



Powell

— OHIO —

Zoning Code Rewrite

May 14, 2025 – Land Uses / Housing

Zoning Code Rewrite Goals

- **Zoning code is outdated and needs updated** (some regulations were established in the late 1980's, early 1990's).
- **Updates have been approved in the past – piece by piece** (this has led to discrepancies or conflicting regulations).
- **Goals for this effort are to:**
 - **Modernize** the Code to align with best practices.
 - Address changes in law and **reflect community standards**.
 - **Streamline** processes for development applications.
 - Align and **consolidate definitions** throughout the Code.
 - Avoid ambiguous or technical language.
 - Include graphics and diagrams to **illustrate requirements**.
- **Code rewrite will create new standards to regulate development.**
 - The entire code will be revised meaning there **will not** be a redlined version to visualize changes from the existing code.
 - Comparisons with the existing code can and will be provided to **demonstrate the differences** between current and future regulations.

Work Session Intent

- **Work sessions are not intended to review the code line by line but rather discuss high level intent for regulations.**
 - Staff and the consultant will incorporate feedback into specific regulations.
- **Work sessions will follow the same approach for each topic:**
 - Introduce the discussion topic and intent within the zoning code.
 - Provide background on Powell's current regulations and development history.
 - Share recommendations and benchmark examples from the code assessment.
 - Discuss specific questions and future intent for regulations.
- **Draft sections will be shared at milestones to ensure regulations address community, Council, and board / commission feedback.**

Important to remember the new zoning code will not be perfect!

- This effort will provide a strong foundation and structure for future regulations.
- Following adoption, Staff will conduct regular reviews of the zoning code and propose amendments to maintain alignment with community goals.

Discussion Topic(s)

Background, recommendations, and key questions

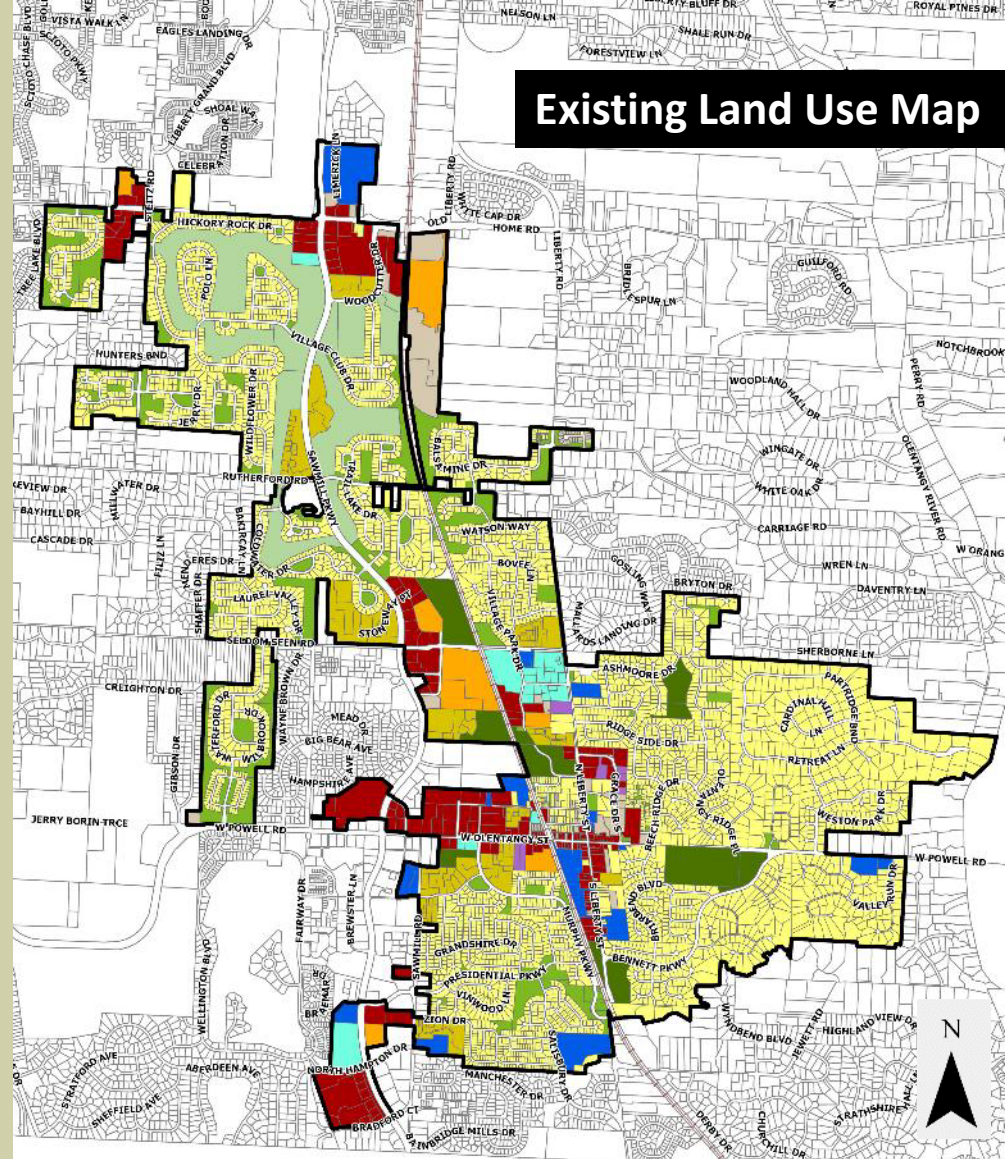


Land Uses: Introduction

- **Land uses define what development types are permitted on a property** (residential, commercial, industrial, institutional, etc.).
- **Typically comprised of two key zoning code sections:**
 - **Use definitions** – description of the intent, characteristics, and types of building or land uses that fall within a distinct category.
 - **Use table / regulations** – list of which zoning districts allow a defined use along with any unique or specific standards based on the type of building or land use.
 - Permitted use: allowed by right.
 - Conditional use: allowed upon approval and compliance with use standards.
 - Temporary use: allowed for a designated period of time.
- **Uses are one of the most important determining factors for a future residence, business, or development.**

Land Uses: Powell Today

- Existing land use identifies the primary use of property.
 - 43% of all land is residential (37% is single-family).
 - 24% is open space (parks, golf course, and other areas).
 - 20% is commercial (retail, restaurant, services, etc.).
 - Most land is developed, <3% considered vacant (natural).
- Current zoning code:**
 - Includes uses in multiple sections (not easy to find).
 - Has little to no use definitions.
 - Includes overly specific uses (i.e., amusement arcade, roadside sale of agriculture).
 - Doesn't support modern uses and standards.



Legend

Powell Boundary	Open Space, Golf Course	Office
Right-of-way	Residential, Single-family	Commercial
Natural	Residential, Condominium	Industrial
Open Space, Parks	Residential, Multi-family	Parcel
Open Space, Public	Institutional	

Land Uses: Recommendations

- The following recommendations were identified in the zoning code assessment for consideration:
 - Create a **singular Use Title** that encompasses the use table, including specific, accessory, and temporary uses, and references to use-specific standards (p.42).
 - **Eliminate prescriptive use allowances** by zoning district and establish a Use Table (p.42).
 - Create **context-sensitive use-specific standards** that are tailored appropriately for specific zoning districts (p.43).
 - **Reduce the number of uses** that require conditional use and special use permits by implementing use-specific standards (p.44).
 - Clearly distinguish the difference between special use permits and conditional use permits by **establishing a clearer use allowance system** (p.44).
 - **Define all land uses** (p.46).

Note – Page numbers listed refer to the Zoning Code Assessment & Diagnostic Report.

Land Uses: Discussion Prompts

1. What uses should be encouraged or limited in certain areas?

Downtown, Sawmill Parkway corridor, adjacent to neighborhoods, etc.

2. Are there uses we should identify that aren't in the City today?

Attractions or entertainment, R&D, personal or professional services, economic development opportunities, etc.

3. Other items for consideration?

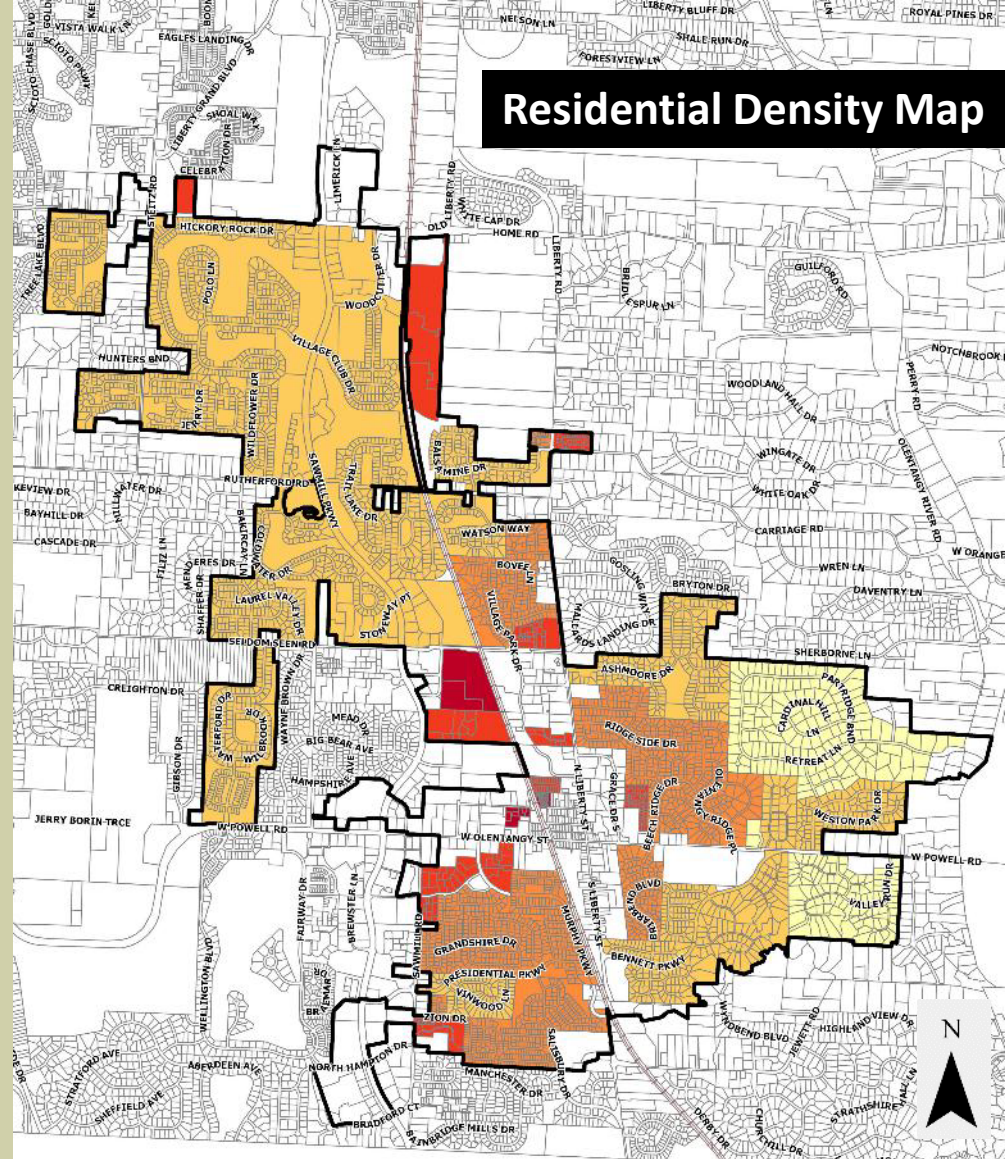


Housing: Introduction

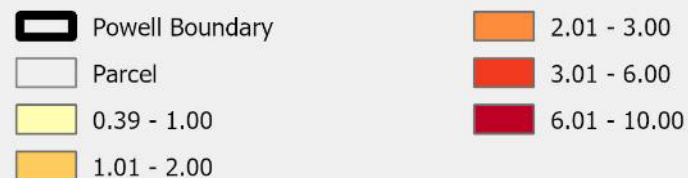
- **Housing density refers to the relationship between housing units and land** (total housing units / total development acreage).
- **Defined by a few zoning code factors:**
 - **Housing type** – the specific housing use type that is permitted in a zoning district (single-family, duplex, townhome, multi-family, etc.).
 - **Site standards** – regulations for the zoning district that define the developable area for a property including minimum lot size, setbacks, building height, etc.
 - **Policy alignment** – review criteria for applications to demonstrate that a development aligns and supports City policies such as the Comprehensive Plan.
- **While the zoning code regulates housing density, policies such as the Comprehensive Plan typically define appropriate density.**
 - Future land use categories encourage broad types of development and will provide density ranges to maintain character in specific areas of a community.
 - The 2015 Comprehensive Plan does not include density ranges, however comparisons with other developments provide a method for reviewing density.

Housing: Powell Today

- **Housing density is low for most neighborhoods.**
 - The Retreat – 0.7 units / acre
 - Liberty Hills – 1.5 units / acre
 - Grandshire – 2.5 units / acre
 - Redwood – 5.5 units / acre
 - Encore Park – 7.8 units / acre
- **Higher density areas near downtown or along CSX railroad corridor.**
 - Encore Park, Powell Grand, and The Traditions of Powell
- **2/3 of all neighborhoods are under 3 units per acre.**

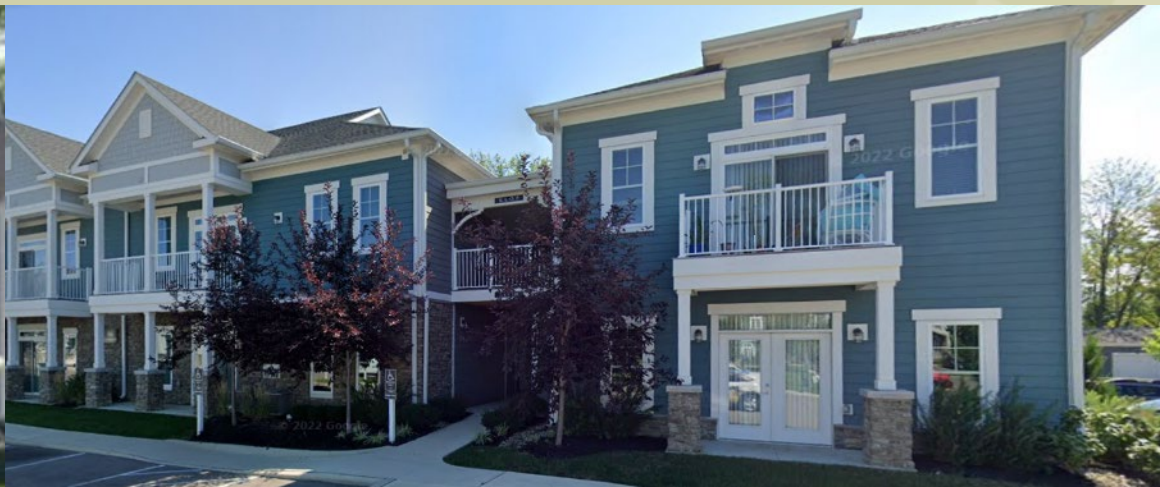


Legend



Housing: Powell Today

- **Current zoning code:**
 - Housing is permitted in all zoning districts except the Planned Industrial District (PI) which is uncommon for most communities.
 - Multiple types are permitted including detached single-family, duplexes, townhomes, elderly housing units, multi-family, cluster homes, and patio homes.
 - Many regulations are tailored toward or favor detached single-family housing.



Housing: Recommendations

- **The following recommendations were identified in the zoning code assessment for consideration:**
 - **Expand the housing typology** (p.45).
 - Deviate from preferential housing choices which could potentially violate the Fair Housing Act (p.45).
 - Continue to provide **attainably priced housing** options but use holistic measures to achieve affordability (p.45).
 - **Retain low-density** development patterns but increase density in targeted areas (p.37).
 - Refrain from regulating residential minimum floor area (rely on IRC and IBC standards) (p.37).
 - Implement **Missing Middle Housing** standards to encourage compatible redevelopment reflective of Powell's existing development character (p.65).
- **Downtown Specific**
 - Expand **accessory dwelling unit (ADU)** options in Downtown (p. 38).
 - **Allow townhouses and duplexes** in all areas of Downtown but cap the number of attached townhouses at groups of no more than five (p. 38).
 - Include some **form and scale standards** for the development of multi-family housing (p. 39).

Note – Page numbers listed refer to the Zoning Code Assessment & Diagnostic Report.

Housing: Discussion Prompts

1. Are there areas where housing density could be increased?

Promote redevelopment, diversify housing options, support economic development opportunities, etc.

2. Where should certain housing types be directed or encouraged?

Detached single-family growth, townhome or duplex opportunities, etc.

3. What types of housing are appropriate for Downtown?

Mixed-use development, attached housing options, accessory dwelling units, etc.

4. Other items for consideration?




Next Work Session Considerations

Next Topic:

Review Process

Questions:

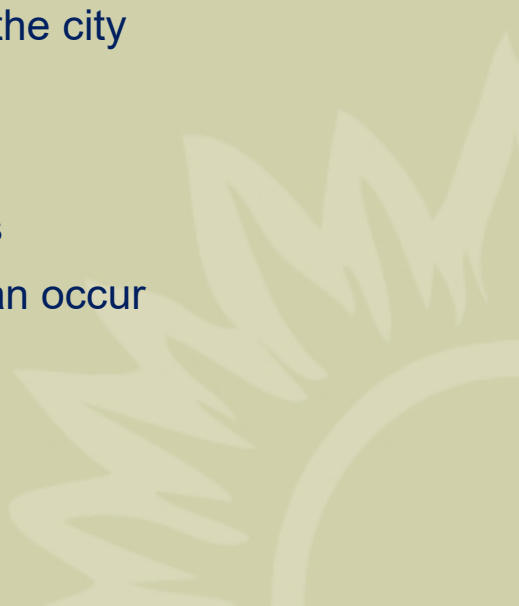
- 1. Are there specific items you'd like to cover or discuss?**
Opportunities for Powell, concerns in the community, unique or distinct areas
 - 2. What information would be helpful for the discussion?**
Maps or exhibits, regional or national trends, previous development history
 - 3. Anything else you'd like to share?**
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Zoning Code Background

Additional information on the zoning code rewrite



What is the Zoning Code?

- **Laws and regulations that determine how each property can and cannot be used, codes are unique to most communities.**
 - **Dictates permitted land uses, building types, and development characteristics** (setbacks, height, landscaping, design, etc.).
 - **Establishes zoning districts and governs the use, placement, spacing, and size of land and buildings on a property.**
 - **The purpose of the Zoning Code is to:**
 - Protect health, safety and welfare of the public
 - Ensure the orderly, manageable, and predictable growth of the city
 - Assist with the implementation of community planning goals
 - Separate conflicting land uses
 - Regulate land uses to achieve and maximize public benefits
 - Influence growth by guiding where and how development can occur
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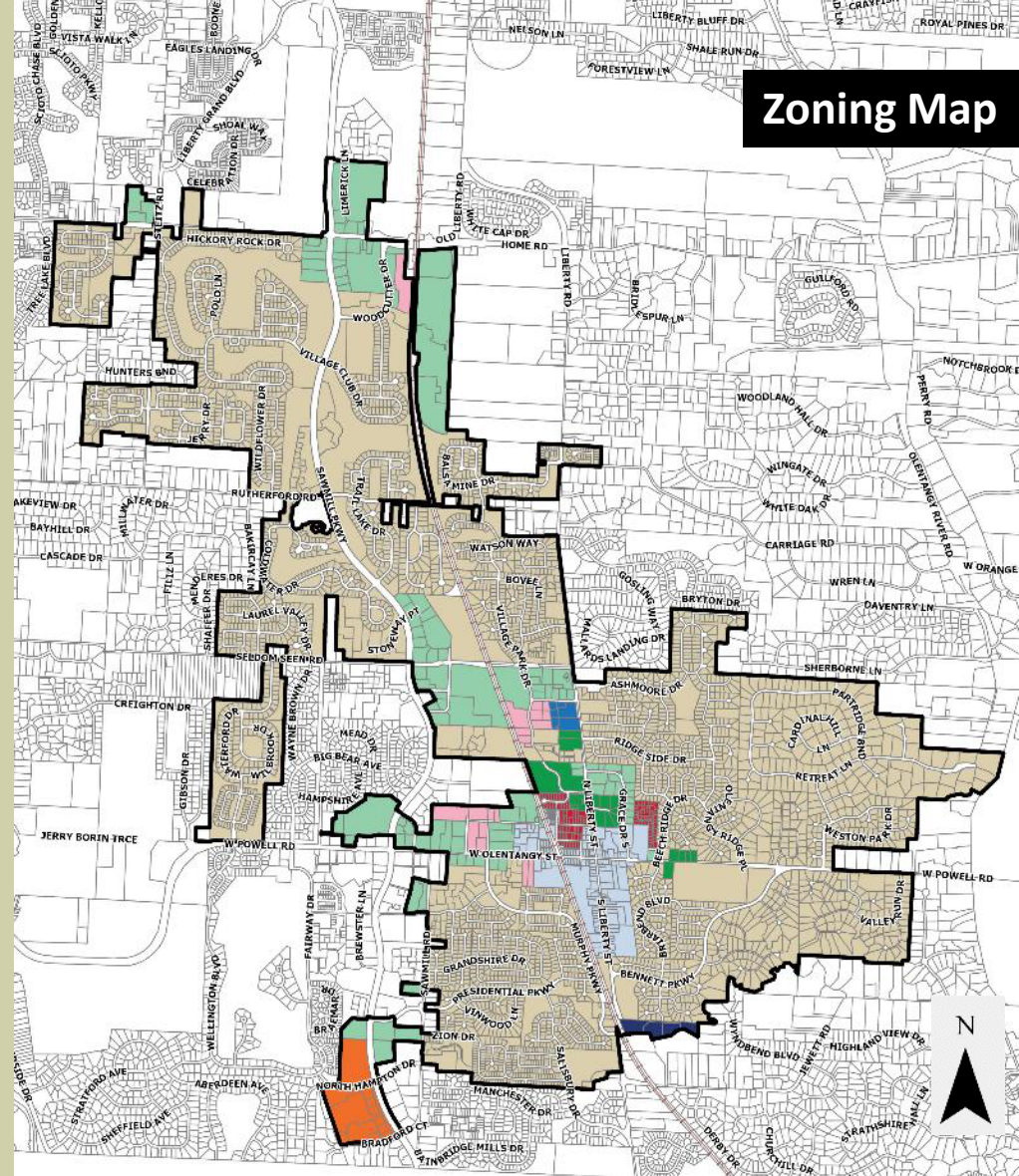
What is the rewrite process?

- **Collaborative process between staff, the consultant (ZoneCo), the community, City Council, and City boards and commissions.**
- **Incorporate and achieve recommendations from existing plans and studies** (Comprehensive Plan, Shared Use Plan, etc.).
- **Address city and regional factors including:**
 - Population growth and diverse housing needs,
 - Community amenities and identity,
 - Business retention and expansion, and
 - Infrastructure and sustainability.



Current Zoning Map

- Majority of the City is zoned for residential.
 - 80% of all land is residential, Planned Residence District.
 - 12% of all land is commercial, Planned Commercial District.
 - 4% is zoned within the Downtown District.



Zoning Map

Legend

- | | | |
|--------------------|--------------------|-------------------------------------|
| Powell Boundary | Planned Residence | Liberty Township Farm Residence-1 |
| Parcel | Planned Commercial | Liberty Township-Planned Commercial |
| Downtown Business | Planned Office | |
| Downtown Residence | Planned Industrial | |
| Residence | | |

What is Missing Middle housing?

- A range of buildings with multiple housing units that is compatible in scale and form with a detached single-family home.
- Created by Opticos Design, these are typically located in walkable neighborhoods and promote different housing options within a community.

