN	CO	CC	CR	P	I1	I2	I3	
animal boarding	C	C																		C	C	C	
biosolids storage facility	C	C																					
confined feeding operation (CFO)	C	C																					
farm	P	P																		P	P	P	

Residential Uses																							
Primary Land Use (P - Permitted Use) (C - Conditional Use)																							
	AP	AG	RR	R1	R2	R3	R4	R5	RM	RMH	RE1	RE2	RE3	CD	CN	CO	CC	CR	P	I1	I2	I3	
single-family residential (1 unit)	P	P	P	P	P	P	P	P			P	P	P										
two-family residential (2 units)					C	P	P	P	P		C	P	C	C									
three-family residential (3 units)						C	C	P	P		C	P	C	C									
small-scale multifamily residential (4-12 units)							C	P	P		C	P	C	C			P						
neighborhood-scale multifamily residential (13-60 units)								C	P		C	C		P			P	P					
community-scale multifamily residential (61+ units)									P					P			P	P					
secondary use apartments											P	P		P	P	P	P	P					
shared housing facility	C	C	C	C	C	C	C	C	C		C	C	C	C									
shelter	C	C	C	C	C	C	C	P	P		C	C		C	C	C	C	C	P				
mobile / manufactured home community										P													
nursing home / assisted living facility									P								P	P	P				
retirement facility									P					C			C	C	P				
bed and breakfast facility	C	C	C	C	C	C	C	C			C	C	C	P									

Public / Semi-Public Uses																							
Primary Land Use (P - Permitted Use) (C - Conditional Use)																							
	AP	AG	RR	R1	R2	R3	R4	R5	RM	RMH	RE1	RE2	RE3	CD	CN	CO	CC	CR	P	I1	I2	I3	
airport (public)																			P				
airstrip (private)	C	C																					
animal shelter	C	C															C	C	C				
cemetery	C	C									C	C	C						P				
clinic														P	C	P	P	P	P	C	C	C	
community center				C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P				
community garden			C	C	C	C	C	C	C	C	C	C	C		C				P				
correctional facility														C					C				
day-care center (adult or child)				C	C	C	C	C	C	C	C	C	C	P	C	P	P	P	P	C	C	C	
fairgrounds	C	C																C	C				
funeral home														P			P						
government facility (non-office)																	C	C	C		P		
government office														P		C	P	P	P				
hospital														C			C	P	P				
institution for developmentally disabled / mentally ill									C								C		P				
library														P	C		C	C	P				
private club	C	C												C			C		P				
museum														P				P	P				
parking lot / garage (as a primary use)														P		P	C	P	P	P	P	P	
police, fire, or rescue station	C	C		C	C	C	C	C	C	C	C	C	C	P		P	P	P	P	P	P	P	
post office														P			P	P	P				
school (grades pre-school through 12) Permitted per IC 36-7-4-2.4 - P Zoning District Standards Apply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
trade or business school														P		C	P	P	P	C	C	C	
transportation terminal														C			C	C					
university or college														C				C	P				
worship facility	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P				

Park Uses (Public or Private Facility)																							
Primary Land Use (P - Permitted Use) (C - Conditional Use)																							
	AP	AG	RR	R1	R2	R3	R4	R5	RM	RMH	RE1	RE2	RE3	CD	CN	CO	CC	CR	P	I1	I2	I3	
amphitheater / outdoor venue				C	C	C	C	C	C	C	C	C	C	C		C	C	C	C				
athletic complex		C		C	C	C	C	C	C	C	C	C	C	C			C	C	C				
campground / RV park	C	C															C	C					
driving range (as a primary use)																	C	C	C				
golf course	C	C	C	C	C	C	C	C	C	C	C	C							P				
nature preserve / conservation area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
park / playgrounds		C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	P	P				

Zoning Districts Use Matrix (Table 3.1) (page 2 of 3)

Commercial Uses																							
Primary Land Use (P - Permitted Use) (C - Conditional Use)																							
	AP	AG	RR	R1	R2	R3	R4	R5	RM	RMH	RE1	RE2	RE3	CD	CN	CO	CC	CR	P	I1	I2	I3	
agricultural supply facility fertilizer sales, distribution, & storage; farm co-op. facility	C	C												C			C	C			C	C	
agri-business facility winery; cider mill; u-pick farm; textile sales; honey sales	C	C																		C	C	C	
agri-tourism facility crop maze; farm tours; farm animal petting zoo	C	C																		C	C	C	
auto-oriented uses (small scale) gas-station; car wash; drive-up bank machine; oil change shop; tire store														C			P	P					
auto-oriented uses (medium scale) auto repair and body shop																	P	P			P		
auto-oriented uses (large scale) automobile / motorcycle / recreational vehicle sales and service																	P	P					
auto rental (includes truck, RV, etc.)														C			P	P					
builder's supply store																	P	P			P		
conference center														P		C		C	P	P	P	P	
data processing / call center														P		P		P		P	P		
equipment rental																	P	P			C		
farm equipment sales & service																		P			C		
farmer's market	C	C												P	C								
greenhouse / plant nursery	C	C															C	C					
health spa														P			P	P	P				
hotel / motel														P			P	P					
instructional center tutoring center; gymnastics center; dance or martial arts studio														P	C		P	P	P				
kennel	C	C																C					
liquor store														P			P	P					
livestock auction / sales facility	C	C																					
microbrewery / artisan distillery		C												C			P	P		C	C		
mobile / manufactured home sales																		C					
office uses administrative/professional office; financial institution; medical/dental office; radio/TV station; veterinary office/animal clinic (without outdoor kennels); print shop/copy center; business/financial services office; investment firm; employment service														P	C	P	P	P		P	C		
personal service uses barber/beauty shop; dry cleaners (retail); photographic studio; self-service laundry; shoe repair/tailor shop; tanning salon											C	C	C	P	P	C	P	P		C	C		
recreation uses (small scale) billiard room/arcade; night club/bar; brew-pub; fitness center														P	C		P	P					
recreation uses (medium scale) bowling alley; theater (indoor); banquet or assembly facility; mini-golf course; shooting/archery range (indoor); skating rink/swimming pool														P			P	P					
recreational uses (large scale) seasonal hunting or fishing facility; shooting range (outdoor); paintball facility; ATV / dirt bike course; archery range (outdoor)	C	C																					
restaurant														P	P	C	P	P		C	C		
retail uses (small scale) video/music store; art or photo gallery; bakery (retail); flower shop; gift shop; news dealer/bookstore; stationary shop; ice cream shop; convenience store (without gas station); jewelry store; antique shop; meat market; apparel/footwear store											C	C	C	P	P	C	P	P					
retail uses (medium scale) craft/fabric store; sporting goods shop; pharmacy; grocery store; garden shop; variety store; auto parts sales (without on-site repair); building finishes shop (paint, carpet, wallpaper, etc.); pet store; repair services (small appliances, jewelry, alterations, etc.); department store; hardware store; home electronics/appliance store; office supply store											C	C		P	C		P	P					
retail uses (large scale) auction facility (excluding livestock); supermarket; shopping mall; home improvement store																	P	P					
retreat center	C	C												C		C		C	P				
theater (outdoor)																	C	C					
truck stop / travel center																		C			C	C	

Zoning Districts Use Matrix (Table 3.1) (page 3 of 3)

Communications / Utility Uses (See also Section 1.2(B)(5) for exemptions)																						
Primary Land Use (P - Permitted Use) (C - Conditional Use)																						
	AP	AG	RR	R1	R2	R3	R4	R5	RM	RMH	RE1	RE2	RE3	CD	CN	CO	CC	CR	P	I1	I2	I3
communication service exchange																P	P	P	P	P	P	P
neighborhood-scale solar energy system	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
sewage treatment plant	C	C												C					C		P	P
utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	P	P	C	P	P	P
water tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	P	P	C	P	P	P
wellfield / water treatment facility	C	C																	C			

Industrial Uses																						
Primary Land Use (P - Permitted Use) (C - Conditional Use)																						
	AP	AG	RR	R1	R2	R3	R4	R5	RM	RMH	RE1	RE2	RE3	CD	CN	CO	CC	CR	P	I1	I2	I3
agricultural products terminal	C													C			C	C			C	C
agricultural products processing animal products processing																						P
agri-industrial facility bio-fuel facility or similar uses	C																				C	P
boat/RV storage facility (outdoor)																	C	C			C	
commercial solar energy system (CSES)	C(B)	C(B)																				
commercial solar energy system (CSES) generation tie line	C(C)	C(C)																				
concrete/asphalt production facility																						P
contractor's office / workshop																	C	C			P	P
dry cleaners (commercial)																					P	P
food & beverage production																					P	P
general industrial production manufacturing facility; fabrication facility																					P	P
hazardous materials production bottle gas storage & distribution; explosive manufacturing and storage; petroleum and chemical processing and storage																						C
light industrial assembly & distribution packaging facility; assembly facility; printing/publishing facility														C				C		P	P	P
light industrial processing & distribution lumber yard; tool and die shop																					P	P
mini-warehouse self-storage facility																	C	C		P	P	
power generation facility	C																					C
research & development facility														C		C		C		P	P	P
truck freight terminal																					P	P
truck sales & service center																					C	C
warehouse & distribution facility																				P	P	P
wholesale facility														C			C	P		P		
waste disposal facility incinerator; junk/scrap metal yard; sanitary landfill; refuse dump / transfer station; auto impound lot; inoperable vehicle storage	C																					C

C(B) - A Conditional Use in the Bartholomew County and Joint District jurisdictions only.

C(C) - A Conditional Use in the Columbus jurisdiction only.