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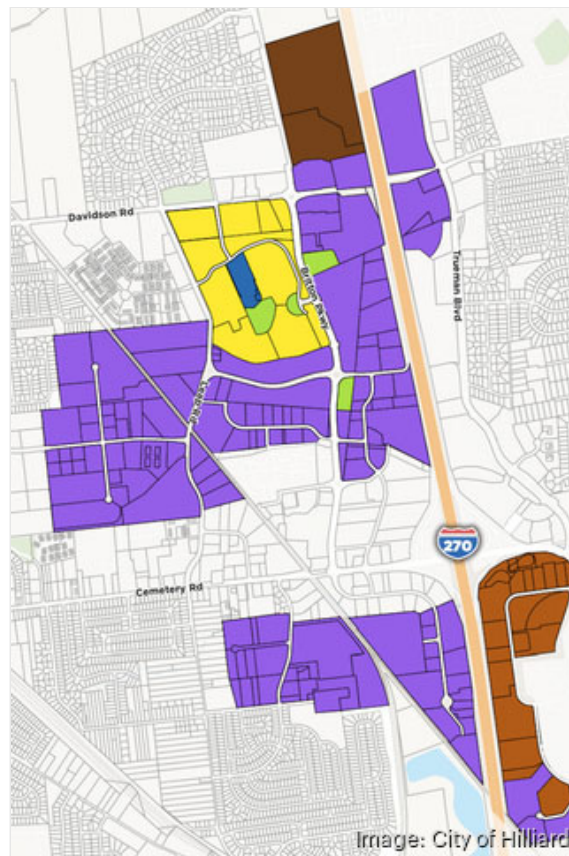


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# Hilliard updates zoning along I-270 corridor to boost mixed-use development



The city of Hilliard has established a new zoning district for areas surrounding I-270.  
CITY OF HILLIARD



By [John Bush](#) – Staff reporter, Columbus Business First  
Sep 16, 2025

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The city of Hilliard has established a new zoning district that aims to attract employers by encouraging infill commercial and residential development.

Hilliard City Council recently approved the I-270 Corridor District, which includes modifications to the zoning code. One of the most notable changes is the introduction of secondary permitted uses on existing properties and on future developments. Secondary permitted uses would be allowed in situations where 10,000 square feet per acre is dedicated to a permitted use, which is primarily intended for office in the new district.

A property owner who commits to a minimum of 10,000 square feet of office space per acre, for example, would have the option for a secondary permitted

use such as housing, retail or restaurants on the same site.

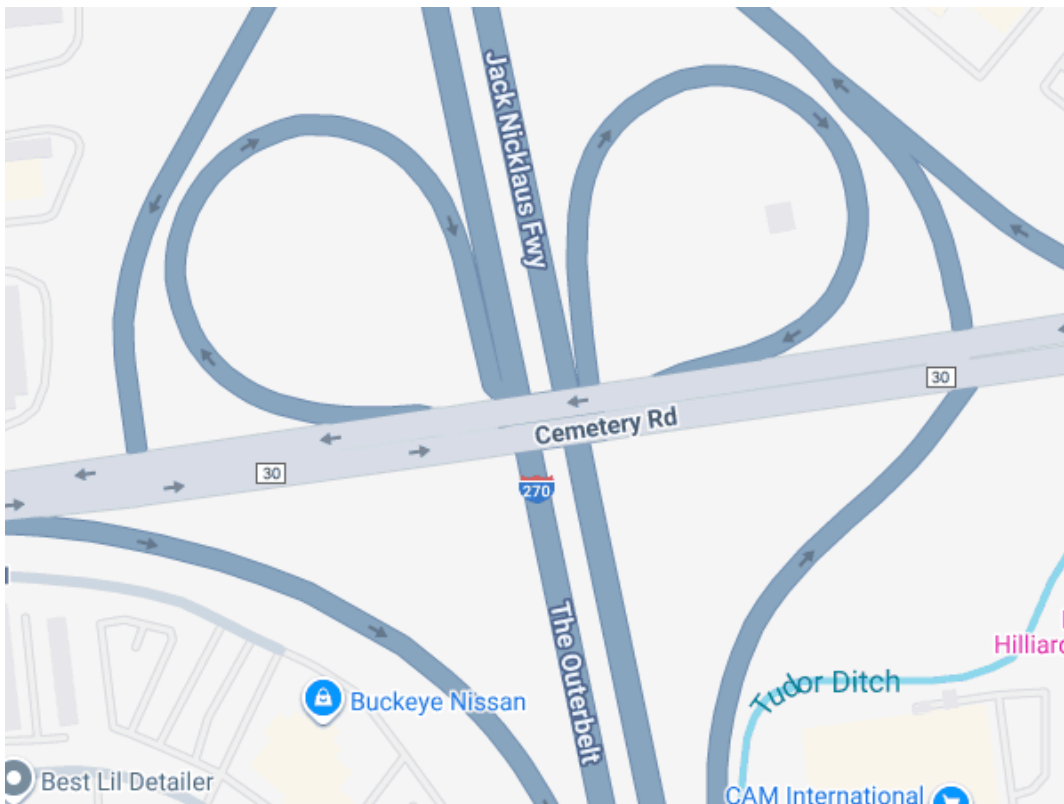
One secondary permitted use that will not be allowed is data centers. An end user seeking to include a data center could still request a zoning change, but it would require approval by both the planning and zoning commission as well as city council.

Data centers are typically standalone facilities, but council members noted that the former Verizon building in Hilliard included a data center along with 30,000 square feet of office space.

The modification to disallow data centers as a secondary permitted use in the I-270 district passed by a 4-3 vote. Among the 'yes' votes was Council Member Cynthia Vermillion, who said the city should not encourage data centers "due to their high consumption of resources," according to meeting minutes.

City council then passed the amended legislation to adopt the new zoning regulations by a 6-1 vote.

Hilliard's decision comes as nearby Jerome Township authorized [a nine-month moratorium on data centers](#). Township trustees cited concerns surrounding public infrastructure, noise pollution and minimal job creation.



What Hilliard wants to see in the new I-270 district, which consists of areas surrounding the Cemetery Road interchange and Hilliard's portions of Mill Run, is office, flex-employment and multi-unit residential with neighborhood-supporting retail, commercial and service uses on the ground floor.

The intent is to make the large, existing office buildings along I-270 more viable as employment locations, according to the city.

"The I-270 Corridor is designed to create a walkable, mixed-use environment with a primary emphasis on office and office-related activities, complemented by limited residential and retail uses," city documents state. "These sites could be transformed into distinct mixed-use nodes or neighborhood centers that provide amenities to nearby workers and residents."

The city added that these zoning changes could allow for "less productive" light industrial, distribution and commercial warehouses to be developed into "high-valued" tech, biomedical, data, research, incubator and startup facilities.

"The I-270 area is Hilliard's economic engine," Dan Ralley, Hilliard assistant city manager and community development director, said [in a post on the city's website](#). "It is the source of a significant number of jobs, which produce a large proportion of the income tax revenue that funds city services and promote great quality of life."

"We want to make sure that this area has modern zoning standards in place that promote future development opportunities and offer flexibility to property owners and developers."