Appendix D - Land Use Assessment Methodology

Identifying and evaluating land uses within the airport environs is an important step in the Part 150 process. This evaluation is necessary to identify residential and other noise-sensitive land uses that may be affected by airport noise and operations. The land use assessment includes examining land use classifications, zoning codes, and development trends within the airport environs; and applying the Federal Aviation Administration (FAA) Part 150 guidelines for land use compatibility and previous land use mitigation efforts conducted by the Columbus Regional Airport Authority (CRAA) at John Glenn Columbus International Airport (CMH or Airport). A Geographic Information System (GIS) land use database was developed to facilitate the identification of land uses that are incompatible with airport operations.

D.1   Airport Environs and General Study Area

The airport environs, as discussed in **Chapter 2, *Affected Environment***, refers to the regional area that may experience broader effects from the noise due to aircraft operations. The airport environs for CMH is shown in **Exhibit 2-1**, and depicts the area of northeast Columbus and other jurisdictions in eastern Franklin County and western Licking County. The map includes jurisdictional boundaries, local roads and major highways, the Airport property boundary, and other geographical features. The General Study Area (GSA) is defined as the area that experiences direct overflights of aircraft at lower altitudes. The GSA was determined by examining the boundaries of previous 65 Day-Night Average Sound Level (DNL) noise exposure contours (the FAA-defined threshold for significant noise impacts), and by reviewing flight tracks of aircraft operating at CMH.

D.2   Land Use Mapping

Land use data was collected and incorporated into a GIS database that includes jurisdictional boundaries, roads, bodies of water, and other physical features. The database was used to identify existing land use conditions within the airport environs and to identify areas impacted by noise per FAA guidelines. This section describes the methodology for collecting and analyzing land use data.

D.2.1 Land Use Classifications

Existing land use data was collected from the local governments within the GSA, including the City of Columbus and Franklin and Licking Counties. Land uses shown on the exhibits were categorized in terms of the general land use classifications presented in 14 CFR Part 150, which include residential (single, multi-family, and mobile homes), commercial, industrial (e.g., manufacturing and production), public uses, recreational, agricultural, and vacant/open space. These land uses were identified based on Franklin County's GIS database and supplemented by aerial photography and field verification. **Table D-1** shows the generalized land use categories and the specific land uses from the Franklin County GIS database that were grouped into these general land use categories. The existing land use patterns within the Airport Environs is shown in Exhibit 2-2, Generalized Existing Land Use in Chapter Two, Affected Environment. Property that was identified as under development or proposed for development is depicted as "transitional/mixed use" on the Future (2029) NEM.

Table D-1   **Generalized Land Use Classifications**

Generalized Land Use	Specific Land Use Types
Agricultural / Open Space	Vacant / Unplatted
	Property Used in Agricultural Operation[1]
One Family Residential	Single-Family Residential
Two-Family Residential	Two-Family Residential
Multi-Family Residential	Condominium
	Three-Family Dwelling
	Apartments (4 to 19 Family)
	Apartments (20 to 39 Family)
	Apartments (40+ Family)
	Commercial Rooming House
	Condo (4 to 19 Units)
	Condo (20 to 39 Units)
	Condo (40+ Units)
Manufactured Home Park	Mobile Home Park
Commercial	Sales
	Services
	Retail / Grocery
	Commercial Recreation
	Car Wash
	Commercial Storage Units
	Commercial Garage
	Restaurant / Food Service
	Bank
	Office
	Hotel / Motel
	Parking Structure
	Warehouse / Shop with Office
	Surface Parking Lot
Industrial	Distribution / Warehouse / Terminal
	Food Processing
	Foundry / Manufacturing
	Industrial Wholesale / Terminal
	Light Manufacturing
	Mining / Quarry
Institutional	Church / Place of Worship
	Day Care / Preschool
	Government Building / Facility
	Hospital
	Libraries
	Nursing Home / Care Facility

Table D-1   Generalized Land Use Classifications *(continued)*

Generalized Land Use	Specific Land Use Types
Park / Recreation	Golf Course
	Park
Exempt	Utilities
	Government non-Institutional

Notes:
1   Agricultural uses are classified as Manufacturing and Production under 14 C.F.R. Part 150 Guidelines but are identified separately for this Study for ease of understanding the land uses near the Airport.

D.2.2 GIS Data Compilation

Base mapping information; including roads, county and municipal boundaries, and land use; were compiled using ArcMap, version 10.7. ArcMap is an analytical software program that allows manipulation and analysis of spatial data from a variety of sources. The base map information is used for comparison to aircraft noise and operational data analyzed for this study. Flight track data obtained for this Study as described in **Appendix C,** *Noise Methodology*, was overlaid onto the land use base map. Noise contours generated by the Aviation Environmental Design Tool (AEDT) were superimposed over the land use base map to produce the Noise Exposure Maps (NEMs) for this Study.

Land parcel and facility data was obtained from Franklin County and the City of Columbus in August 2019 and areas within the previous 65 DNL noise exposure contour for CMH were field verified in November 2019. The field verified parcel data was used to identify land uses that would be considered noise-sensitive land per FAA guidelines. The 2010 U.S. Census data, at the tract and block level, was combined with the parcel data to calculate total population based on average household size. An estimated ratio of persons per household was determined based on U.S. Census data and that ratio was applied to each parcel to estimate the population within each housing unit. The housing and population incompatibilities within each of the noise contours were determined by overlaying the noise contour and the parcel data using GIS software. The number of residential parcels/structures and population within each DNL noise contour level were then determined by an automated count using the GIS software's built-in capabilities. Land use data was further supplemented with review of aerial imagery and updated GIS data was conducted in May 2021.

D.2.3 Noise-Sensitive Public Facilities

Land uses that could be considered incompatible with airport operations include more than just residential uses. FAA guidelines define certain public facilities as noise-sensitive: places of worship, schools (and daycare facilities at which licensed education occurs), nursing homes, libraries, and hospitals. Detailed information on noise-sensitive facilities was collected within the GSA. A variety of sources were used to obtain GIS data showing the locations of noise-sensitive public facilities within the airport environs, including GIS data from Franklin County, the City of Columbus, aerial imagery and past studies at CMH. This data was supplemented using aerial imagery and field verification in November 2019.

Within this area there are 162 schools,[37] 230 places of worship, seven libraries, three hospitals, and fourteen nursing homes as shown on **Exhibit D-1,** *Existing Noise-Sensitive Public Facilities*, which identifies each noise-sensitive facility by a unique alpha-numeric "Map ID" and Table D-2 which lists the facilities by name and corresponding Map ID.

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[37] Includes daycare facilities were licensed education occurs as listed by the City of Columbus or Franklin County.

D.2.4   Development Trends

Development is also expected to occur to meet the demands for residential and commercial uses created by population growth. To the northwest, west, and southwest of CMH, infill development and/or redevelopment could occur along Stelzer Road and Cassady Avenue. To the south and east of the Airport, new residential development could occur through infill within existing neighborhoods and new subdivision development. The following new development is underway or expected to occur by 2029 within the GSA.

- Norton Crossing development is under construction in Whitehall, at the corner of South Hamilton Road and East Broad Street which will be a mixed use development including office, retail, and residential.[38]

- Homeport Development is under construction in Whitehall at the corner of South Hamilton Road and Etna Road which will include a 102-unit apartment complex and a 32-unit senior living complex.[39,]

- East of the Airport, Tech Center Drive was extended across I-270 and Hamilton Road, which has created access to land for more new development. The parcel north of Tech Center Drive and east of Hamilton Road is proposed for mixed use, including 240 apartments, office space, retail, residential, and recreations uses.[40, 41] The development application for the site known as Crescent at Central Park was submitted to the City of Gahanna and a zoning change and variance for the development was approved in February 2021.

- To the west of the Airport, several properties along Cassady Avenue are proposed for new development, including Woodfield Park, which would include a 240-unit apartment complex, and Cassady Avenue Development, which would include an ambulatory care facility, hotel and commercial space near the intersection of Cassady Avenue and Ackley Place.[42, 43]

- To the northwest of CMH, potential redevelopment includes Victoria Manor, a proposed new 480-unit housing development on Stelzer Road north of Agler Road.[44]

- To the southwest of CMH, proposed new development includes the Creekside Place Apartments, which would be located on Nelson Road north of Maryland Avenue.[45]

Properties that are under development or proposed for development are displayed as "transitional / mixed-use" on the Future (2029) NEM.

[38] Corvo, K. Residents will see big strides soon at Whitehall's Norton Crossing, This Week News. March 26, 2019. Accessed online at: https://www.thisweeknews.com/news/20190326/residents-will-see-big-strides-soon-at-whitehalls-norton-crossing

[39] Navera, T. Two new housing developments approved for Whitehall, Columbus Business Journal. February 5, 2019. Accessed online at: https://www.bizjournals.com/columbus/news/2019/02/05/two-new-housing-developments-approved-for.html

[40] City of Gahanna, Planning Commission Meeting Minutes, September 23, 2020, Accessed online at: https://gahanna.legistar.com/Calendar.aspx

[41] ThisWeek Community News, Gahanna council OKs zoning change for Crescent at Central Park apartments to move forward, February 16, 2021.
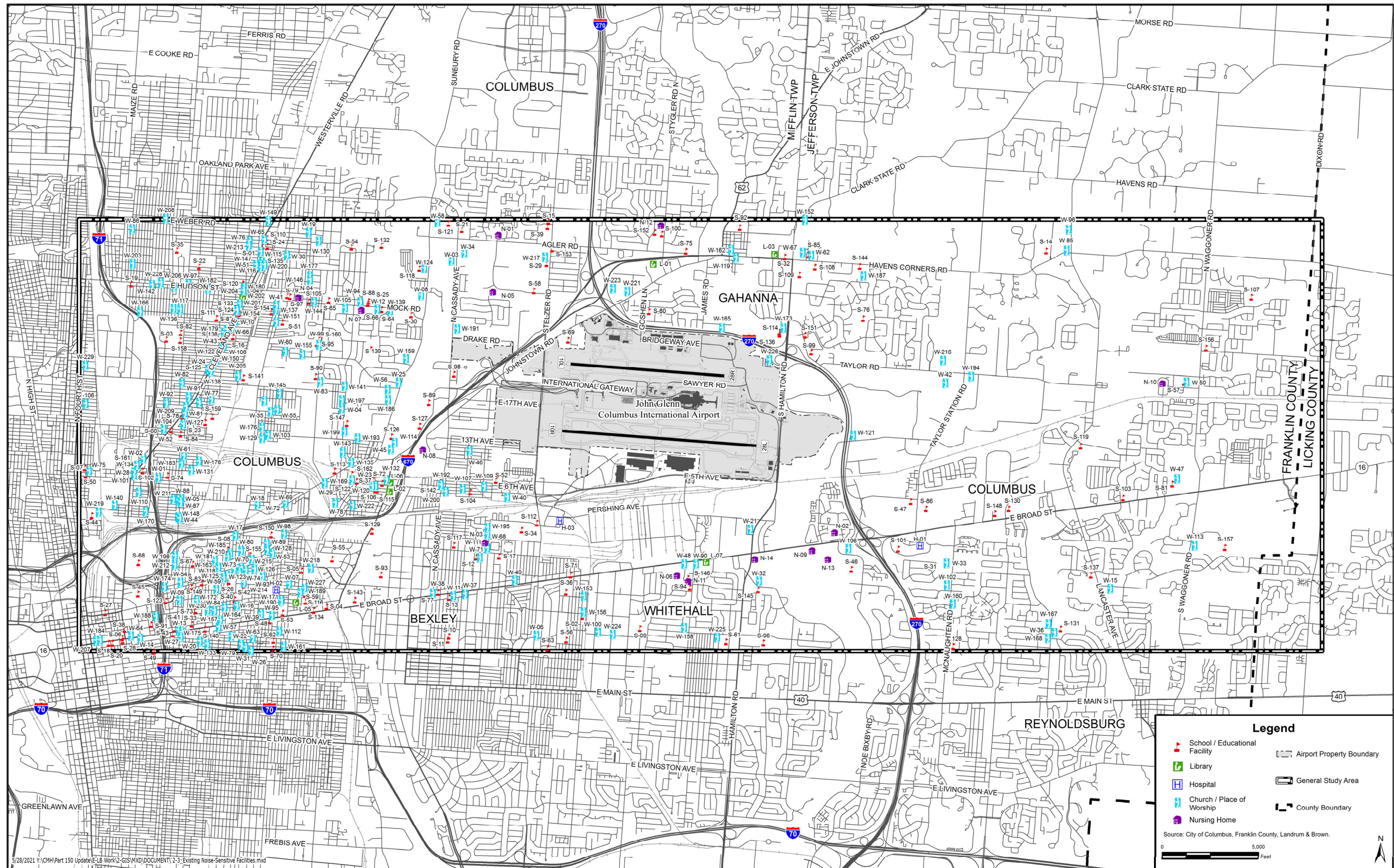
[42] American City Business Journals, Columbus Business First, Developer proposes 41-acre mixed-use project near John Glenn Columbus International Airport, July 23, 2019, Accessed online at: https://www.bizjournals.com/columbus/news/2019/07/23/developer-proposes-41-acre-mixed-use-project-near.html.

[43] American City Business Journals, Columbus Business First, Metro Development plans 720 new apartments near Columbus airport, Easton, October 2, 2020, Accessed online at: https://www.bizjournals.com/columbus/news/2020/10/02/720-new-apartments-pitched-near-easton.html.

[44] Ibid

[45] American City Business Journals, Columbus Business First, May 24, 2019, Accessed online at: https://www.bizjournals.com/columbus/news/2019/05/24/slideshow-7-affordable-housing-projects-land-tax.html

Exhibit D-1   Existing Noise-Sensitive Public Facilities

Legend

- School / Educational Facility
- Library
- Hospital
- Church / Place of Worship
- Nursing Home
- Airport Property Boundary
- General Study Area
- County Boundary

Source: City of Columbus, Franklin County, Landrum & Brown.

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Table D-2 Noise-Sensitive Public Facilities

MAP ID	NAME
Schools	
S-01	A Better Choice Childcare
S-02	A+ Arts Academy High School
S-03	Academic Acceleration Academy
S-04	Academy for Urban Scholars
S-05	Academy Kids Learning Center
S-06	ATM Education First
S-07	Battelle Learning Center
S-08	Beatty Park / Trevitt Elementary School
S-09	Beechwood Elementary School
S-10	Bexley High School
S-11	Bexley Middle School
S-12	Bexley Play & Learn Early Learning Center
S-13	Bexley United Methodist Preschool
S-14	Blacklick Elementary
S-15	Bradford School
S-16	Brightside Academy
S-17	Broadleigh Elementary School
S-18	C James Grothaus Child Care Center
S-19	Cambridge Daycare Center
S-20	Capital University Law School
S-21	Cassady Alternative Elementary School
S-22	CDC Linden Head Start
S-23	CDCFC Rosewind Head Start
S-24	Central Ohio Childcare
S-25	Cesar Chavez College Preparatory School
S-26	Champion Middle School
S-27	Child Development Council of Franklin County
S-28	ChildCare Wonderland
S-29	Children Achievers Faith Academy
S-30	Children's Sweet Paradise Learning Center
S-31	Church of The Redeemer United Methodist Preschool
S-32	Clark Hall – Gahanna Lincoln School District
S-33	Clearbrook Middle School
S-34	Columbus Africentric Early College
S-35	Columbus Alternative High School
S-36	Columbus City Preparatory School for Boys
S-37	Columbus City Schools Early Ed
S-38	Columbus College of Art and Design
S-39	Columbus Culinary Institute
S-40	Columbus Early Learning Centers
S-41	Columbus Early Learning Centers
S-42	Columbus Early Learning Centers
S-43	Columbus Learning Cooperative
S-44	Columbus Performance Academy

Table D-2   **Noise-Sensitive Public Facilities** *(continued)*

MAP ID	NAME
S-45	Columbus State Community College
S-46	Columbus Torah Academy
S-47	Creative Child Care
S-48	Crittenton Community School
S-49	Davis Center Youth Program
S-50	Daydream Daycare North
S-51	Duxberry Park Alternative Elementary School
S-52	East Columbus Elementary School
S-53	East High School
S-54	East Linden Elementary School
S-55	Eastgate Elementary School
S-56	Eastmoor Academy
S-57	Eastpointe Christian Preschool
S-58	Educational Service Center of Central Ohio
S-59	Eldon Ward YMCA Daycare
S-60	Elite Academy & Childcare Center
S-61	Etna Road Elementary YMCA Y Club
S-62	Fair Elementary School
S-63	Fairmoor Elementary School
S-64	FCI Academy Kindergarten Village
S-65	FCI Academy-North Campus
S-66	FCI Too Child Care Center
S-67	Felton School
S-68	Fort Hayes Arts & Academic HS and Career Center
S-69	Franklin County Developmental Disabilities
S-70	Franklin Middle School
S-71	Fresh Start Learning Academy
S-72	Future Leaders Learning Academy
S-73	Future Scholars Early Learning Center
S-74	G Tyree Learning Center
S-75	Gahanna Children's College
S-76	Gahanna Middle School South
S-77	Gan Ephraim
S-78	Giggles & Blessings Learning Center
S-79	Global Childcare Center
S-80	Goshen Lane Elementary
S-81	Grace Christian School
S-82	Hamilton STEM Academy
S-83	Hands on Learning Academy
S-84	Harambee Christian School
S-85	Havens Corners Kindercare
S-86	Heritage College
S-87	Hoggy's Play Pen North
S-88	iEducate Academy
S-89	Insight School of Ohio

Table D-2   Noise-Sensitive Public Facilities *(continued)*

MAP ID	NAME
S-90	IQRA Learning Center
S-91	Jefferson Center for Learning
S-92	Jefferson Elementary
S-93	Jeffrey Mansion Preschool
S-94	Jelly Bean Junction
S-95	Joyful Beginnings Children's Learning Academy
S-96	Kae Avenue Y-Club
S-97	Kids Castle Learning Center
S-98	Kids Zone Learning Center
S-99	KinderCare Learning Center
S-100	KinderCare Learning Center
S-101	KinderCare Learning Center
S-102	Kings and Queens Learning Center
S-103	La Petite Academy
S-104	Leaders Learning Center
S-105	Lending Hand Learning Center
S-106	Let the Children Come
S-107	LHW Elementary School
S-108	Lincoln Elementary
S-109	Lincoln High School
S-110	Linden Elementary School
S-111	Linden-McKinley STEM
S-112	Little Buckeye Learning Center
S-113	Little Gems Learning Place
S-114	Little Lambs Children's Center
S-115	Little Treasures Learning Academy
S-116	Mansion Day Elementary
S-117	Maryland School
S-118	Mee Maw's House of Learning
S-119	Michelle's Academy
S-120	Midnimo Cross Cultural Community School
S-121	Mifflin Middle School
S-122	Mother's Helper Child Care
S-123	Mother's Helper Child Care II
S-124	New Era Academy
S-125	New Journey Learning Center
S-126	Ohio Dominican University
S-127	Ohio Dominican University
S-128	Olde Orchard Elementary School
S-129	Our Play Station & Learning Center
S-130	Primrose School
S-131	Rosehill Elementary School
S-132	Rosemont Center School
S-133	Safe Haven Day Care & Learning Center
S-134	Salon Schools Group

Table D-2   Noise-Sensitive Public Facilities *(continued)*

MAP ID	NAME
S-135	School of Biblical Theology
S-136	Shepherd Christian Elementary School
S-137	Shining Stars Child Care
S-138	Sonshine Christian Academy
S-139	South Mifflin STEM Academy
S-140	St John Paul II Early Childhood Education Center
S-141	St Stephen's Christ Child Early Learning Center
S-142	St Thomas the Apostle School
S-143	St. Charles Preparatory School West Campus
S-144	St. Matthew School
S-145	Start 2 Finish Learning Academy
S-146	Start 2 Finish Learning Academy II
S-147	The Charles School
S-148	The Goddard School
S-149	The Ohio State University Branch
S-150	The Ohio State University Medical Branch
S-151	The Sunshine House
S-152	Treehouse Learning Center
S-153	Twinkle Star Child Care Center
S-154	United Childcare Center
S-155	Valor Preparatory School of Ohio
S-156	Waggoner Academy Learning Center
S-157	Waggoner Road Middle School
S-158	Welcome Center High School
S-159	Windsor Alternative School
S-160	Woodland Child Care Center
S-161	Youth Build Columbus Community School
S-162	YWCA Family Center Safe & Sound Child Care
	Libraries
L-01	Central Library Consortium
L-02	Columbus Metropolitan Library
L-03	Columbus Metropolitan Library - Gahanna
L-04	Columbus Metropolitan Library - Linden
L-05	Columbus Metropolitan Library - Martin Luther King
L-06	Columbus Metropolitan Library - Shepard
L-07	Columbus Metropolitan Library - Whitehall
	Churches / Places of Worship
W-01	Abundant Faith Church of God
W-02	Acts of Faith
W-03	Advent Church UCC
W-04	Aenon Missionary Baptist
W-05	Agape Outreach Ministries
W-06	All Nations Christian Church
W-07	Astbury United Methodist Church
W-08	Baha'i Faith

Table D-2   Noise-Sensitive Public Facilities *(continued)*

MAP ID	NAME
W-09	Bethany Presbyterian Church
W-10	Bethel AME Church
W-11	Bexley United Methodist
W-12	Born to Win Christian Center
W-13	Broad Street Presbyterian Church
W-14	Broad Street United Methodist Church
W-15	Brookside Baptist Church
W-16	Calhoun Temple Church
W-17	Calvary Tremont Baptist Church
W-18	Canaan Temple Church
W-19	Centenary United Methodist Church
W-20	Central Seventh Day Adventist Church
W-21	CharismaLife Ministries
W-22	Christ Bible Church
W-23	Christ Community Church
W-24	Christian Empowerment Center Ministries
W-25	Christian Outreach Ministries
W-26	Church of the Divine Kingdom Builders
W-27	Church - Corner of Garfield Ave and Capital St
W-28	Church In Jesus Christ
W-29	Church New Hope Church of God
W-30	Church of Christ
W-31	Church of Living God
W-32	Church of St. Edward
W-33	Church of The Redeemer
W-34	Columbus Christian Center
W-35	Columbus Family Worship Center
W-36	Community of Christ
W-37	Congregation Aguda Achim
W-38	Congregation Ahavas Sholom
W-39	Congregation Tifereth Israel
W-40	Corinthian Missionary Baptist Church
W-41	Cornerstone Pentecostal Church
W-42	Country Fellowship Church
W-43	Crackhouse Ministries
W-44	Deeper Life Bible Church
W-45	Dominican Sisters of Peace
W-46	East Mt. Olivet Baptist Church
W-47	East Side Grace Brethren Church
W-48	East Whitehall Baptist Church
W-49	Eastminster Presbyterian Church
W-50	Eastpointe Christian Church
W-51	Ebenezer Haician
W-52	Eliezer Church of Christ
W-53	Emmanuel Community Baptist Church

Table D-2   Noise-Sensitive Public Facilities *(continued)*

MAP ID	NAME
W-54	Emmanuel Tabernacle Baptist Church
W-55	Ephphatha Outreach Ministries
W-56	Eternal Life of Christ
W-57	Ethiopian Orthodox Tewahedo Church
W-58	Faith Ministries Church
W-59	Faith Missions United Holy Church
W-60	Faith Tabernacle Church of God in Christ
W-61	Faith Tabernacle Holiness Church
W-62	First Baptist Church of Gahanna
W-63	First Church of God
W-64	First Congregational Church
W-65	First Spiritualist Church
W-66	Fresh Oil Christian Center
W-67	Gahanna Community Church
W-68	Glory Evangelistic Ministries
W-70	God & Saints Christ Church
W-69	God's House of Prayer
W-71	Good Shepherd Lutheran
W-72	Goodwill Baptist Church
W-73	Gospel Tabernacle Church
W-74	Gospel Tabernacle Food Pantry
W-75	Grace Baptist Church
W-76	Grace New Covenant Apostolic
W-77	Greater 12th Ave Baptist Church
W-78	Greater Christ Temple
W-79	Greater Faith Temple Apostolic
W-80	Greater Glory Ministries
W-81	Greater Liberty Temple
W-82	Greater Linden Community Church
W-83	Greater St. Paul Church
W-84	Greater Vision Missionary Baptist
W-85	Havens Corners Church
W-86	Higher Dimensions
W-87	Higher Ground Always Abounding Assemblies
W-88	Higher Ground Family Life Center
W-89	Holy Miracle Church of God
W-90	Holy Spirit Catholic Church
W-91	Holy Temple Church of God
W-92	HOP Church
W-93	House of God
W-94	IbnuTaymiyah Masjid and Islamic Center
W-95	Islamic Center
W-96	Jehovah's Witnesses
W-97	Jehovah's Witnesses
W-98	Jerusalem Tabernacle Baptist

Table D-2 Noise-Sensitive Public Facilities *(continued)*

MAP ID	NAME
W-99	Jordan Bible Church
W-100	Kingdom Christian Center
W-101	Kingdom Life Church
W-102	Laurel Canyon Church of Christ
W-103	Lee Avenue United Methodist Church
W-104	Linden Life Fellowship
W-105	Living Faith Apostolic Church
W-106	Living Hope Fellowship
W-107	Living Hope Omega Ministries
W-108	Living Waters Christian Fellowship
W-109	Living Word Ministries
W-110	Lord Jesus Christ's Church
W-111	Lord of Life Fellowship
W-112	Love Zion Baptist Church
W-113	Macedonia Orthodox Church
W-114	Martin De Porres Center
W-115	Masjid As-Sahaba Mosque
W-116	Masjid Ul Bayyinah
W-117	Maynard Ave Baptist Church
W-118	Meredith Temple Church of God
W-119	Mifflin Presbyterian Church
W-120	Miracle Cathedral
W-121	Mount Judia Church
W-122	Mount Zion International
W-123	Mt Calvary Holy Church
W-124	Mt Hermon Baptist Church
W-125	Mt Vernon Ave AME Church
W-126	Mt Vernon Missionary Baptist Church
W-127	Mt Victory Baptist Church
W-128	Mt Zion Church of God in Christ
W-129	Mt Zion Missionary Baptist Church
W-130	Mt. Nebo Baptist Church
W-131	New Covenant House of God
W-132	New Creation Missionary Baptist Church
W-133	New Faith Baptist Church
W-134	New Generation Church
W-135	New Genesis Baptist Church
W-136	New Haven Church
W-137	New Jerusalem MBC
W-138	New Journey Christian Ministries
W-139	New Life Church
W-140	New Life Empowerment Center
W-141	New Life Worship Center
W-142	New Palestine Baptist Church
W-143	New Season Christian Ministries

Table D-2   **Noise-Sensitive Public Facilities** *(continued)*

MAP ID	NAME
W-144	New Shiloh Full Gospel Missionary Baptist Church
W-145	New Tabernacle Church of Christ
W-146	New Tabernacle Church of Christ II
W-147	New Walk Church of God in Christ
W-148	New Wine Community Church
W-149	North Linden Baptist Church
W-150	Northside Church of God
W-151	Original Glorious Church of God in Christ
W-152	Peace Lutheran Church
W-153	Peace Missionary Baptist Church
W-154	Pentecostal House of Prayer
W-155	Philadelphia Baptist Church of Love and Faith
W-156	Philadelphia Deliverance Church of Christ
W-157	Pilgrim Baptist Church
W-158	Praise Temple Church of God
W-159	Praise Temple Community Church
W-160	Prince of Peace Lutheran Church
W-161	Promise Land Church
W-162	Rays of Light Church
W-163	Refuge Baptist Church
W-164	Rehoboth Temple Church of Christ
W-165	Resurrection Power Church of God
W-166	Revival Covenant Church
W-167	Reynoldsburg Alliance Church
W-168	Reynoldsburg Baptist Church
W-169	Rose International Center
W-170	Rose of Sharion Baptist Church
W-171	Saint Phillip Lutheran Church
W-172	Second Baptist Church
W-173	Shepherd Church of the Nazarene
W-174	Shiloh Baptist Church
W-175	Shiloh Christian Center
W-176	Sigsbee Avenue Church of God
W-177	So Help Me God Church of Christ
W-178	Solid Rock Baptist Church
W-179	Sound Doctrine Baptist Fellowship Church
W-180	St. Augustine & Gabriel Church
W-181	St. Dominic Church
W-182	St. James Baptist Church
W-183	St. John Baptist Church
W-184	St. Joseph Cathedral
W-185	St. Mark AME Church
W-186	St. Mary Orthodox Tewahdo Church
W-187	St. Mathews Apostle Church
W-188	St. Paul AME Church

Table D-2   Noise-Sensitive Public Facilities *(continued)*

MAP ID	NAME
W-189	St. Philip Episcopal Church
W-190	St. Philip Lutheran Church
W-191	St. Stevan-Dechani Serbian Church
W-192	St. Thomas the Apostle
W-193	Tabernacle Baptist Church
W-194	Taylor Station Church
W-195	Tears of Life Fellowship
W-196	Temple Israel
W-197	Temple of Faith
W-198	Temple of Praise
W-199	The Church of Christ of the Apostolic Faith
W-200	The Church of Columbus
W-201	The Church of Columbus
W-202	The Elevation Church
W-203	The Father's Heart International Church
W-204	The Good Shepherd Baptist Church
W-205	The House of God Church
W-206	The House of Prayer
W-207	The Roman Catholic Diocese of Columbus
W-208	The Way of Holiness Church, Inc.
W-209	Travelers' Rest Baptist Church
W-210	Trevitt New Life Ministries
W-211	Triedstone Missionary Baptist Church
W-212	Trinity Baptist Church
W-213	True Love Ministries
W-214	Union Grove Baptist Church
W-215	Union Tabernacle of God
W-216	United Baptist Church
W-217	United Faith International Baptist Church
W-218	United House of Prayer
W-219	Veritas Community Church
W-220	Victory Deliverance Church
W-221	Victory in Pentecost
W-222	Walk of Faith Christian Center
W-223	Walnut Creek Presbyterian Church
W-224	Whitehall Church of Christ
W-225	Whitehall United Methodist Church
W-226	Wonderland Community Church
W-227	Woodland Christian Church
W-228	Word at Work Ministries
W-229	Xenos Christian Fellowship
W-230	Yeshua is Lord Ministries

**Table D-2   Noise-Sensitive Public Facilities** *(continued)*

MAP ID	NAME
Hospitals	
H-01	Mount Carmel East Hospital
H-02	Ohio State University Hospital East
H-03	Veterans Affairs - Chalmers P. Wylie Ambulatory Care Center
Nursing Homes	
N-01	Agler Elderly Housing
N-02	Arbors East
N-03	Chandler Arms
N-04	Columbus Elderly Housing, LLC
N-05	Creative Housing
N-06	Eastway Village
N-07	Hegemon Crest Senior Housing
N-08	Kensington Place
N-09	Mother Angeline McCrory
N-10	National Church Residences
N-11	Pinewood Creative Housing
N-12	Stygler Village Senior Housing
N-13	Villas at St. Therese
N-14	Whitehall Assisted Living

Sources: City of Columbus GIS Open Data and Map Portal, Franklin County Auditor,
Franklin County GIS Open Data, Landrum & Brown 2020.

D.2.5 Existing Historic Sites

Historic properties on or eligible for inclusion in the National Register of Historic Places (NRHP) should be identified on the NEMs per 14 CFR Part 150. The NRHP is the official list of historic places worthy of preservation in the U.S. as authorized by the National Historic Preservation Act of 1966. Within the GSA, there are 72 existing structures that are listed on or determined eligible for the NRHP. These historic sites are shown on Exhibit D-2, Historic Resources and listed in Table D-3, Historic Sites within General Study Area.

Exhibit D-2   Existing Historic Sites
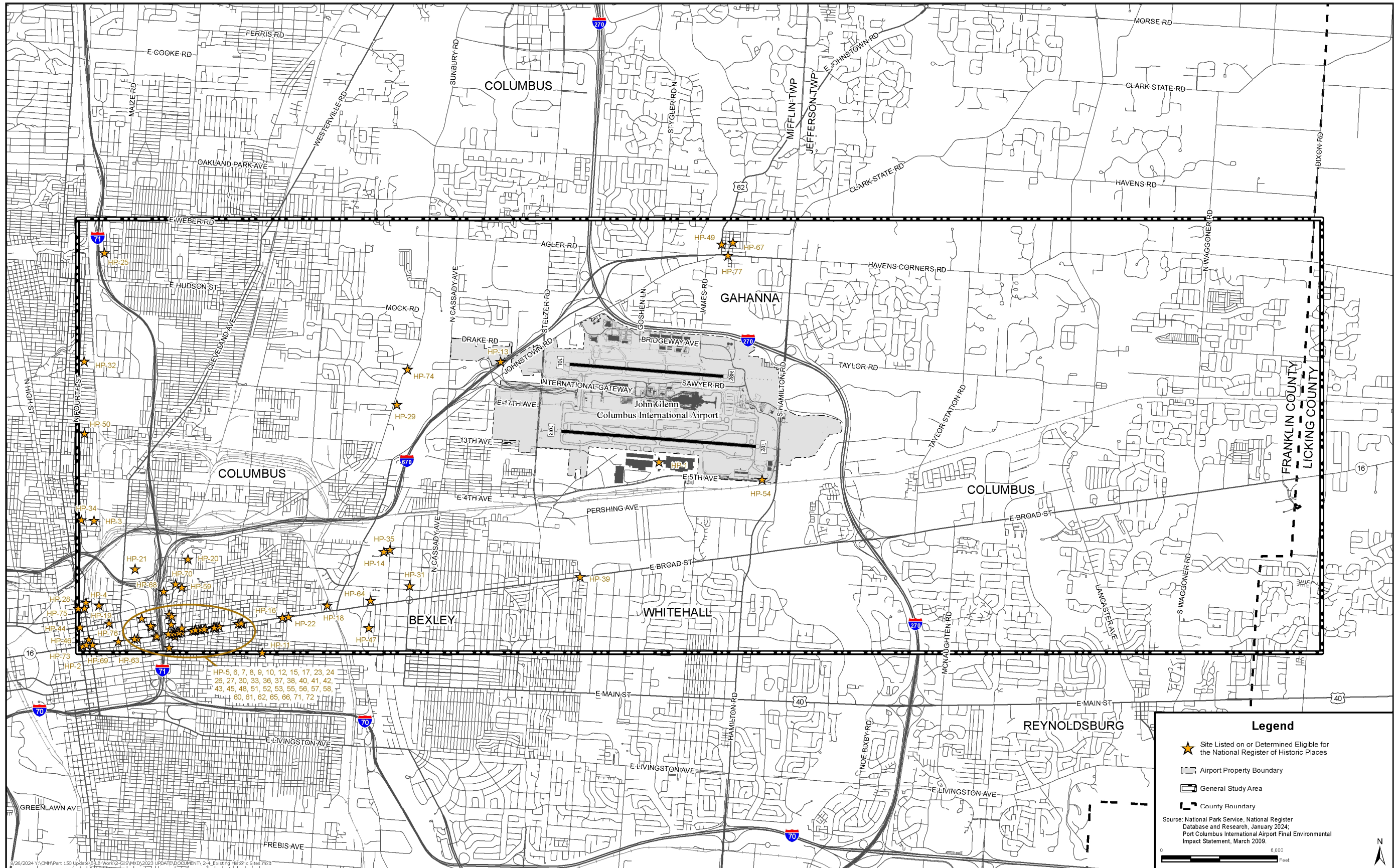
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Table D-3   Historic Sites within General Study Area

MAP ID	NAME
HP-1	Air Force Plant 85
HP-2	Athletic Club of Columbus
HP-3	Berry Brothers Bolt Works
HP-4	Bradford Shoe Company Building
HP-5	Broad Street Apartments
HP-6	Broad Street Christian Church
HP-7	Broad Street United Methodist Church
HP-8	Cambridge Arms
HP-9	Central Assurance Company
HP-10	Columbus Gallery of Fine Arts
HP-11	Columbus Near East Side District
HP-12	Columbus Near East Side Historic District-Parsons Avenue (Boundary Increase)
HP-13	Drake, Elam, House (structures removed in 2023)
HP-14	Duncan, Robert P., House
HP-15	East Broad Street Commercial Building
HP-16	East Broad Street Historic District
HP-17	East Broad Street Presbyterian Church
HP-18	Edna, The
HP-19	Engine House No. 16
HP-20	Felton School
HP-21	Fort Hayes
HP-22	Franklin Park Conservatory
HP-23	Garfield--Broad Apartments
HP-24	Hamilton Park Historic District
HP-25	Hamilton, Gilbert H., House
HP-26	Hanna House
HP-27	Heyne--Zimmerman House
HP-28	Higgins, H. A., Building
HP-29	House at 1388 Sunbury Road
HP-30	House at 753 East Broad Street
HP-31	Huntington, Franz, House
HP-32	Indianola Junior High School
HP-33	Jefferson Avenue Historic District
HP-34	Jeffrey Manufacturing Company Office Building
HP-35	Jeffrey, Malcolm, House
HP-36	Johnson--Campbell House
HP-37	Jones, W. H., Mansion
HP-38	Joseph--Cherrington House
HP-39	Kahiki, The

Table D-3   **Historic Sites within the General Study Area** *(continued)*

MAP ID	NAME
HP-40	Kauffman, Linus B., House
HP-41	Kaufman, Frank J., House
HP-42	Levy, Soloman, House
HP-43	Lincoln Theatre
HP-44	Long and Third Commercial Building
HP-45	Lovejoy, Carrie, House
HP-46	Masonic Temple
HP-47	Miller, Frederick A., House-Broad Gables
HP-48	Morris, C. E., House
HP-49	Nafzger--Miller House
HP-50	New Indianola Historic District
HP-51	Ohio Farm Bureau Federation Offices
HP-52	Ohio Farm Bureau Federation Offices
HP-53	Old Governor's Mansion
HP-54	Old Port Columbus Airport Control Tower
HP-55	Pierce, Elijah, Properties
HP-56	Plaza Hotel
HP-57	Prentiss, Frederick, House
HP-58	Prentiss--Tulford House
HP-59	Pythian Temple and James Pythian Theater
HP-60	Saint Paul's Episcopal Church
HP-61	Schueller, Erwin W., House
HP-62	Scofield--Sanor House
HP-63	Seneca Hotel
HP-64	Sessions Village
HP-65	Sharp--Page House
HP-66	Shedd--Dunn House
HP-67	Shepard Street School
HP-68	Shiloh Baptist Church
HP-69	Smith, Benjamin, House
HP-70	St. Clair Hospital
HP-71	Theresa Building
HP-72	Thurber, James, House
HP-73	Trinity Episcopal Church
HP-74	Valley Dale Ballroom
HP-75	Welsbach Building
HP-76	Welsh Presbyterian Church
HP-77	Worthington United Presbyterian Church

Source: U.S. National Park Service, 2024; CMH Final Environmental Impact Statement, March 2009.

D.3   Preventative Local Land Use Controls

The following provides a brief discussion of the types of preventative land use controls available to the local jurisdictions to assist in reducing non-compatible land uses. Ultimately, it is the responsibility of the local jurisdictions to implement these land use controls. However, the CRAA is a willing partner in that effort and continually reaches out to the local jurisdictions to provide assistance.

Zoning

Zoning is one of the primary tools available to local communities to ensure land use compatibility. Zoning ordinances and regulations are intended to promote public health, safety, and welfare by regulating the use of the land within a jurisdiction based on factors such as land use compatibility and existing and expected socioeconomic conditions.

Subdivision Regulations

Subdivision regulations apply in cases where a parcel of land is proposed to be divided into lots or tracts, typically for the purpose of new development. Subdivision regulations are established to ensure the proper arrangement of streets, efficient movement of traffic, avoidance of congestion, adequate and convenient open space, sufficient and properly-located utilities, access for fire-fighting and rescue vehicles, and the orderly and efficient layout and use of land.

Subdivision regulations can be used to enhance noise-compatible land development by requiring developers to plat and develop land so as to minimize noise impacts or reduce the noise sensitivity of new development. The regulations can also be used to protect the airport proprietor from litigation for noise impacts at a later date. The most common requirement is the dedication of a noise or avigation easement to the airport owner by the land subdivider as a condition of development approval. The easement authorizes overflights of the property, with the noise levels attendant to such operations. This information is then attached to the property's plat notice so prospective buyers are made aware of the location of the property in relation to an airport.

Building Codes

Building codes regulate the construction of buildings, ensuring that they are built to safe standards. Sound attenuating properties may be required in new homes, offices, and institutional buildings to mitigate the effects of high aircraft noise levels. Building code requirements intended for energy efficiency also provide acoustical insulation benefits. Caulking of joints, continuous sheathing, dead air spaces, ceiling and wall insulation, solid core doors, and double-pane windows can attenuate aircraft noise while conserving energy used for home heating and cooling.

Not all sound insulation needs are met by typical energy-conserving building methods. For example, field research has found that some modern and highly energy-efficient storm window designs are less efficient for sound insulation than some older designs that allow for larger dead air spaces. Other sound insulation measures that may not be justifiable for energy efficiency are vent baffling and year-round, closed-window ventilation systems.

Building codes apply to existing buildings only when remodeling or expansion is contemplated. Amendments to building codes do not help to correct noise problems in developed areas. In developed areas, sound insulation must be applied retroactively to existing structures.

Capital Improvements Programs

Capital improvements programs are multi-year plans, typically covering five or six years, which list major capital improvements planned to be undertaken during each year. Most capital improvements have no direct bearing on noise compatibility; few municipal capital improvements are noise-sensitive.

The obvious exceptions to this are schools and, in certain circumstances, libraries, medical facilities, and recreational facilities.

Some capital improvements may have an indirect, but more profound, relationship to noise compatibility. For instance, sewer and water facilities may open up large vacant areas for private development of noise-sensitive residential uses. In contrast, the same types of facilities, sized for industrial users, could enable industrial development in a noise-impacted area that might otherwise be attractive for residential development.

Growth Risk Assessment

Before evaluating the impact of aircraft noise within the airport environs, it is important to understand the likelihood for the future development of residential and other noise-sensitive land uses, especially in the planning time frame. Understanding development trends in the airport vicinity is of critical importance in noise compatibility planning, because future residential growth can potentially constrain airport operations, if that growth occurs beneath aircraft flight tracks and within areas subject to high noise levels.

The growth risk analysis focuses primarily on undeveloped land which is planned and zoned for residential use. It is recognized that additional development may occur through in-filling and redevelopment of currently developed areas.

The methodology for analyzing potential growth risk is as follows:

- Identify all vacant, unplatted tracts of land zoned for future residential development with the greatest potential for being developed within the next five years.

- Calculate the area of the tracts; apply a factor accounting for development inefficiencies and the platting of streets; multiply by dwelling unit densities specified in the zoning ordinance; and multiply by household size to obtain the population holding capacity of presently vacant, unplatted land.

- Sum the above population holding levels to determine the total population holding capacity of the study area.

The final step in the growth risk analysis is to estimate whether the development is likely to occur before or after the year for which future noise exposure has been calculated. This tends to be quite speculative and should be regarded only as a general indicator of the potential risk of increases in land use incompatibility.

Fair Disclosure Policy

A method can be developed insuring that buyers of residential property within the airport environs receive fair disclosure of the location of the property relative to the airport by requiring that sellers of residential property in the airport environs deliver to buyers a purchase disclosure notice consisting of a copy of the Noise Overlay District Ordinance and Map with a statement that the property is located within the Airport Noise Overlay District. It may also require that all advertisements and listings for sale of residentially zoned or improved property in the Noise Overlay District include a statement about aircraft noise, such as -- "Not recommended for persons who may be easily disturbed by aircraft noise." Finally, solicitation of voluntary inclusion of the notice in Multiple Listing Services by the real estate profession alerts potential buyers of property to the noise conditions.

D.3.2 Corrective Land Use Mitigation Alternatives

The following is a brief discussion of typical corrective or remedial land use mitigation alternatives included in Part 150 studies.

Sound Insulation

Sound insulation involves retrofitting an existing noise-sensitive structure with treatments designed to reduce interior noise levels. Typical treatments include installing additional insulation, baffling, sound-rated windows and doors, and sometimes installing central air conditioning to regulate interior temperature to allow windows to be kept closed in hot weather. A program for sound insulation of residences is always voluntary on part of the homeowner under a Part 150 program and is generally focused on residences located in a 65 DNL to 70 DNL noise contour. Other than the obvious benefit of reducing interior noise levels, a sound insulation program maintains the land use of the area and generally increases the value of the properties by maintaining the neighborhood continuity. Unfortunately, sound insulation treatments do not reduce the noise outside the residence and as such the benefits of the treatments are reduced when doors and windows are open.

Acquisition of Land or Interests in Land for Noise Compatibility

A program for property acquisition can be either voluntary (participation in the program is voluntary on the part of the property owner), or involve condemnation (local power of eminent domain). Acquisition as mitigation for noise impacts would always be voluntary under a Part 150 program. Acquisition programs can be designed to remove existing non-compatible land uses to convert the property to a compatible use, or to acquire undeveloped property to prevent it from being developed to a noise-sensitive use in the future.

Land Acquisition to Change Land Use

If the acquisition of property results in a change in land use, from incompatible to compatible with airport operations (e.g., airport/transportation, commercial, or industrial), the property owner would be eligible for relocation assistance and moving expenses, consistent with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act*. The property would be acquired, residents would be relocated, and the property would be converted to a compatible land use. This would prevent further development of incompatible land uses. The land acquisition program should assure that the subsequent land use is consistent with local land use plans and policies, including compatibility with noise exposure levels in the area. Because the acquisition is to result in a change in land use, the local jurisdiction may decide to apply its power of eminent domain.

Land Acquisition without Change to Land Use

The acquisition of incompatible property where no change in land use would result would be a "voluntary" acquisition program, where participation in the program would be voluntary on the part of the property owner. The reason for such a voluntary program is most often due to the owner's inability to the sell the property at fair market value. Acquisition procedures would be implemented in accordance with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act;* however, because the program is voluntary, the owner selling the property would not be considered as displaced person and relocation benefits would not apply.

Purchase Assurance / Sales Assurance / Transaction Assistance

Purchase assurance, sales assurance, and transaction assistance are similar measures in which an airport sponsor provides assistance with the re-sale of a home to help homeowners that want to move out of an area near an airport. These measures would not change the land use and would typically also include sound insulation and conveyance of an avigation easement as a condition of the assistance.

Purchase assurance or guarantee is a program whereby the airport sponsor agrees to purchase a residence for fair market value should the owner be unable to sell the property on the open market because of noise levels. Participation in this program is voluntary on the part of the property owner and is implemented in areas where the land use is not going to change. The airport sponsor purchases the property at the appraised market value "as is" subject to airport noise. Typically, sound insulation is provided and the property is then listed and sold subject to the airport's avigation easement. A purchase assurance program requires an extensive property management and sales effort on the part of the Airport Operator and may be contracted with consultants and/or realtors.

Under sales assurance, the appraised market value of the homeowner's residence is guaranteed on a timely market sale; however, the airport does not acquire the property. Should the property sell for less than the appraised value, the selling owner is compensated for the shortfall by the Airport Operator. Property is appraised at its current market value "as is" subject to airport noise. The property is listed and sold subject to the airport's avigation easement that is conveyed to the Airport Operator at the sale of the property.

Transaction assistance generally involves an agreement by the Airport Operator to pay certain costs associated with the sale of residential property. Allowable costs are generally limited to the real estate sales commission. The property is listed and sold subject to the airport's avigation easement that is conveyed to the Airport Operator at the sale of the property.

The selling owner for purchase assurance/sales assurance/transaction assistance is not considered a "displaced person" and is not eligible for relocation assistance under the *Uniform Relocation Assistance and Real Property Acquisition Policies Act*.

Avigation Easements

Acquisition of avigation easements may be used to alleviate conflicts if no other land use controls are viable or in some cases, in lieu of outright acquisition of the land. The easement would be noted on the property deed and passed on to any subsequent owners of the property.

Amending local zoning and subdivision regulations to provide for the dedication of an easement to the airport sponsor as a condition of approval for residential rezoning or subdivision plats within the 65 DNL noise contour would alert developers, lenders, and prospective purchasers to the proximity of the airport and to the existence of a potential noise issue. The avigation easement would also protect the airport from future litigation by purchasers of the rezoned or subdivided property.

There is a constitutional issue raised by requiring dedication of an easement as well as imposing more vigorous and expensive standards for construction within the airport environs. Governments may not require a person to give up a constitutional right (i.e., a public use) in exchange for a discretionary benefit conferred by the government unless there is a reasonable relationship between a legitimate governmental objective and the condition that is imposed on the developer. Moreover, the exaction demanded by the permit or condition must be in proportion to the impact of the proposed development that is sought to be alleviated. Whether that balance exists requires an individualized determination. If it were determined not to meet these standards, then the legislation would either be unenforceable or its enforcement would constitute a taking requiring the payment of just compensation.

D.4   Existing Land Use Controls

Unlike many noise abatement measures, the implementation of Part 150 land use measures is not always under the control of the airport sponsor or the FAA. Therefore, it is necessary to understand the role local jurisdictions and planning organizations may play in implementing the Part 150 Noise Compatibility Program (NCP).

D.4.1 Role of Local Jurisdictions and Planning Organizations in Noise Compatibility Planning

Local planners and elected officials are typically responsible for local land use zoning and control. These entities and individuals prepare comprehensive plans, as well as review and implement zoning and land use regulations in a manner that may consider the effect of those actions as they relate to aviation activity and noise exposure.

The responsibility of regulating land use around an airport, in order to minimize existing and prevent future land use incompatibilities, is traditionally delegated to state and local governments. In addition to regulating land uses, local municipalities may facilitate the acquisition of property or the initiation of sound insulation programs as a means to mitigate and prevent future incompatible land uses resulting from airport noise. At airports with an approved Part 150 Study, an airport sponsor may apply directly to the FAA for funding of noise mitigation projects.

Local land use planners and elected officials were included in the membership of the Technical Advisory Committee (TAC) and participated in the study throughout the process. **Appendix G,** *Public Involvement*, includes a summary of coordination with the land use planners and elected officials.

Implementation of the recommended land use measures LU-1, LU-2, and LU-10 is at the discretion of the CRAA and dependent upon FAA approval and funding. Implementation of the recommended measures LU-3 and LU-9 is solely at the discretion of the municipalities. Land use measure LU-12 requires coordination and approval by local jurisdictions.

D.4.2 Zoning Data Compilation

Specific zoning information from each jurisdiction within the GSA was collected and reviewed in order to identify tools for prohibiting incompatible development and encouraging compatible development near the Airport. The following sections summarize the zoning enforcement undertaken by each jurisdiction. **Table D-4** shows the generalized zoning categories (rural residential, low-density residential, medium to high-density residential, commercial, industrial, and recreational) as shown on the **Exhibit D-3** and the specific zoning classifications for each jurisdiction that are grouped into these generalized zoning categories.

Airport Environs Overlay

The previous Part 150 Study recommended the establishment of an Airport Environs Overlay (AEO) to assist in controlling residential development within the higher noise levels resulting from airport activity. Two jurisdictions within the GSA, the City of Columbus and Franklin County, have adopted the AEO to limit development within areas that are significantly impacted by airport noise. The local ordinances are based on model regulations developed by the Mid-Ohio Regional Planning Commission (MORPC) in 1991. The City of Columbus adopted the AEO in 1994 and Franklin County adopted a similar ordinance in 1996. Both ordinances added an overlay zone that established additional development standards and criteria for property within areas that are significantly impacted by noise. The AEO ordinances establish subdistricts according to the 65+, 70+, and 75+ DNL as indicated by the most recently published NEM. Within these subdistricts, land use is regulated to prevent non-compatible development that is incompatible with high levels of aircraft noise. The overlay zone boundary changes accordingly with updates to the Noise Exposure Map (NEM) and is therefore not a fixed boundary. Specific regulations from each jurisdiction's zoning ordinance regarding the application of the AEO, if applicable, are discussed in the following sections.

Franklin County

Franklin County administers planning and zoning for the unincorporated areas including Mifflin and Truro Townships. Ohio Revised Code 303.02 enables County Commissioners to regulate building and land use in unincorporated territory for public purpose. The Franklin County Commissioners most recently amended and readopted the Franklin County Code in January 2014. In addition to standard overlay zones, the Franklin County Zoning Code includes the AEO District that restricts development of noise-sensitive land uses within noise impacted areas according to the latest published NEM.

City of Bexley

Zoning in the City of Bexley is set forth in the Codified Ordinances of Bexley, Part 12, Planning and Zoning Code which was last updated in November 2016. Much of the land in Bexley is zoned for either low to medium density residential. The City has no zoning regulations specific to airport noise compatibility.

City of Columbus

Land use development and zoning in the City of Columbus is guided by the City's Comprehensive Plan and neighborhood plans. Zoning restrictions are regulated by the Zoning Ordinance. Much of the area west of the airport is zoned medium density residential or industrial. Areas east of CMH have been annexed by the City of Columbus for the purpose of developing new residential subdivisions. The Columbus Zoning Ordinance includes an Airport Environs Overlay (AEO) zone that regulates development of noise-sensitive land uses corresponding to the most recently published NEM.

City of Gahanna

Zoning is guided by the City of Gahanna Land Use Plan, which was last updated in September 2019, and regulated by the Codified Ordinances of the City of Gahanna, Part Eleven, Planning and Zoning Code. Much of the city territory to the north and northeast of the airport is zoned as low- to medium-density residential. A business district is located to the north of the airport. To the east of the airport most of the land is zoned as commercial or industrial. The City has no zoning regulations specific to airport noise compatibility.

City of Reynoldsburg

The City of Reynoldsburg last amended its zoning code in February 2018. Much of the land within the General Study Areas is zoned low-density and medium-density residential. The City has no zoning regulations specific to airport noise compatibility.

City of Whitehall

The City of Whitehall zoning regulations are established by the Codified Ordinances of the City of Whitehall, Part Eleven, Planning and Zoning Code. There is a mix of residential, commercial and industrial areas within the City. The City has no zoning regulations specific to airport noise compatibility.

Jefferson Township

Jefferson Township administers its zoning code through its Zoning Resolution, which was last amended in October 2015. Most of the land within the Township is zoned as low-density residential with an industrial area centered along Reynoldsburg-New Albany Road and the railroad.

Exhibit D-3   Generalized Existing Zoning
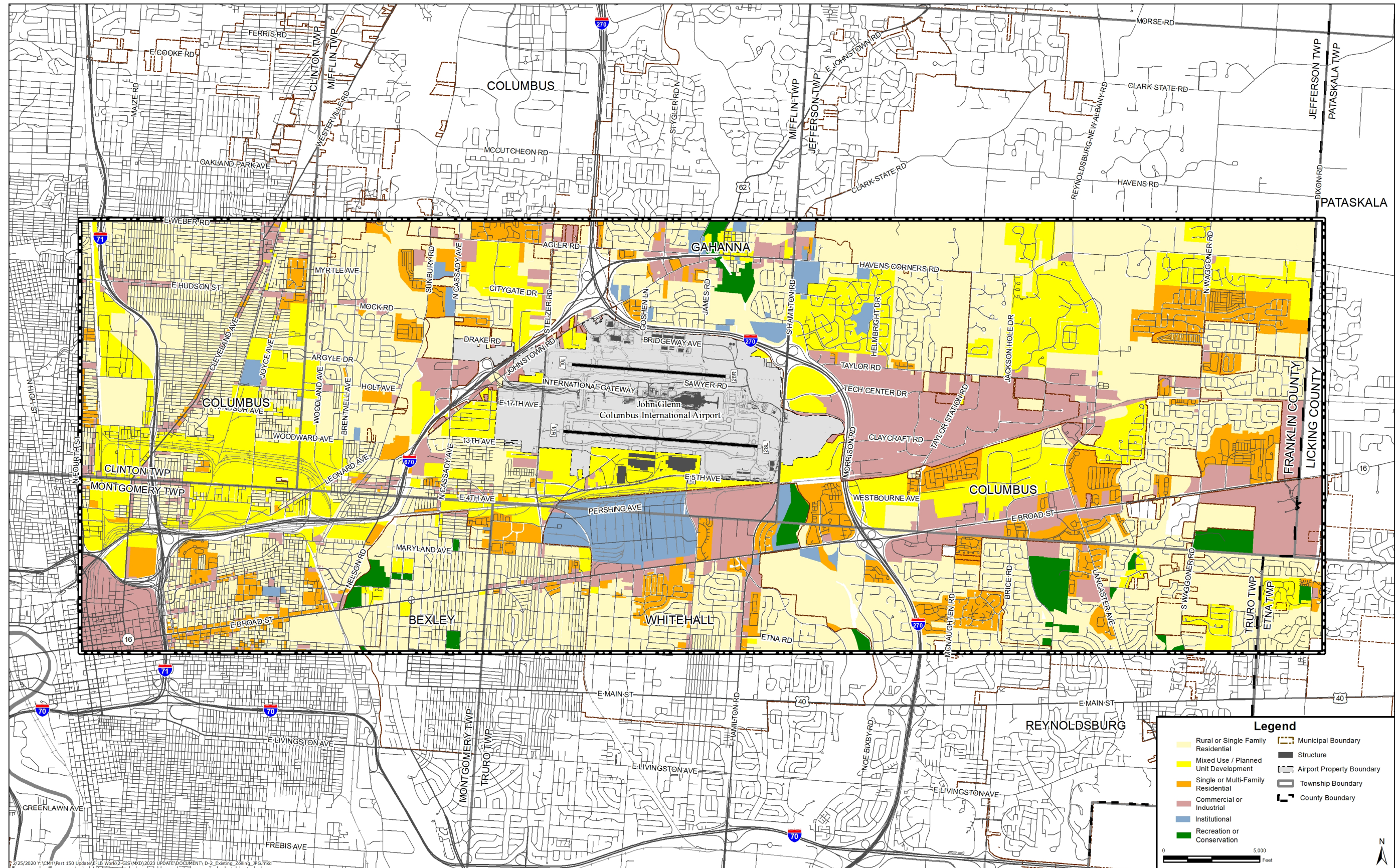
Legend

- Rural or Single Family Residential
- Mixed Use / Planned Unit Development
- Single or Multi-Family Residential
- Commercial or Industrial
- Institutional
- Recreation or Conservation

- Municipal Boundary
- Structure
- Airport Property Boundary
- Township Boundary
- County Boundary

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Table D-4   Generalized Zoning Classifications

GENERALIZED ZONING	ZONING DISTRICT CODE
City of Bexley	
Commercial / Industrial	GC - General Commercial
Mixed Use / Planned Unit Development	PUR - Planned Unit Multi-Family Residential
	MUC - Mixed Use Commercial
Recreation / Conservation	OS - Open Space District
Single Family Residential	R-1 - Low Density Single Family Residential
	R-2 - Intermediate Single Family Residential
	R-3 - Medium Density Single Family Residential
	R-6 - High Density Single Family Residential
City of Columbus	
Commercial / Industrial	C1 - Commercial
	C2 - Commercial
	C3 - Commercial
	C4 - Commercial
	C5 - Commercial
	CPD - Commercial
	DD - Downtown District
	EQ - Excavation/Quarrying
	LC1 - Commercial
	LC2 - Commercial
	LC3 - Commercial
	LC4 - Commercial
	LC5 - Commercial
	LP1 - Parking
	LP2 - Parking
	NE - Neighborhood Edge
	NG - Neighborhood General
	P1 - Parking
	P2 - Parking
	TC - Town Center
Institutional	I - Institutional
	LI - Institutional
	NC - Neighborhood Center
Mixed Use / Planned Unit Development	EFD - East Franklinton District
	LM - Manufacturing
	LM1 - Manufacturing
	LM2 - Manufacturing
	LMHP - Manufactured Home
	M - Manufacturing
	M1 - Manufacturing
	M2 - Manufacturing
	MHD - Manufactured Home
	MHP - Manufactured Home

Table D-4   Generalized Zoning Classifications *(continued)*

Generalized Zoning	Zoning District Code
City of Columbus, *(continued)*	
Recreation / Conservation	LUCRPD - Research Park
	UCRPD - Research Park
Single Family Residential	LR - Residential
	LR1 - Residential
	LR2 - Residential
	LR2F - Residential
	LR4 - Residential
	LRR - Residential
	LRRR - Residential
	LSR - Residential
	PUD6 - Residential
	R - Residential
	R1 - Residential
	R2 - Residential
	R2F - Residential
	R3 - Residential
	R3 - Single Family
	R4 - Residential
	RR - Residential
	RRR - Residential
	SR - Residential
Single and Multi-Family Residential	AR1 - Multi-family
	AR12 - Multi-family
	AR2 - Multi-family
	AR3 - Multi-family
	AR4 - Multi-family
	ARLD - Multi-family
	ARO - Multi-family
	LAR1 - Multi-family
	LAR12 - Multi-family
	LAR2 - Multi-family
	LAR3 - Multi-family
	LAR4 - Multi-family
	LARLD - Multi-family
	LARO - Multi-family
	PC - Multi-family
	PUD2 - Multi-family
	PUD4 - Multi-family
	PUD6 - Multi-family
	PUD8 - Multi-family

Table D-4   Generalized Zoning Classifications *(continued)*

Generalized Zoning	Zoning District Code
City of Gahanna	
Commercial/ Industrial	CC - Community Commercial
	CC-2 - Community Commercial- Modified
	CS - Community Service
	NC - Neighborhood Commercial
	OCT - Office, Commerce, and Technology District
	PCC - Planned Commercial Center
	PID - Planned Industrial District
	SO - Suburban Office
Institutional	RID - Restricted Institutional District
	RID - Restricted Institutional District
Mixed Use / Planned Unit Development	CX-1 - Neighborhood Commercial Mixed Use
	OG-2 - Olde Gahanna Mixed Use Neighborhood District
	PCD - Planned Corporate Mixed-Use District
	PRCD - Planned Residential-Comm. Mixed Use District
	PUD - Planned Unit Development
	SCPD - Select Community Planned District
Recreation / Conservation	OG-3 - Olde Gahanna Recreation
Single Family Residential	ER-1 - Estate Residential
	ER-2 - Estate Residential
	OG-1 - Olde Gahanna Single Family Residential
	PRD - Planned Residential District
	R-4 - Single Family Residential
	SF-1 - Estate Residential
	SF-2 - Single Family Residential
	SF-3 - Single Family Residential
Single and Multi-Family Residential	MFRD - Multi-Family Residential
	MFRD - Multiple Family Residential
	MR-1 - Two Family Residential
City of Reynoldsburg	
Commercial / Industrial	CC - Community Commerce
	CS - Community Services
	GI - General Industry
	NC - Neighborhood Commerce
	RI - Restricted Industry
Mixed Use / Planned Unit Development	R-3;PD - Planned Development
Recreation/ Conservation	S-1 - Special
Single Family Residential	R-1 - Residence Single
	R-2 - Residence Single
	R-3 - Residence Single
Single and Multi-Family Residential	AR-2 - Residence Multiple
	AR-3 - Residence Multiple
	R-20 - Townhouse
	R-4 - Residence Single and Double

Table D-4   Generalized Zoning Classifications *(continued)*

Generalized Zoning	Zoning District Code
City of Whitehall	
Commercial / Industrial	OD - Office District
	GCD - General Commerce District
	LCD - Limited Commerce District
	I1 - Restricted Industrial District
	I2 - Limited Industrial District
Institutional	EU - Exceptional Use District
Mixed Use / Planned Unit Development	PAD - Planned Apartment District
Recreation / Conservation	FP - Flood Plain District
Single Family Residential	R0 - Residential Estate District
	R1 - Residential District
	R2 - Residential District
	R3 - Residential District
	R4 - Residential District
Single and Multi-Family Residential	A1 - Apartment District
	A2 - Apartment District
Jefferson Township	
Commercial / Industrial	CS - Community Service
	LI - Limited Industrial
	NC - Neighborhood Commercial
	PIP - Planned Industrial Park
	RI - Restricted Industrial
	SO - Suburban Office
Mixed Use / Planned Unit Development	EU - Exceptional Use
	PC - Planned Commercial
	PRD - Planned Residential District
	PRS - Planned Suburban Residential District
Single Family Residential	CSRD - Countryside Residential District
	RSRD - Restricted Suburban Residential District
Single and Multi-Family Residential	SPRD - Suburban Periphery Residential District
Mifflin & Truro Townships	
Commercial / Industrial	CS - Community Service
	NC - Neighborhood Commercial
	SO - Suburban Office
	SCPD - Select Commercial Planned District
	SPCD - Select Commercial Planned District
	LI - Limited Industrial
	PIP - Planned Industrial Park
	CC - Community Commercial
Mixed Use / Planned Unit Development	SO - Suburban Office and Institutional
Single Family Residential	R - Rural
	R-8 - Restricted Urban Residential
	R-12 - Urban Residential
Single and Multi-Family Residential	R-24 - Suburban Apartment Residential

D.5   FAA Land Use Planning Guidelines

While the FAA can provide assistance and funding to encourage compatible land development around airports, it has no regulatory authority for controlling land uses to protect airport capacity. The FAA recognizes that state and local governments are responsible for land use planning, zoning, and regulation including that necessary to provide land use compatibility with airport operations. However, pursuant to the Federal Airport and Airway Development Act, as a condition precedent to approval of an FAA-funded airport development project, the airport sponsor must provide the FAA with written assurances that "...appropriate action, including the adoption of zoning laws have been or will be taken, to the extent reasonable, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations including landing and takeoff of aircraft...."[46] The Federal Government has enacted regulations and the FAA has implemented policies designed to improve airport land use compatibility as described in **Appendix A**.

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[46] 49 U.S.C. § 47107(a)(10), formerly Section 511(a)(5) of the 1982 Airport Act

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