

Parkland Dedication Ordinance

Factsheet for Private Developments in the City of Columbus



RECREATION AND PARKS
DEPARTMENT

Parkland Dedication Ordinance

The Parkland Dedication Ordinance ([City Code §3318](#)) ensures that public parkland and open space is adequate, and that development interests are treated equitably throughout the rezoning process. This goal helps the City meet its goal with providing 5.5 acres of appropriate public parkland/open space for every 1,000 residents.

This document specifies the following information:

- [Triggers for PDO](#)
- [Payment for Commercial Rezoning](#)
- [Payment for Single and Multi-Family Rezoning](#)
- [Directions for Payment](#)
- [Exemptions](#)
- [Land Dedication in Lieu of Payment](#)
- [Link to PDO](#)

Triggers for a PDO:

Site is over one acre in size and has been rezoned AND/OR

The zoning of the site changes (the only exception is Residential (R) zone to a Residential (R) zone with no increase in population density)

Payment for Commercial Rezoning:

For all commercial, industrial, and nonresidential institutional and ARO development, a fee shall be assessed of \$400.00 per acre of land rezoned, or fraction thereof. Payment shall be made at the time of final plan approval. (Ord. 1985-98 § 1 (part).)

Example of rezoning 100 acres of residential (R) to commercial (C):

$$100 \text{ acre} * \frac{\$400}{\text{acre}} = \$40,000.00 \text{ owed for the PDO}$$

Payment for Single and Multi-Family Rezoning:

Re-zoning for single and multi-family projects use a different payment calculation to account for 5.5 acres of appropriate public parkland/open space for every 1,000 residents. It is assumed that there are 2.13 residents per unit. For the purpose of this Parkland Dedication requirement, Hotels, Extended Stay, shall be subject to the same requirements as a multi-unit residential use. (Ord. No. 2342-2013, § 2, 3-3-2014)

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Payment equation for multi-family units where:

A = number of housing units on rezoned property

B = Credit from exemption (if applicable)

C = PDO Payment due

$$\left(A \text{ units} * 2.13 \frac{\text{residents}}{\text{unit}} * 5.5 \text{ acres} * \frac{1}{1000 \text{ residents}} * \frac{\$75,000}{\text{acre}} \right) - \$B = \$C \text{ due}$$

Payment equation for single family units where:

A = number of housing units on rezoned property

B = Credit from exemption (if applicable)

C = PDO Payment due

$$\left(A \text{ units} * 2.40 \frac{\text{residents}}{\text{unit}} * 5.5 \text{ acres} * \frac{1}{1000 \text{ residents}} * \frac{\$75,000}{\text{acre}} \right) - \$B = \$C \text{ due}$$

Example of rezoning single family residential (R) property to a multi-family residential with 400 units (RA). CRPD provided a 25 percent credit due to the developer including a 2 mile walking loop.

$$400 \text{ units} * 2.13 \frac{\text{residents}}{\text{unit}} * 5.5 \text{ acres} * \frac{1}{1000 \text{ residents}} * \frac{\$75,000}{\text{acre}} = \$351,450.00$$

$$\text{Credit} = 0.25 * \$351,450.00 = \$87,862.00$$

$$\text{PDO due} = \$351,450.00 - \$87,862.00 = \$263,588.00$$

PDO Directions for Payment

Checks for the PDO shall be sent to:

BZS (Site Engineering)
111 N. Front Street, Columbus, Ohio, 43215
Attention: Don Evans/Andy Beard

Checks shall be made payable to City of Columbus Treasurer.

PDO Exemptions

Recreation Credit/Exemptions shall be reviewed on a case-by-base by the Recreation and Parks Commission or its designee. Credit may be given for private outdoor recreational facilities provided in residential developments. The maximum credit is 50 percent of the required land dedication.

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- What qualifies for a recreation exemption?
 - Pool
 - Fitness Center
 - Playground
 - Loop walk (6' minimum width)
 - Sport courts, including but not limited to basketball, tennis, and pickleball courts.
- What doesn't qualify as recreation area?
 - Patios
 - Sidewalks
 - Storm Retention Ponds
 - Club House
 - Community Garden
 - Dog Parks
 - Open Space or undevelopable floodplain.

PDO recreation exemptions may be granted for developments up to 199 units. PDO recreation exemption criteria is reevaluated for developments with 200 or greater units. Recreation credit for both scenarios shall be reviewed on a case-by-case basis by the recreation and parks commission or its designee.

# of Units	Min. # of Recreation Elements needed for 25% Credit	Min. # Recreation Elements needed for 50% Credit
1 - 199	1	2
200 - 299	2	3
300 - 399	3	4
400 – 499	4	5

Land Dedication in Lieu of Payment

Land may be dedicated in lieu of fees. Land dedication shall be reviewed on a case-by-case basis by the Recreation and Parks Commission or its designee. If a land donation is made, then land to be dedicated for public parkland/open space shall be identified on a preliminary survey or site plan and deeded to the city at the time of final zoning clearance or plat approval.

The Recreation and Parks Commission or its designee shall deem the dedicated land to be appropriate only if the proposed dedicated land is suitable for public parkland/open space.

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