

Zoning Code Update

City of Westerville, Ohio



PROJECT DESCRIPTION

After completing an update to their comprehensive plan, the City of Westerville began a three-year process of rewriting its zoning code and subdivision regulations. BPS was contracted by the City to manage this process due to its complexity and long time frame. BPS staff utilized their zoning expertise and familiarity with the City of Westerville to coordinate multiple consultants, conduct public and stakeholder meetings, perform zoning research and reviews, and manage the schedule to ensure the project remained on-schedule.

The zoning code update involved several major phases, including a thorough comparison of the comprehensive plan's consistency with the zoning code and subdivision regulations; a complete diagnosis of both sets of regulations; and an in-depth code rewrite. The code combines the best of conventional zoning with a form-based approach to specific areas targeted for redevelopment.

As part of this work, BPS and Westerville staff conducted a tour around Central Ohio with stakeholders to identify buildings to influence regulations, in order to accomplish Westerville's desired building form. BPS then used these buildings to perform a micro-scale analysis. These micro-scale details, including form, placement, frontages, types, and use, were essential to the success of the code in regulating development in character with the community.

LOCATION

City of Westerville, Ohio

HIGHLIGHTS

- Documented 21 Focus Group Meetings
- Created Form-Based Standards for Growing Corridor

MAJOR TASKS

- Community Planning
- Zoning Codes
- Form-Based Codes
- Public Involvement
- Project Management

