

Executive Summary

On April 8, 2024, City Council approved Resolution #0088-2024, launching a 60-day comment period for the Zone In Phase One Proposal for Modernized Zoning on Columbus Corridors. Input was provided on the draft code and map through Council hearings, an online tool, and through email. An interactive Zone In Gallery allowed for in-person visits and feedback with the Zone In team. Comments received during the review period contributed to updates to the proposed code, which has been submitted to City Council for their consideration. This document provides an overview of these changes. Attached is a more detailed list of edits and a red text version of the code highlighting specific sections that were modified.

Historic Preservation and Design Review

It is the City's intent that Zone In not alter the processes in place for historic and design review areas. To reinforce this position, new language, written in collaboration with the City Attorney's Office, was added to the code underscoring that the existing protections for local historic districts and individually designated sites will remain in place for parcels that are rezoned to new 2024 Zoning Code districts. This includes the requirement of design and demolition review by historic commissions. Additional language underscores that the scale and design of new development, including height and setback, are subject to the application of adopted design guidelines. Other provisions clarify that properties within historic districts are exempt from the objective design standards of the new code. Similar language was added reinforcing the continuing applicability of the design review processes in place within East Franklinton and the University Districts. Code changes relevant to historic preservation and design were made in the following locations: Article A.10.040, A.10.050, E.20.030, F.20.020, F.30.020, and G.20.010.

Parking and Walkability

Drawing on the experiences of peer cities and our own Downtown, Zone In Phase One moves away from the use of a one-size-fits-all minimum parking requirement to a market-based approach to parking. In conjunction with this approach, legislation has been submitted to establish a new Parking Impact Study Code in Title 43 of the City Codes. The program will use parking rate thresholds to identify development proposals for which additional analysis is warranted. Depending upon the findings, mitigation measures may be required. These may include shared parking arrangements, provision of transit and rideshare passes, bike share or car share, and other strategies to manage the demand for parking. For projects with greater impact, the new Code includes provisions to require a parking management fee for new development. This fee would help fund implementation of new residential permit parking programs, including parking enforcement, to preserve access for residents on surrounding neighborhood streets. The new 2024 code includes provisions requiring compliance with the Parking Impact Study Code. Revisions were also made to encourage walkability, including a requirement to limit vehicular access on front streets, standards for pedestrian connections, and a requirement for sidewalks on all new streets. Code changes of note relevant to parking

and walkability were made in the following locations: Article A.10.060, E.20.030, F.40.040, and G.20.

Sustainability

Zone In Phase One focuses growth on corridors to encourage walkable neighborhoods, support transit and reduce environmental impacts of growth. Changes addressing sustainability focused primarily on landscaping. Requirements were added for landscaping in larger front setbacks and landscaped buffers for certain districts, as well as the installation of street trees for large site developments. A requirement was also added that native tree species be used to satisfy the “dwelling unit trees” requirement in the CAC and RAC districts, which comprise the largest portion of Phase One area. An amendment to the existing zoning code (Title 33) will apply EV Charging requirements to the new districts. Code changes of note relevant to sustainability were made in the following locations: E.20.030, F.40.040, and G.20.

Building Setback and Buffers

The Zone In Phase One proposal includes objective design standards, which will apply in areas that do not currently have historic or design review. Additional standards address setback and step-back of taller buildings. Setbacks were increased in certain cases in four of the six mixed-use districts. A requirement was added for landscaped buffers between adjacent residential districts and in those same districts. Code changes relevant to building height and scale. Code changes relevant to building setbacks and buffers were made in the following locations: E.20.040, E.20.050, E.20.080, E.20.090, and G.20.030.

Additional Edits

Edits were made to the land use table clarifying the applicability of Chapter 3389 (Special Permit Uses) of the existing zoning code and adding public transit centers as a new allowed use. A number of technical edits were also made throughout the code to correct typographical errors, resolve conflicts with the existing zoning code (Title 33), clarify intent, improve ease of use, and aid in interpretation. Examples include new or modified definitions, adjusted standards for measurement, explanation of what can be located within building setbacks, and identified circumstances which will call for additional city review, such as bike parking placement or encroachments into the right-of-way.

Detailed Summary of Changes

The following section provides a more detailed summary of changes to the April Public Review Draft of the Zone In Phase One Code.

Article A: General Provisions

Chapter A.10: General Provisions

Section A.10.040: Applicability of Title 31 – Planning and Historic Preservation Code

Added a new section stating the applicability of Title 31 to the 2024 Zoning Code. Title 31 houses code language addressing historic preservation and architectural review commissions. Additional language reinforces the design review process and the role of historic and architectural review commissions.

Section A.10.050: Applicability of Title 33 – Zoning Code

- Section A.10.050.A: Added new section stating the applicability of the existing zoning code (Title 33) to the 2024 Zoning Code.
- Section A.10.050.D: Added new section clarifying that parcels rezoned to 2024 Zoning Code district designations within the East Franklinton District will continue to be within the design review authority of the East Franklinton Review Board.
- Section A.10.050.E: Added new section clarifying that parcels rezoned to 2024 Zoning Code district designations within the University Impact District will continue to be within the design review authority of the University Impact District Review Board.

Section A.10.060: Applicability of Title 43 – Platting and Engineering Code

Added new section stating the applicability of Title 43 for the 2024 Zoning Code. The new Parking Impact Study program will be housed in Chapter 4310 of Title 43.

Article B: Definitions and Rules of Measurement

Chapter B.20: General Definitions

Section B.20.020: Definitions

Modified and/or added new definitions for the following terms in order to clarify the 2024 Code and resolve any conflicts, simplify ease of use and understanding, and aid in interpretation.

- Abutting
- Accessory Building or Structure
- Architectural Feature
- Bay Window
- Coverage, Parcel
- Dog Park.

- Encroachment
- Entry, Service
- Public Realm
- Residential District
- Setback, Parking
- Street, Private
- Street, Public

Chapter B.30: Measurements

Section B.30.040: Identifying Parcel Lines

- Section B.30.040.B (Methodology): Added additional methodology standards for parcel configurations to determine parcel line designations for the following parcel types:
 - Section B.30.040.B.1 (Corner Parcels): Added additional clarification of how to determine the front of a corner parcel.
 - Section B.30.040.B.4 (Flag Lot Parcel): Added new description of how to determine what is a flag lot and exempts flag lots from lot frontage requirements.

Section B.30.050: Measuring Façade Transparency

- Section B.30.050.A (Applicability): Clarified the applicability of façade transparency standards to new build, additions, and modifications.

Chapter B.40: Land Use Definitions

Section B.40.020: Definitions

- Bed and Breakfast: Modified definition to clarify how this use is distinct from hotels.
- Public Transit Center. Added new definition.

Article E: District Regulations

Chapter E.20: Mixed-Use Zoning Districts

Section E.20.030: General Requirements

- Division E.20.030.B (Façade Zone):
 - Modified building placement and the shape of facades requirements to clarify standards.
 - Moved and clarified principal building placement requirement to be organized under this division.
- Division E.20.030.C (Ground Floor Design):

- Added a new subdivision titled “Building Entries”. Moved and clarified building entrance requirements and clarified service entries do not count toward pedestrian entry requirements.
- Moved existing regulations of “Ground Floor Depth” under this division and clarified this requirement only applies to the building which satisfies the ‘façade zone’ requirements of the district.
- Reorganized existing standards on pickup unit/canopy and backlit awnings under this division.
- Division E.20.030.E (Parking):
 - Clarified that even though there are not minimum parking requirements for the districts, projects, including change of use, are subject to parking impact study requirements in Chapter 4310.
 - Clarified requirements if on-site vehicular parking is provided, including parking setback standards, screening, and vision clearance.
 - Added standards to limit vehicular access from front streets and require DPS review of bicycle parking.
- Division E.20.030.F (Land Use): Clarified land use permit requirements and that uses not listed in the use table are not allowed.
- Division E.20.030.G (Large Sites): Added new division with additional criteria determining what qualifies as a large site with reference to Article F.
- Division E.20.030.H (Pedestrian Access and Circulation): Added new division with standards for sidewalks, crosswalks, and walkways with review authority established as the Department of Public Service.
- Division E.20.030.I (Site Landscaping): Added new division that requires site landscaping between the building facade and the abutting public sidewalk when provided.
- Division E.20.030.K (Historic Preservation):
 - Added new division stating Title 31 still applies to the 2024 Zoning Code for historic preservation and provides exemptions for parcels falling within the jurisdictions of the commissions listed.
- Division E.20.030.L (East Franklinton District) and Division E.20.030.M (University District Zoning Overlay):
 - Added new divisions stating Title 33 provisions still apply to the 2024 Zoning Code for these districts and provides exemptions for these parcels from certain design standards of Title 34.

Changes to All Districts (UGN-1, UGN-2, UCT, UCR, CAC, RAC):

- Encroachments into Minimum Setback:
 - Added uncovered patio/outdoor dining standard to allow outdoor dining or uncovered patios to be located in the front setback area.

- Clarified how fences, hedges, and other screening devices are treated.
- On-Site Parking:
 - Clarified requirements for off-street parking, if provided, and provided a cross reference to new standards (see above).
 - Modified existing side street setback requirement for structured parking.
 - Existing: 5' min.
 - New: 12' min.

Section E.20.040: Urban General 1 (UGN-1)

- Section E.20.040.C (Building Placement):
 - Modified Rear Setback (Abutting an Alley):
 - Existing: 0' min.
 - New: 5' min.

Section E.20.050: Urban General 2 (UGN-2)

- Section E.20.050.C (Building Placement):
 - Modified Rear Setback (Abutting an Alley):
 - Existing: 0' min.
 - New: 5' min.

Section E.20.080: Community Activity Center (CAC)

- Section E.20.080.C (Building Placement):
 - Modified Side Setback when Abutting Residential Districts:
 - Existing: 20' min.
 - New: 25' min.
 - Modified Rear (No Alley) Setback when Abutting Residential Districts:
 - Existing: 20' min.
 - New: 25' min.

Section E.20.090: Regional Activity Center (RAC)

- Section E.20.090.C (Building Placement):
 - Modified Side Setback when Abutting Residential Districts:
 - Existing: 20' min.
 - New: 25' min.
 - Modified Rear (No Alley) Setback when Abutting Residential Districts:
 - Existing: 20' min.

- New: 25' min.

Section E.20.100: Uses

Modified and updated the use table to simplify the number of footnotes and clarify the applicability of existing provisions in Chapter 3389 (Special Permit Uses).

Added a new use for public transit centers to facilitate use of land for public transit within the Mixed Use Districts.

Article F: Supplemental District Standards

Chapter F.20: Massing and Articulation Standards

Section F.20.020: Applicability

Added new regulations regarding the applicability of standards to historic districts, East Franklinton, and University District.

Chapter F.30: Frontage Type Standards

Section F.30.020: Applicability

Added new regulations regarding the applicability of standards to historic districts, East Franklinton, and University District.

Section F.30.040: Frontage Types Overview

- Table F.30.040.A (Frontage Types Overview): Modified frontage type descriptions to clarify that DPS review was required for any frontage type that encroached into the public ROW.

Chapter F.40: Large Site Standards

Section F.40.040: Design Standards for Large Sites

- Section F.40.040.B (Streets and Connectivity): Added standards to require all streets to provide sidewalks.

Article G: Citywide Standards

Chapter G.20: General Site Development Standards

Section G.20.010: Purpose and Applicability.

Added new regulations regarding the applicability of standards to historic districts, East Franklinton, and University District.

Section G.20.020: Lighting

Clarified the standards for lighting, including different height limits of lighting fixtures by district, and requirements for shielding of fixtures.

Section G.20.030: Landscaping

- Section G.20.030.A (Development Site Landscape Requirements):
 - For setbacks greater than 5 feet in depth, added requirements to landscape a certain percentage of the area between the building façade and the adjacent front and/or side street parcel.
 - Includes a calculation formula and diagram to explain new regulations.
- Section G.20.030.B (Residential Landscape Buffer):
 - Added requirement to provide a landscape buffer between all Mixed-Use Districts, except UCT and UCR, and an abutting Residential District, if no other landscaping requirements are triggered (e.g. headlight screening) and when no parking access is needed.
 - Provides similar requirement for screening as provided for in headlight screening requirements.
 - Added exemption for vision clearances from residential landscape buffers.
 - Added measurement standard to allow trees located in the buffer to be counted towards the required dwelling unit trees.
- Section G.20.030.C (Dwelling Unit Trees):
 - Added a requirement that unit trees be native species.
- Section G.20.030.E (General to All Landscaping): Added new standards to clarify the types of trees which satisfy the landscaping and tree requirements.

Section G.20.040: Screening

- Section G.20.040.B (Dumpster Screening and Bulk Refuse Pick-Up Area Screening): Included bulk refuse pick-up area to the screening regulations.

Section G.20.050: Vision Clearance

Added new section to require that provision of unobstructed “clear vision triangles”.

Community Activity Center (CAC)
E.20.080

Building Footprint

Side (Facade Zone)	10'
Side Street (Facade Zone)	10'
Abutting Residential Districts	25'
Abutting All Other Districts	5'
Rear (No Alley)	25'
Abutting Residential Districts	10'
Abutting All Other Districts	5'
Rear (Abutting an Alley)	5'
Facade Zone	65'
Total length of facade required within or abutting facade zone	85'
Footprint	85'
Building Coverage	85'
Open Space	50'
On-Site Open Space per Unit (Private or Common)	50'

Setbacks

Front	10'
Side	10'
Rear	10'

Facade Design

Ground Floor Facade	40% min.
Residential	60% min.
Non-Residential	75% min.
Upper Floor Facade	See S4 (B) and S4 (C)
Ground floor blank walk length	See S4 (B) and S4 (C)



City of Columbus Title 34: 2024 Zoning Code

July 2024

Prepared For
The City of Columbus, Ohio
Prepared By:



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Article A: General Provisions

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Chapter A.10: General Provisions

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A.10.030	Purpose
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A.10.050	Applicability of Title 33 – Zoning Code
A.10.060	Applicability of Title 43 - Platting and Engineering Code
A.10.070	Severability

A.10.010 Title

Title 34 of the Columbus City Codes must be known and cited as the “2024 Zoning Code” or this “Title”.

A.10.020 Authority

This 2024 Zoning Code is adopted in accordance with the authority established in the Columbus City Charter and Article XVIII, Section 3, of the Ohio Constitution which grants municipalities the legal authority to adopt land use and control regulations.

A.10.030 Purpose

This 2024 Zoning Code is enacted to preserve and promote the public health, safety, and general welfare, to enable appropriate and orderly development, and to ensure social and economic stability within the various zones established by the provisions of this Title. More specifically this Title is adopted to achieve the following objectives:

- A. Provide standards for orderly growth and development, and guide and control the use of land to provide safe, harmonious, attractive, and sustainable communities;
- B. Enhance the appearance of the City and promote high-quality design;
- C. Preserve and enhance the character and vitality of the mixed-use corridors and centers, and preserve the quality of life in adjacent residential neighborhoods;
- D. Incorporate sustainability practices and ensure climate resiliency;
- E. Promote economic growth and the creation of jobs; and
- F. Facilitate the appropriate location of community facilities, institutions, transportation, and parks and recreation areas.

A.10.040 Applicability of Title 31 – Planning and Historic Preservation Code

Certain parcels with 2024 Zoning Code district designations fall under the design review authority of commissions charged with historic preservation and architectural review as defined in Chapter 3116 (Historic Preservation and Architectural Review), Chapter 3117 (Historic Resources Commission), and Chapter 3119 (Historic Architectural Review Districts Purpose and Organization). These commissions include the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission. The process for obtaining a Certificate of Appropriateness (COA) for parcels located within the jurisdictional authority of these commissions remains as provided for in Title 31. Additionally, these commissions will maintain their authority to review proposals for demolition of existing structures located within their respective jurisdictions. Design features regarding building scale and design elements including building height and setback are subject to the application of Council-adopted design guidelines, as outlined in Title 31. Parcels with a 2024 Zoning Code district designation which are located within the jurisdiction of one of these commissions are also exempt from certain design standards of this 2024 Zoning Code as provided in Article E (District Regulations); Article F (Supplemental District Standards); and Article G (Citywide Standards).

A.10.050 Applicability of Title 33 – Zoning Code

- A. As provided in Chapter 3304 (Applicability of Title 33 to the 2024 Zoning Code), specific provisions of Title 33 will apply to the 2024 Zoning Code.
- B. Administrative processes for obtaining a certificate of zoning clearance, and if applicable, a Variance or Special Permit shall be governed by the provisions in Title 33, unless provided in this 2024 Zoning Code or in a Rule or Regulation promulgated by the Director of the Department of Building and Zoning Services. Specifically, the provisions of Chapter 3305 (Zoning Administration, Enforcement and Penalties) and Chapter 3307 (Board of Zoning Adjustment; Appeals and Variances) apply to the zoning district designations found in this 2024 Zoning Code.
- C. Chapter 3387 (Prohibited Uses), Chapter 3390 (Temporary Uses), and Chapter 3392 (Junk, Impound, and Salvage Yards) will apply, as necessary, to prohibit or regulate certain uses on parcels zoned to zoning districts in the 2024 Zoning Code.
- D. Certain parcels with 2024 Zoning Code district designations were previously within the East Franklinton District and continue to be within the design and demolition review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District). The process for obtaining a Certificate of Approval (COA) for parcels located within the jurisdiction of the East Franklinton Review Board will remain as provided in Title 33. Building height, setback, and other building scale and design elements are subject to the application of Council-adopted design guidelines, as outlined in Chapter 3323 (East Franklinton District). Parcels falling within the jurisdiction of the East Franklinton Review Board are also exempt from certain design standards of this Title as noted in Article E (District Regulations); Article F (Supplemental District Standards); and Article G (Citywide Standards).
- E. Certain parcels with 2024 Zoning Code district designations fall within the design review authority of the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay). The process for obtaining a Certificate of Approval (COA) for parcels located within the jurisdiction of the University Impact District Review Board will remain as provided in Title 33. Building height, setback, and other building scale and design elements are subject to the application of Council-adopted design guidelines, as outlined in Chapter 3325 (University District Zoning Overlay).

Parcels falling within the jurisdiction of the University Impact District Review Board are also exempt from certain design standards of this Title as noted in Article E (District Regulations); Article F (Supplemental District Standards); and Article G (Citywide Standards).

- F. Pursuant to Division 3310.01(C), provisions of Title 33 shall not apply to a property that is rezoned into a zoning district of this 2024 Zoning Code, unless specifically provided for in Title 33 or this 2024 Zoning Code.
- G. The Director of the Department of Building and Zoning Services may adopt any rules or regulations necessary in order to administer this 2024 Zoning Code.

A.10.060 **Applicability of Title 43 - Platting and Engineering Code**

No minimum vehicular parking requirements are in place for those zoning districts outlined in Chapter E.20 (Mixed-Use Zoning Districts). Development proposals, including changes of use, for parcels located within these districts are, however, subject to the requirements of Division E.20.030.E. and Chapter 4310 (Parking Impact Study), including potential mitigation requirements.

A.10.070 **Severability**

The provisions of this 2024 Zoning Code are considered to be severable; if a court of competent jurisdiction holds a provision or part of a provision unconstitutional, that decision will not automatically invalidate the remainder of a provision or any other provisions or part thereof.

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Article B: Definitions and Rules of Measurement

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Chapter B.10: Purpose of Definitions and Rules of Measurement

Sections:

B.10.010 Purpose and Applicability

B.10.010 Purpose and Applicability

This Article establishes the definitions of key terms, land uses, and rules of measurement used in this Title 34. If any of the definitions or measurements in this Article conflict with definitions in other provisions of **this Title**, the definitions in this Article control. If there are terms used in this Title 34 that are not defined, applicable definitions from the Title 33 Zoning Code will apply.

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Chapter B.20: General Definitions

Sections:

B.20.010	Purpose and Applicability
B.20.020	Definitions

B.20.010 Purpose and Applicability

This Chapter provides the definition of terms and phrases used in this Title that are technical, specialized, or may not reflect common usage. If a word is not defined in this Chapter, or in any other provisions of the Columbus City Codes, the Director must determine the correct definition using dictionary definitions or, for technical terms, a generally accepted professional resource or guide. Words and phrases used solely in a particular chapter or article may be defined in the applicable provision rather than in this Chapter. **For definitions of allowed land uses in this Title, see Section B.40.020 (Land Use Definitions).**

B.20.020 Definitions

A. Definitions

Abutting. Having a common boundary either **directly sharing a border or separated by an alley.**

Accessory Building or Structure. A structure customarily incidental and subordinate to a principal building or use on the same lot. A building attached to the principal building by a common wall or by a continuation of the roof of the main structure (and not simply by a breezeway or porch) shall be considered a part of the main structure.

Alley. See Section 3303.01 - Letter A.

Allowed Use. Uses that are allowed by right and are not subject to discretionary conditions of approval.

Applicant. Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities, or state or local government agency applying for a permit or any other application process facilitated by the Department of Building and Zoning Services. In this document, "applicant" is used rather than "owner" or "property owner" or "site owner" or "developer."

Architectural Feature. An exterior building element intended to provide ornamentation to the building massing including, but not limited to, eaves, cornices, bay windows, window and door surrounds, chimneys, light fixtures, and balconies.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a principal building or structure, except where **the**

connection is a breezeway or walkway incidental to and not a necessary part of the construction of the principal building.

Awning. See Section 3303.01 - Letter A.

B. Definitions

Balcony. A projecting or recessed platform on a building, enclosed with a railing, wall, or balustrade.

Base (of Building). The base comprises the lowest story or stories adjacent to the ground and is distinct from the middle by a material change and/or a horizontal expression line.

Basement. Any floor of a building that is more than half below the adjacent finished grade.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area. **Window openings are provided on each side of the architectural projection.**

Blank Wall. A ground-floor wall, or portion of ground floor wall, where no transparent materials or entrances are provided for a continuous width, as defined by Section B.30.050 (Measuring Facade Transparency).

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the street or open space on one end of the block to the street or open space on the other end, along the same street or open space.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting streets, railroads, or large site open spaces.

Building. See Section 3303.02 - Letter B.

Building, Principal. The building **or buildings** that serve as the focal point for all activities related to the principal use of the parcel.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Entrance. See **"Entry."**

Building Facade. The exterior walls of a building.

1. **Building Facade, Front.** The exterior wall of a building facing a front parcel line.
2. **Building Facade, Side Street.** The exterior wall of a building facing a side street or public realm.
3. **Building Facade, Interior Side.** The exterior wall of a building facing an interior parcel line(s).
4. **Building Facade, Rear.** The exterior wall of a building opposite the front parcel line.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The components of a building that provide the transition and interface between the public realm (street and sidewalk) and building entries. Frontage types may be included as part of the building frontage.

By-Right, Approval. Approval of certain uses, improvements, and developments not requiring further review and pursuant to all applicable standards.

C. Definitions

Canopy. See "Awning."

Column. A vertical shaft extending from the ground or from one part of the structure to another.

Commercial. Pertaining to any business, trade, industry, or other activity engaged in a exchange of goods; services; rights or interests in property; or any other valuable consideration.

Common Space. A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the parcel.

Cornice. A horizontal projection traditionally used to join a roof to the wall below and protect the wall from rainwater. The cornice forms the uppermost part of an entablature and may appear secondarily in locations other than at the building's eave or parapet, including, but not limited to, the upper boundary of a base story.

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking. See Section F.30.110 (Courtyard) for frontage type.

Coverage, Parcel. The portion of a parcel, that is expressed as a percentage that is covered in buildings or other structures, including any rear or side porch, carport or attached/detached garage, roofed stairs, balcony, or deck, but excluding any walkway, or uncovered patio.

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

D. Definitions

Department. Department of Building and Zoning Services or applicable designee.

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Development. An improvement and/or new use that requires an application with the City.

Development Site (syn. Project Site). A parcel, group of parcels, or portion(s) of parcels on which proposed structures and improvements are to be constructed.

Director. Director of the Department of Building and Zoning Services or applicable designee.

District. See Section 3303.04 - Letter D.

Dog Park. An enclosed area for domesticated dogs to exercise and play off-leash in a controlled environment under the supervision of their owners.

Door. An opening that allows access to a building, room, or other space and can be fully closed to provide a barrier to weather as well as to entry.

E. Definitions

Eave. The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters ("open eave") to a finished horizontal surface ("closed eave").

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element that breaks the plane of a minimum setback line.

Entry. An opening, including, but not limited to, a door, gateway, or gate, that allows access to a building.

Entry, Service. An entrance of a building intended for the delivery of goods, removal of refuse, and garage access.

Expression Line. A horizontal molding, projection, or other boundary articulating one portion of a facade from the portion above.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel where the building facade is required to be placed to shape the intended public realm. The district standards identify the minimum amount of facade to abut and/or be placed in the facade zone.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent sidewalk. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Floor Area. The total horizontal enclosed area of all the floors below the roof of a building or enclosed structure. The floor area of an unenclosed building or structure includes all horizontal area below the roof line.

1. **Floor Area, Gross.** The total floor area inside the building envelope, including the external walls, and excluding the roof.
2. **Floor Area, Net.** The sum of the areas of all stories of a building measured from within the exterior walls. The floor area must include any building that has a roof and is enclosed to provide shelter from the elements on three or more sides.

Footprint Area. The total square footage contained within a building footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Front. See "Parcel Line, Front."

Front Loaded (Front Access). Parcels that provide vehicular access from the front of the parcel.

Frontage, Building. See Section 3303.06 - Letter F.

Frontage, Lot. See Section 3303.06 - Letter F.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the district.

1. **Frontage Type, Arcade.** See Section F.30.070 (Arcade).
2. **Frontage Type, Common Entry.** See Section F.30.080 (Common Entry).
3. **Frontage Type, Courtyard.** See Section F.30.110 (Courtyard).
4. **Frontage Type, Dooryard.** See Section F.30.100 (Dooryard).
5. **Frontage Type, Gallery.** See Section F.30.060 (Gallery).
6. **Frontage Type, Lightwell.** See Section F.30.130 (Lightwell).
7. **Frontage Type, Porch.** See Section F.30.120 (Porch).
8. **Frontage Type, Shopfront.** See Section F.30.050 (Shopfront).
9. **Frontage Type, Stoop.** See Section F.30.090 (Stoop).

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Garage. An enclosed building or portion of a building accessible to vehicles used as parking of one or more motor vehicles.

1. **Garage, Private.** A building or portion of a building in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
2. **Garage, Public.** A structure or portion of a structure, offering parking to the public with or without a fee.

Glazing. Openings in a building in which glass is installed.

Grade, Finished. See "Finished Grade", Section 3303.06 - Letter F.

Green. A landscaped focal point for passive recreation or programmed use.

Ground Floor. See "Story, First."

H. Definitions

Hardscape. Paving, decks, patios, and pavers or other hard surfaces intended to be permeable.

Height, Building. The perpendicular distance measured in a straight line from the curb level, or from the finished grade line of the lot where the grade is higher than the curb, to the highest point of the roof beams in the case of flat roofs, and to the mean between the point of the gable and the eaves in the case of high pitched roofs; the measurements in all cases to be taken through the center of the facade of the building. Where a building is on a corner lot and there is more than one grade level the measurements must be taken through the center of the facade on the street having the lowest elevation.

1. **Height, Ground Floor.** The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to, bathrooms, closets, utility rooms, and storage spaces.

2. **Height, Midpoint of Sloping Roof.** See Section B.30.030 (Measuring Building and Site Features).
3. **Height, Number of Stories.** The number of stories in a structure above adjacent finished grade. See "Story."
4. **Height, Top of Flat Roof.** See Section B.30.030 (Measuring Building and Site Features).

I. Definitions

Impervious. A hard surface area which either prevents or hinders the entry of water into soil, as would occur under natural conditions, or which causes water to run off the surface in greater quantities or at an increased rate of flow than would occur under natural conditions.

Improved. See "Improvement."

Improvement. The product of any modification to a site, structure, or building, not including maintenance or repairs.

Infill. Development within unused and underutilized lands within existing **development patterns, resources, and infrastructure typically**, but not exclusively, in urban areas. Infill development is critical to accommodating growth and redesigning cities to be environmentally- and socially-sustainable.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Landing. An unenclosed, unroofed platform, attached to a building, and serving as a required means of egress from the first floor of a building or a level area at the top or bottom of a staircase or between one flight of stairs and another.

M. Definitions

Main Body. The primary massing of a principal building.

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the lesser of two or more.

Mixed-Use. The combination of residential and non-residential uses within the same building or the same general area.

1. **Mixed-Use Building.** A single building that contains both non-residential and residential uses.
2. **Mixed-Use Development.** A development site that contains both non-residential and residential uses on the same parcel, whether or not they are located within the same structure.

Module. A portion of the whole, or a whole building facade that reads as a discrete facade.

Mullion. Vertical bar providing structural support between windows.

N. Definitions

New Use. Any purpose for which land or premises, or a building or structure, is improved, occupied, utilized, built, or constructed for, which has not before existed on the land or premises.

Nonconforming. See Section 3303.14 - Letter N.

O. Definitions

Occupiable Space. The portion of a building that is suitable for human occupancy.

Off-Street Parking. Dedicated parking areas specifically designed for the parking or storage of motor vehicles. Off-street parking areas located away from roads or streets and are separate from the regular flow of traffic.

Open Space, Common. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

Open Space, Large Site. An outdoor area dedicated for public gathering and civic activities.

Open Space, Private. The area required for each residential unit in some building types provided as outdoor yard areas, patios, decks, or balconies.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel (syn. Lot). A parcel, lot, tract, or area of land occupied or designed to be occupied as a unit by one building, one apartment complex, one multiple dwelling development, or one commercial complex, and the accessory buildings or uses customarily incident to it, if any, including open spaces required by this Title and open spaces arranged and designed to be used in connection with the building or buildings. The lot must be of record in the appropriate County recorder's office.

Parcel Area. The area of a parcel measured horizontally between bounding parcel lines.

1. **Parcel Area, Gross.** The total area, usually measured in acres, included within the property lines, as applicable, of a development.
2. **Parcel Area, Net.** The area of a parcel measured horizontally between bounding parcel lines, subtracting the existing or proposed horizontal area within public streets and alleys on the parcel.

Parcel Line. The perimeter and geometry of a parcel demarcating one parcel from another.

1. **Parcel Line, Front.** The front boundary line of a parcel bordering on a street or open space. In the case of a corner parcel, at least one street must be designated as the front street for the purposes of identifying the front parcel line per Section B.30.040 (Identifying Parcel Lines).
2. **Parcel Line, Rear.** The parcel line opposite the front parcel line unless that lot line is a side lot line of an abutting lot.
3. **Parcel Line, Side.** Any parcel line that is not a front, rear, or side street parcel line.
4. **Parcel Line, Side Street.** Any parcel line abutting a street or public realm that is secondary to the front street.

Parking

1. **Parking, Structured.** A structure, or portion of a structure, comprised of one or more levels or floors used predominately for the parking of motor vehicles, including underground parking, and parking at grade within a building or structure.
2. **Parking, Subterranean.** Parking spaces located below the finished grade of the building.
3. **Parking, Surface.** A ground level parking lot used exclusively for the parking of motor vehicles.

Patio Cover. A one story, roofed structure, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the principal building.

Pedestrian Connection. A pathway that provides circulation for pedestrians.

Pedestrian Passage. A pedestrian pathway that extends from a public sidewalk or large site open space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the district.

Person. Means without limitation, a natural person, the person's beneficiaries, executors, administrators, or assigns, and also includes a corporation, partnership, an unincorporated society or association, or any other type of business or association, including respective successors or assigns, recognized now or in the future under the laws of the state or the City.

Pitch. The slope of a roof expressed as vertical rise per measure of length.

Plaza. A hardscaped focal point used primarily for civic purposes and commercial activities.

Podium. A continuous, at-grade, projecting base, or pedestal under a building often occupied by parking.

Porch. A roofed platform projecting from or engaged into a building at an entrance. A porch is separated from the building by the walls of the building and is partially supported by piers, posts, or columns. A porch may be open, enclosed, or partially enclosed. "Open porch" means a porch which is unenclosed (except possibly for screens) by anything higher than 36 inches above the floor except for the roof and roof supports. A porch may be used as a frontage type per Section F.30.120 (Porch).

Pre-Existing Use. A use of record, other than a billboard, established prior to the effective date of a rezoning of a property from a zoning district under the Title 33 Zoning Code to a zoning district under this Title which, at the time of the rezoning, conforms to all then-applicable Title 33 requirements including previously established non-conforming uses as well as any uses approved by Variances, but which uses do not constitute an allowed use under this Title.

Pre-Existing Building. A building established prior to the effective date of a rezoning of the property upon which the building is located from a zoning district under the Title 33 Zoning Code to a district designation under this Title which, at the time of the rezoning, conforms to all then-applicable Title 33 requirements and standards including previously established buildings that are non-conforming as well as any buildings approved by Variances, but which requirements and standards do not conform with requirements and standards of this Title.

Projection. A change in the facade plane where a portion of the facade is located some distance forward of the facade plane of the main body. "Projection" is the opposite of "recession."

Public Realm. The outdoor space (horizontally and vertically) accessible to the public including the setbacks, sidewalks, landscaping, and street between the building facades along one side of a street and the building facades or publicly accessible open space on the other side of the street. **The public**

realm includes pedestrian connections and large site open space types per Section F.40.040 (Design Standards for Large Sites).

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the parcel.

Recession. A change in the facade plane wherein a portion of the facade is located some distance behind the facade plane of the main body. "Recession" is the opposite of "projection."

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Renovation (syn. Alteration, Remodel).

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Residential. Lands, buildings, or structures or portions thereof used, or designed for use, as a home or residence for one or more individuals.

Residential District. Title 33 districts that are within the categories of an Apartment Residential District, Planned Unit Development District, or a Residential District encompassing R, LRR, RRR, RR, SR, R-1, R-2, R-3, R-2F, and R-4, or any such district with a limited overlay.

Residential Unit (syn. Dwelling Unit). See "Dwelling Unit" in Section 3303.04 - Letter D.

Right-of-Way (ROW). See Section 3303.18 - Letter R.

Roof. The top covering of a building principally responsible for providing protection from the elements.

1. **Sloped Roof.** A roof with a pitch expressed as vertical rise per measure of length.
2. **Flat Roof.** Nearly level roof which relies on subtle variations in its surface for drainage. Typically surrounded by a parapet.

S. Definitions

Setback. The distance by which a structure, parking area, or other development feature is separated from a parcel line or right-of-way line, when present.

1. **Setback, Building.** The mandatory clear distance between a parcel line or right-of-way line, and a building.
2. **Setback, Contextual.** See Section B.30.060 (Measuring Contextual Setbacks).
3. **Setback, Front.** An area extending across the full width of the parcel, parallel to the front parcel line, extending between the side parcel lines.
4. **Setback, Interior.** See "Setback, Side."

5. **Setback, Parking.** The mandatory clear distance between a parcel line or right-of-way line, and any parking spaces or maneuvering areas, excluding drive aisles that are perpendicular to the point of access and egress when access is allowed from that applicable parcel line.
6. **Setback, Rear.** An area extending the full width of the rear parcel line extending perpendicular from the rear parcel line.
7. **Setback, Side Street.** Setback adjacent to side street parcel line.
8. **Setback, Side.** An area between a side parcel line, parallel to the side parcel line, and extending between the front and rear parcel lines.

Shopfront Base (Syn. Bulkhead). A very low wall, that does not include glass, between the window(s) of a shopfront and the adjacent sidewalk.

Sidelight. A glazed panel at the side of a doorway.

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sill. The horizontal bottom member of a window frame.

Site Plan. A base sheet that includes the basic information that shall appear on all plans including, but not limited to, parcel lines, natural features, roads, buildings, open space, or other structures proposed or existing to remain on-site. A site plan shall also illustrate the dimensions of required setbacks.

Site Plan, Approved. A dimensional drawing to scale showing a plan for the development of a specific parcel or parcels of land, which has been previously approved through a Title 33 rezoning or Variance process, and contains provisions requiring a development to be in conformity with the approved site plan.

Stepback. A recess in the upper stories of a building from the lower stories designed to reduce the building's mass and express fewer stories.

Storefront. The majority portion of a Shopfront Frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. See Section 3303.19 - Letter S.

1. **Story, First (syn. First Floor).** The lowest story or the ground story of any building, that is closest to finished grade. The story above is the second floor or second story.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of a gable, hip, or gambrel roof, usually having dormer windows. A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are not more than three feet above the floor of such story.

Street. A public or private way constructed for the primary purpose of vehicular travel. An alley or a driveway is not a street. The term "street" describes the entire legal right-of-way or easement (public or private), including, but not limited to, the traffic lanes, bike lanes, curbs, gutters, sidewalks, parkways, and any other grounds found within the legal right-of-way. The name given to the right-of-way (avenue, court, road, etc.) is not determinative of whether the right-of-way is a street.

1. **Street, Front.** A street located along the front parcel line. See Section B.30.040 (Identifying Parcel Lines).

2. **Street, Private.** Any street not a public street. Private streets generally provide access to more than two parcels and are usually named, unlike driveways. Private streets may be constructed to public street standards. Private streets are generally differentiated from driveways by larger widths, longer lengths, and may include public or private utilities. **For the purposes of applying setbacks to adjacent lots, the setback from a private street is measured from the back of a sidewalk, if a sidewalk is present, or at the back of the curb if there is no sidewalk.** A private street may also be referred to as private road, lane, or drive.
3. **Street, Public.** A street for which the **right-of-way is not less than 35 feet in width, or other approved width as determined by the Department of Public Service, and is owned** by or offered for dedication to the public and accepted by the City.
4. **Street, Side.** A street located along a parcel line that is not the front parcel line. See Section B.30.040 (Identifying Parcel Lines).

Street Frontage. The lineal length of that portion of a parcel line abutting a street.

Street Tree (syn. Parkway Tree). A tree planted in public areas, tree lawns, tree wells, parkways, sidewalk areas, street easements, streets, and rights-of-way.

String Course. A continuous horizontal row or layer of material set in and distinct from the facade of the main body by its materials and/or projection.

T. Definitions

Transit Stop. A location where **public transit vehicles** stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transom. Glazed lite or window set above a door that is the same width or no wider than the door frame, including sidelights if present.

U. Definitions

Unit. See Dwelling Unit in Section 3303.04 - Letter D.

Upper Floor. A floor in a building that is located above the first floor.

V. Definitions

No specialized terms beginning with the letter V are defined at this time.

W. Definitions

Walkable/Walkability. The condition in which an area is highly interconnected with other areas by more through streets than dead-end streets, providing more options for access to recreational walking or for walking to work, transit, errands, shopping, or restaurants. In walkable areas, bicycling and walking are viable daily options because such destinations are within approximately 0.5 mile walking or 5 mile biking of a variety of housing choices.

Walkway. A paved way located on one or more parcels, used for pedestrian traffic, and used exclusively by the parcel owner(s), their guests.

Wall Plane. A vertical surface defined by the facades of buildings.

Window. An opening in an exterior wall, allowing light into the interior, but not designed as an entry.

Window, Dormer. A vertical window opening with surrounding wall and roof construction projecting from a sloping roof.

Wing. A structure that extends at least five feet from and is secondary to the main body of a principal building.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

Zoning Map. The zoning map(s) of the City, together with all amendments.

Zoning District. See "District."

Chapter B.30: Measurements

Sections:

B.30.010	Purpose and Applicability
B.30.020	Facade Zone Defined by Principal Building/Frontage
B.30.030	Measuring Building and Site Features
B.30.040	Identifying Parcel Lines
B.30.050	Measuring Facade Transparency
B.30.060	Measuring Contextual Setbacks
B.30.070	Measuring Adjacency Requirements

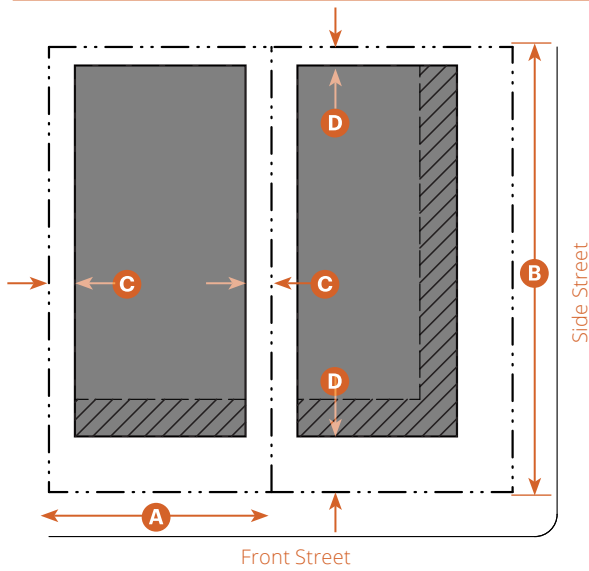
B.30.010 Purpose and Applicability

This Chapter explains how the various measurements referred to in this Title are calculated.

B.30.020 Facade Zone Defined by Principal Building/Frontage

- A. **Applicability.** The facade zone standards apply to new principal buildings and additions to existing buildings along the front and side streets of a parcel.
- B. **Methodology.** The required facade length is expressed in the district standards as a percentage. The percentage is calculated as follows, using an example for the front facade zone. The same approach must apply to the side street, using the minimum front and rear building setbacks.
1. Identify the width of parcel (e.g., 50 feet) and apply the required side building setbacks (e.g., five feet on each side).
 2. Subtract the horizontal length between each minimum side setback and the adjacent side parcel line from the total width of the parcel. The result is the net buildable width of the parcel (e.g., 40 feet).
 3. Multiply the required minimum percentage in the district standards (e.g., 70 percent) by the net buildable width of the parcel (e.g., 40 feet).
 - a. The result is the minimum length, of both the building facade and frontage type(s), as allowed by the district standards, that is required to be in or abut the facade zone (e.g., 28 feet).
 - b. See Figure B.30.020.2 for examples that are consistent with the intent of this standard.
 4. Where a rectilinear building is proposed on a non-rectilinear parcel, the building facade is exempt from the facade zone standard for the district, subject to the following:
 - a. One end of the facade must fall within the required facade zone; and, the length of the facade must meet or exceed the minimum required length as measured per the methodology of this Section.
 - b. On non-rectilinear corner parcels this exception may only apply to one side of the parcel.
 - c. See Figure B.30.020.2 for an example that is consistent with the intent of this standard.

Figure B.30.020.1: Determining the Required Length of Building Facade



Example Calculation

50'	Width of Parcel
- 5'	Minimum Side Setback
- 5'	Minimum Side Setback
= 40'	Net Buildable Width
x District Standard (e.g. 70%)	
= 28'	Required In or Abutting the Facade Zone

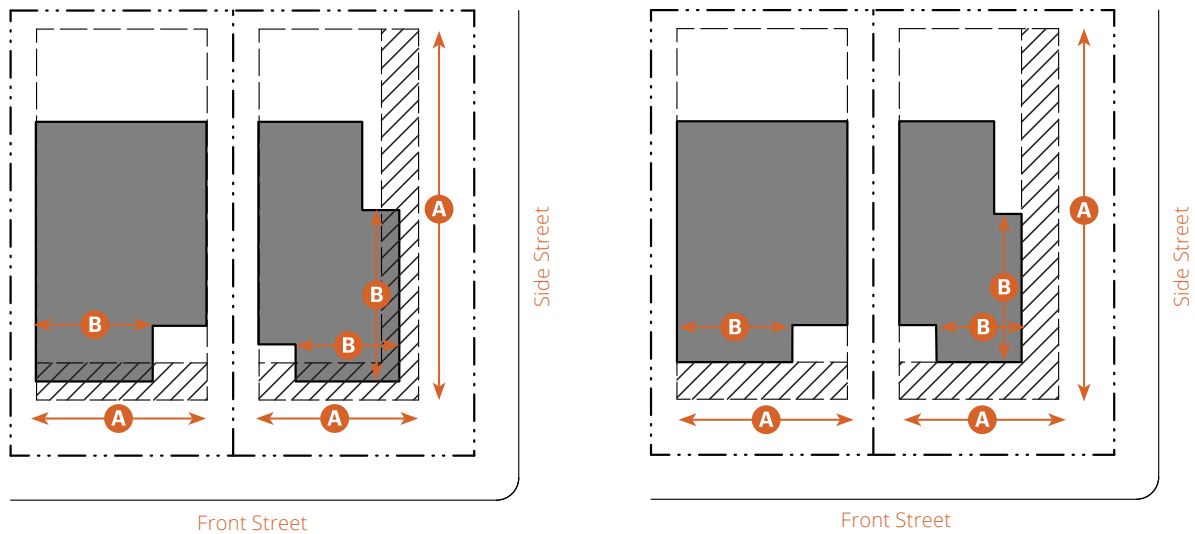
Key

- A** Width of Parcel
- B** Depth of Parcel
- C** Minimum Setback to be Subtracted from Parcel Width
- D** Minimum Setback to be Subtracted from Parcel Depth
- /// Facade Zone
- Max. Building Placement Area
- - - ROW/Parcel Line
- - - Setback Line

Figure B.30.020.2: Examples of Applying the Required Length of Building Facade

A. Within Facade Zone Only

B. Abutting Facade Zone Only



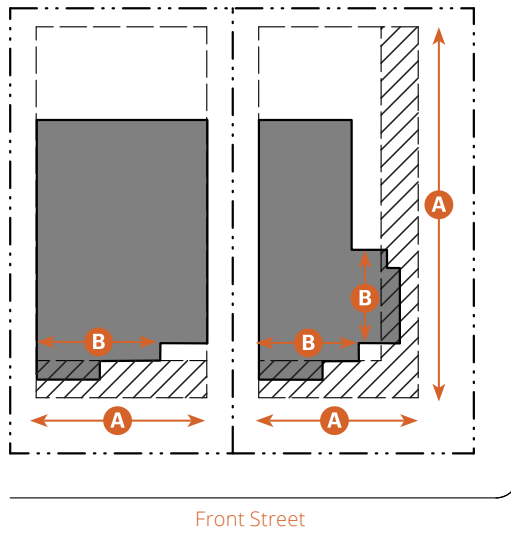
Key

- /// Facade Zone
- Building Footprint
- - - ROW/Parcel Line
- - - Setback Line

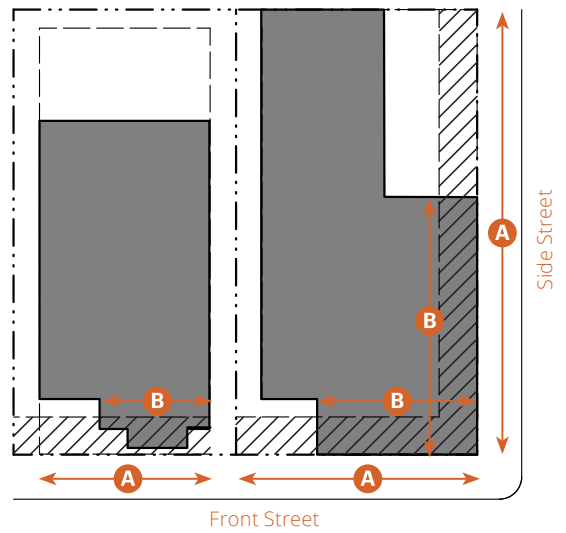
	Front Street	Side Street
A Net Buildable Width		
B Building and/or Frontage Type(s) Within Facade Zone	70% min. ¹	60% min. ¹

¹This is an example. See Division C of the respective district for the standard.

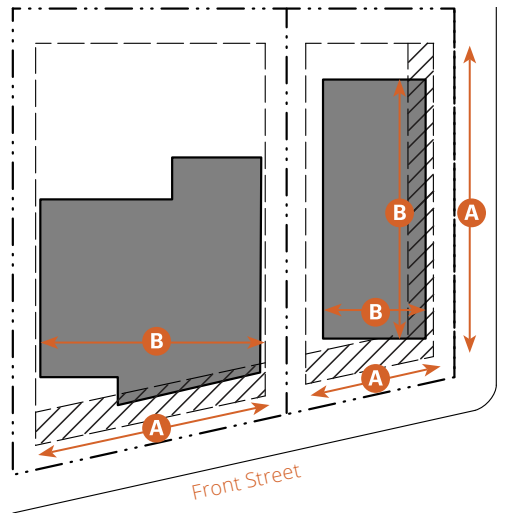
C. Abutting and Within Facade Zone



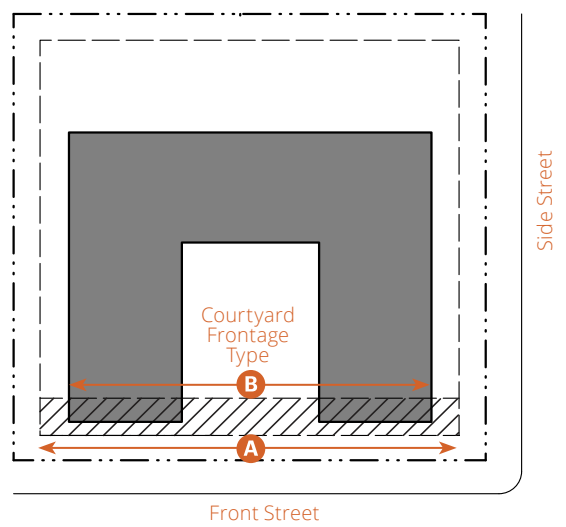
D. For Districts with 0' minimum Front/Side street Setbacks



E. Non-rectilinear Parcels



F. Courtyards²



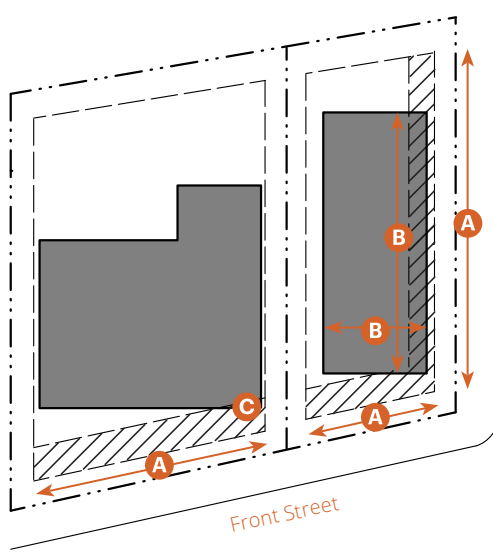
Key

	Facade Zone		ROW/Parcel Line
	Building Footprint		Setback Line
A	Net Buildable Width	Front Street	Side Street
B	Building and/or Frontage Type(s) Within Facade Zone	70% min. ¹	60% min. ¹

¹This is an example. See Division C of the respective district for the standard.

²Courtyard Frontage Type may count towards required facade zone standards.

G. Rectilinear Buildings on Non-Rectilinear Parcels



Key

	Facade Zone		ROW/Parcel Line
	Building Footprint		Setback Line
A	Net Buildable Width	Front Street	Side Street
B	Building and/or Frontage Type(s) Within Facade Zone	70% min. ¹	60% min. ¹
C	One Corner of the Building Falls Within the Facade Zone		

¹ See Division C of the respective district for the standard.

B.30.030 Measuring Building and Site Features

A. **Measuring Open Space(s).** The width and depth of open spaces must be measured as follows:

1. The width must be generally parallel to the front.
2. The depth must be perpendicular to the front.

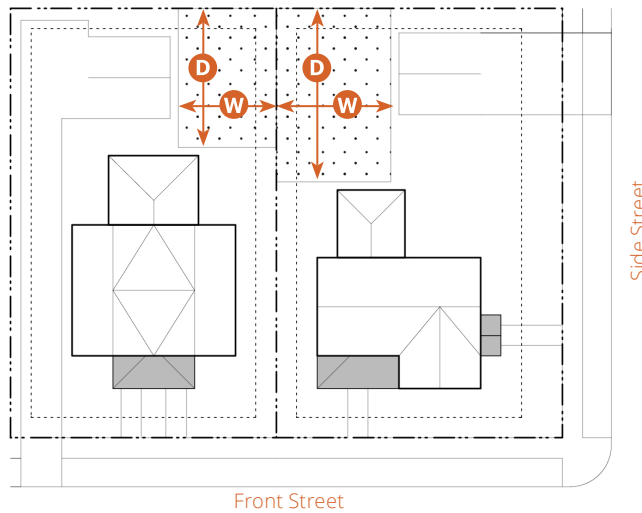


Figure B.20.030.1: Open Space(s)

Key

	ROW/Parcel Line
	Setback Line
W	Width
D	Depth

B. Measuring Building Height

1. **Height, Top of Flat Roof.** The vertical distance measured in a straight line from the curb level, or from the finished grade line of the parcel where the grade is higher than the curb, to the highest point of the roof beams. See Figure B.30.030.3.
2. **Height, Midpoint of Sloping Roof.** The vertical distance measured in a straight line from the curb level, or from the finished grade line of the parcel where the grade is higher than the curb, to the mean between the point of the gable and the eaves. See Figures B.30.030.4 and B.30.030.5.
3. All height measurements must be taken from the finished grade measured at the centerline of the facade.
4. Where a building is on a corner parcel and there is more than one grade level, the measurements must be taken through the center of the facade on the street having the lowest elevation.
5. Structures and rooftop equipment that do not provide additional floor space are allowed to exceed the overall height limit pursuant to Division D of the zoning district.

Figure B.30.030.3: Parapet and Highest Top Plate

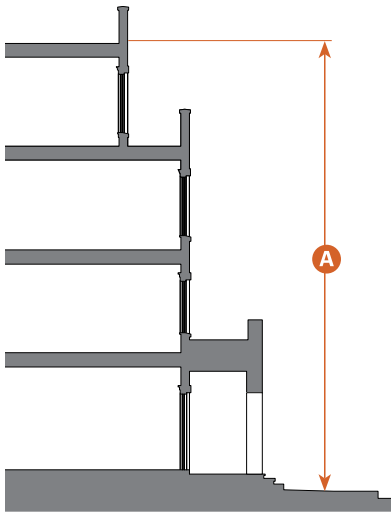


Figure B.30.030.4: Height to Midpoint of Roof

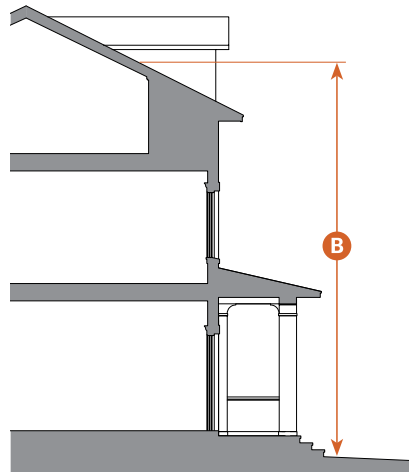
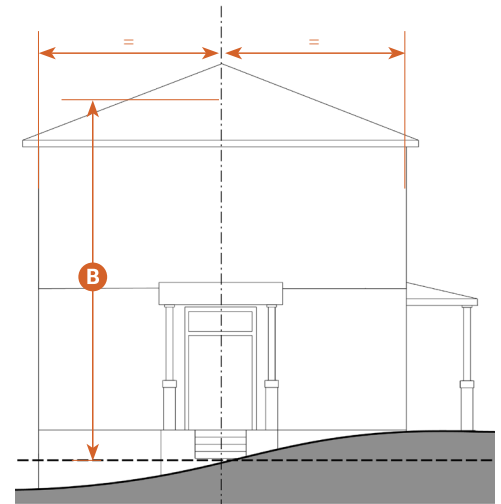


Figure B.30.030.5: Height to Midpoint of Roof



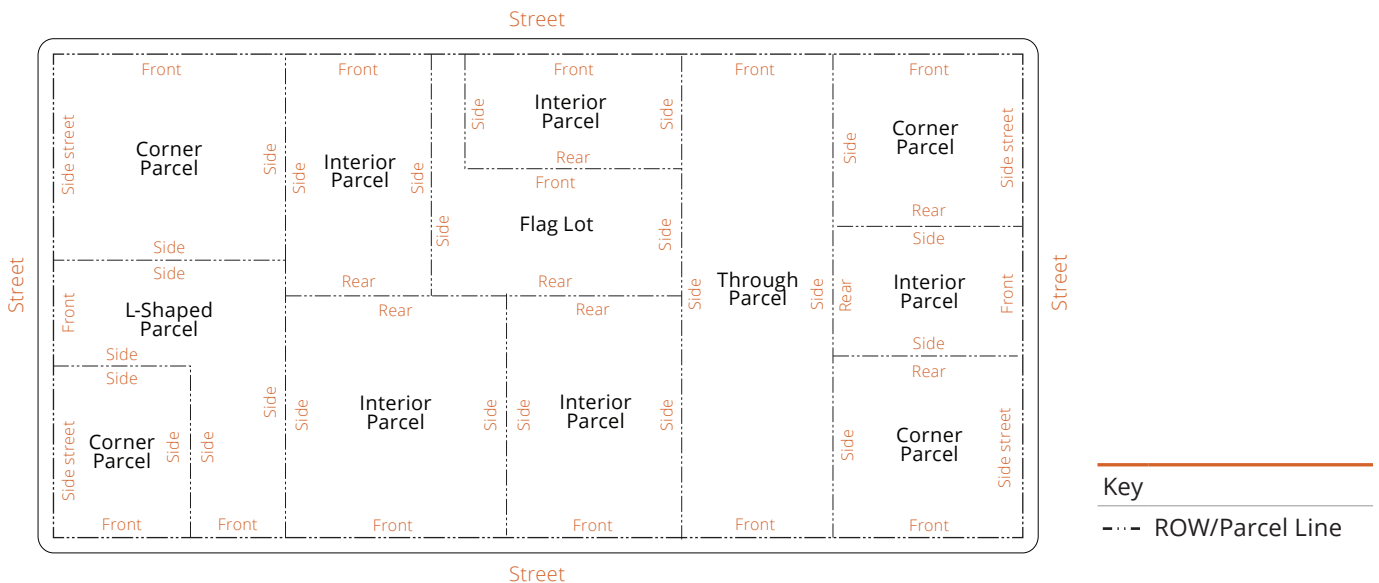
Key

- A** Top of Flat Roof
- B** Midpoint for Sloping Roof
- - - Centerline of Facade
- - - Finished Grade at Center of Facade

B.30.040 Identifying Parcel Lines

- A. **Applicability.** As parcels are applied pursuant to the district standards, the front, rear, side, and side street boundaries are identified to apply building and parking setbacks, facade zones, and setbacks.
- B. **Methodology.** The following parcel configurations listed below and illustrated in Figure B.30.040.1 must be used to determine parcel line designations (front, side, rear, or side street). Parcel line designations are defined in Division B.20.020.P. **When a parcel has no street frontage, an applicant must identify and apply front and/or side street standards to a public open space, pedestrian connection, or alley.**
 1. **Corner parcel.** A parcel situated at the intersection of two streets. **For corner parcels, the front street is determined by the street with the highest designation or greatest width, as identified by the Department of Public Service. If two intersecting streets have the same designation, the front street must be identified by the applicant in the Site Plan Review process.**
 2. **Interior Parcel.** A parcel situated at the interior of the block face with two side parcel lines and one street frontage.
 3. **Through Parcel.** A parcel situated at the interior of the block face with two side parcel lines and two **front** street frontages on parallel streets.
 4. **Flag Lot Parcel.** **An irregularly shaped lot, where the main portion of the lot area does not have direct street frontage, other than by a narrow portion of land only wide enough to provide street access to the parcel, referred to as the pole. The front parcel line of a flag lot must be identified by the applicant in the Site Plan Review process. Applicant must apply all applicable setbacks but is exempt from the facade zone requirement in Division C of the zoning district.**
 5. **L-Shaped Parcel.** An irregularly shaped lot, that is not a corner parcel, with two **front** street frontages along intersecting streets.

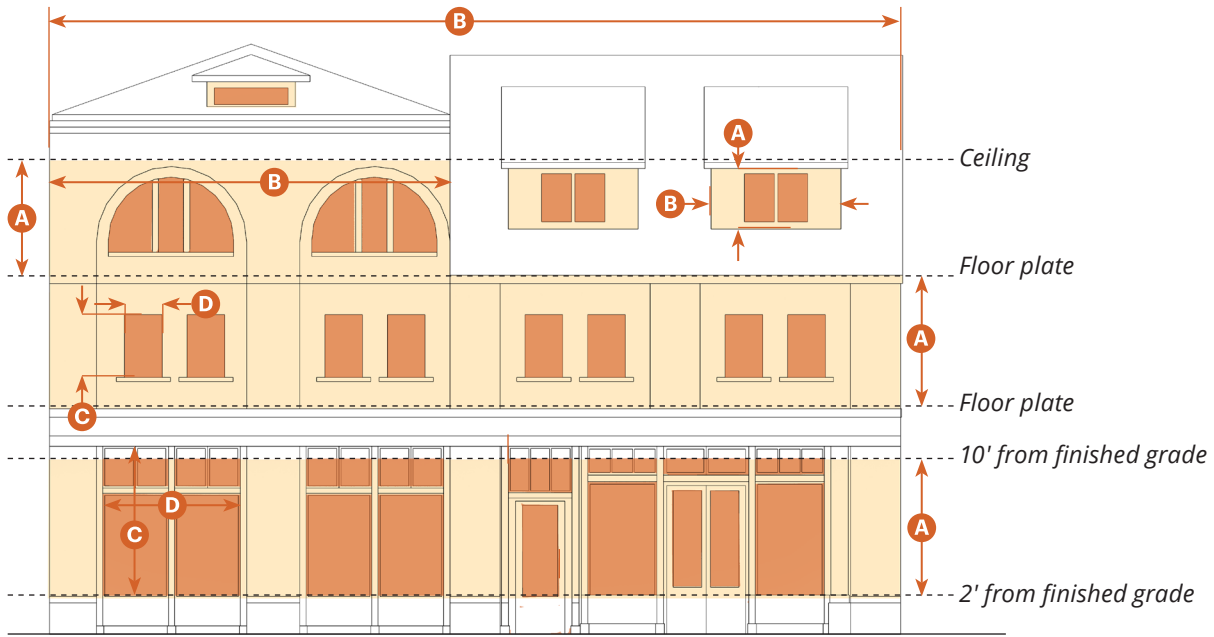
Figure B.30.040.1: Identifying Parcel and Parcel Line Designations



B.30.050 Measuring Facade Transparency

- A. **Applicability.** The facade transparency standards apply to front and side street facades as follows:
1. For new principal buildings, facade transparency applies to the entire applicable facade area.
 2. For existing buildings with additions, facade transparency applies to the applicable facade area of the addition only.
 3. For modifications to existing buildings where 70 percent or more of the surface area is modified, facade transparency applies to the entire area being modified.
- B. **Methodology.** The required amount of transparency is expressed in the district standards as a percentage. The percentage is calculated as follows, using an example for facades facing the front parcel line. The same approach is to be applied to the side street facade.
1. Identify the applicable facade area.
 - a. Ground floor facade area measurement must be taken between 2 feet and 10 feet from the average finished grade.
 - b. Upper floor facade area measurement must be taken between the floor plates of each floor and in the case of the top floor between the floor plate and ceiling.
 - c. For half stories, only facade planes, perpendicular to the ground plane, between the floor plate and ceiling of the half-story apply.
 - d. All facades facing the front or side street count towards the facade area calculation except facades that are located more than 15 feet beyond the maximum setback line.
 2. Identify the transparency area within the applicable facade area. To apply towards the transparency standard, windows and/or doors must meet all of the following standards:
 - a. Areas counted towards transparency measurement must use clear, untinted glass, and;
 - b. For ground floor transparency, applicable transparency areas must allow a view of the building's interior to a minimum of four feet.
 - c. Window frames and mullions may be included in the calculation.
 3. Calculate facade transparency percentage by dividing the proposed transparency area by the applicable facade area.
 - a. Each upper floor must meet the minimum requirement separately, and may not be calculated as one.

Figure B.30.050.1: Measuring Facade Transparency



Key

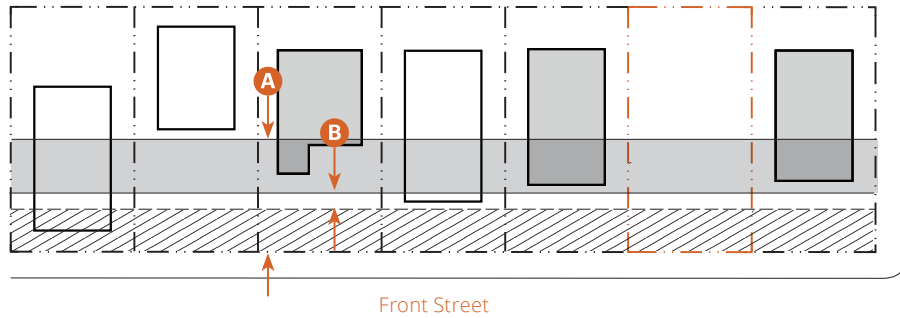
- A** Facade Height
- B** Facade Width
- C** Transparency Height
- D** Transparency Width
- Facade Area
- Transparency Area

B.30.060 Measuring Contextual Setbacks

- A. **Intent.** In order to create consistent setbacks along a block where existing buildings do not meet the intended physical character for minimum building setbacks, new buildings may use contextual setbacks based on the placement of existing buildings along the same block face.
- B. **Applicability.** Contextual setbacks may apply when a block face meets all of the following requirements. See Step 1 of Figure B.30.060.1.
1. Where the building setbacks for 50 percent or more of the parcels on the block face, including vacant parcels meet the following:
 - a. Building setback exceeds the maximum setback of base zoning district by 10 feet, and;
 - b. Building setback is less than 60 feet from the front parcel line.
 2. Where less than 50 percent of the parcels on the block contain existing parking in front of the principal buildings.
- C. **Methodology.** The following steps are intended to summarize the process of applying the contextual setback standards. See Figure B.30.060.1 for diagrams of each step.
1. **Step 1:** Identify if parcels on the block face meet the contextual applicability standards in Division B.30.060.B.
 2. **Step 2:** Measure the existing setback of all buildings with a building setback less than 60 feet.
 - a. Where a front facade has more than one setback, the portion of the building facade **located the furthest forward to the parcel line** must be counted towards calculating a contextual setback.
 3. **Step 3:** Determine the average contextual setback line by taking the average of all buildings included in contextual setback measurement.
 4. **Step 4:** Determine the facade zone for the contextual setback. The contextual facade zone must extend 5 feet on either side of the average setback line that was calculated in Step 3.
 5. **Step 5:** Place the building within the contextual facade zone per the base district facade zone percentage required in the standards in Division C of the zoning district. Frontage types may encroach past the contextual facade zone per base zoning district standards.

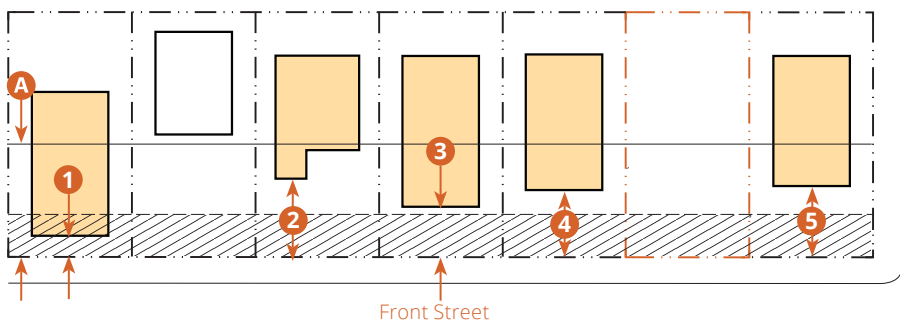
Figure B.30.060.1: Measuring Contextual Setbacks Example

Step 1: Identify if parcels on block face meet contextual applicability standards.



- Key**
- ROW/Parcel Line
 - Development Site
 - Max. Front Setback per Base Zoning District
 - Facade Zone of Base Zoning District
 - A** Maximum Contextual Setback Applicability = 60' Setback From Front Parcel Line
 - B** Minimum Contextual Setback Applicability = Maximum Front Setback per Base Zoning District + 10'
 - Existing Buildings that meet Applicability Requirements per Division B.30.060.B
 - Existing Buildings Included in Contextual Setback Measurement
 - Contextual Facade Zone
 - Contextual Applicability Zone
 - Average Contextual Setback Line
 - C** Contextual Facade Zone Extends 5' on Either Side of Average Contextual Setback Line

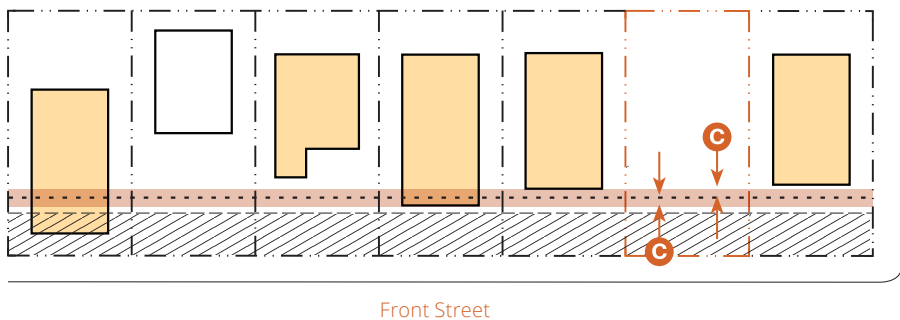
Step 2: Measure setbacks of buildings < 60 feet from front parcel line.



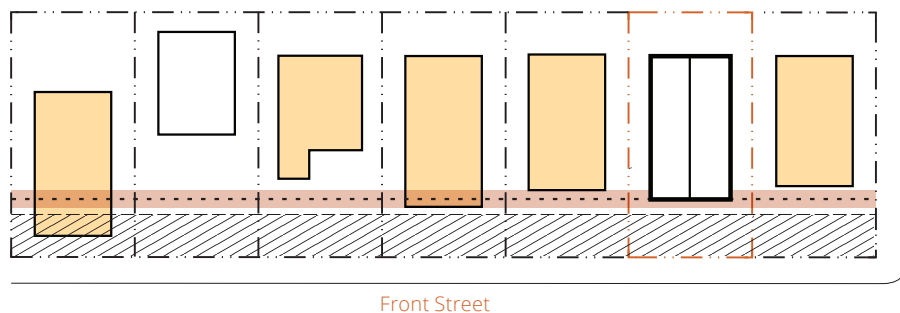
Step 3: Determine the average contextual setback line.

$$\frac{(1 + 2 + 3 + 4 + 5)}{5} = \text{Average Contextual Setback Line}$$

Step 4: Determine the contextual facade zone.



Step 5: Place new building within contextual facade zone. Apply the facade zone percentage required in the base zoning district.

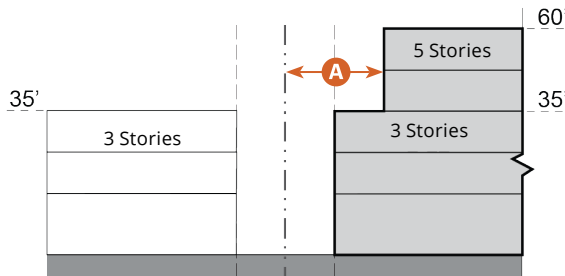


B.30.070 Measuring Adjacency Requirements

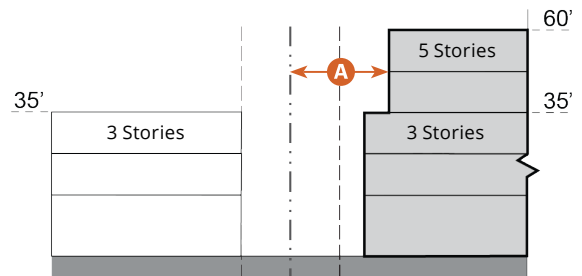
- A. **Applicability.** When a parcel within any Mixed-Use District abuts a Residential or Apartment District in a 35-foot Height District, adjacency requirements apply.
- B. **Methodology.** The minimum distance of a setback and/or setback at any given height is specified in Division D of the zoning district, and must be measured from the rear or side parcel line. The requirement can be met as a combination of setbacks and setbacks, as shown in examples in Figure B.30.070.1.

Figure B.30.070.1: Adjacency Methods

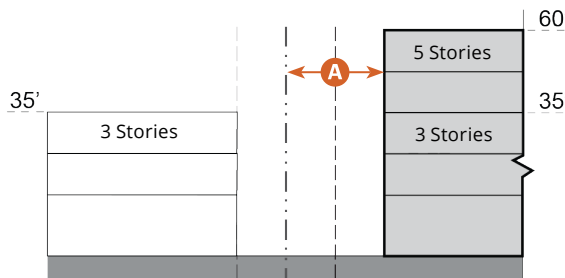
A. Building at Min. Rear Setback with Building Stepback



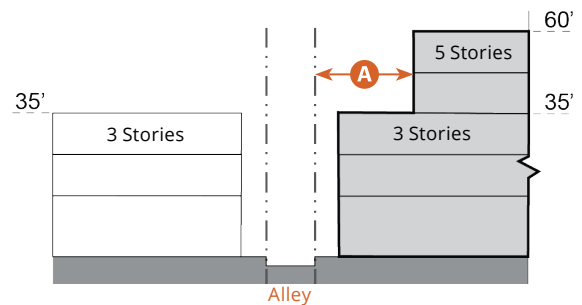
B. Increased Setback with Building Stepback



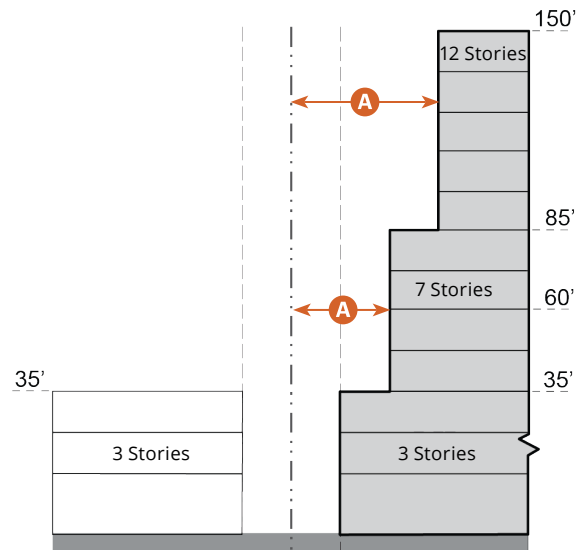
C. Increased Setback with no Stepback



D. Abutting an Alley. Building set at Min. Rear Setback with Building Stepback



E. Building with Stepbacks required at Multiple Levels



Key

- Rear/Side Parcel Line
- Setback Line (minimum)
- Abutting Residential in 35' Height District
- New Building
- Ⓐ Required Distance From Rear/Side Parcel Line per Base Zoning District Standards

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Chapter B.40: Land Use Definitions

Sections:

B.40.010	Purpose and Applicability
B.40.020	Definitions

B.40.010 Purpose and Applicability

This Chapter establishes the definition of land uses in this Title. If a land use is not defined in this Chapter, the Director must make a determination of the correct definition according to procedures established in Title 33. **For definitions of general terms in this Title, see Section B.20.020 (General Definitions).**

B.40.020 Definitions

A. Residential Use Definitions

Accessory Dwelling Unit (ADU). A secondary residential dwelling unit which provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation, and is located on the same lot as the principal building.

Dormitory. Group living facilities, including university housing, fraternities, and sororities, for housing members or students while enrolled in school.

Family Child Care Home (Type A). The permanent residence of the licensee in which child care is provided for:

1. Seven to 12 children at one time; or
2. Four to 12 children at one time if four or more children at one time are under two years of age.
3. In counting children, any children under six years of age who are related to a licensee or employee and who are on the premises must be counted.

Family Child Care Home (Type B). The permanent residence of the provider in which child care is provided for:

1. One to six children at one time; and
2. In which no more than three children are under two years of age at one time.
3. In counting children, any children under six years of age who are related to the provider or employee and who are on the premises must be counted.

Halfway House/Community Residential Treatment Facility. A facility for supervision and rehabilitation of persons placed by the Department of Rehabilitation and Correction, Federal Bureau of Prisons, a court, or otherwise for parole, probation, furlough, treatment of drug or alcohol abuse and addiction, vocational training and counseling, or adjustment to private life and noninstitutional society, and which may be licensed and inspected by the Ohio Department of Rehabilitation and Correction, the Adult Parole Authority, the Ohio Department of Health, or a similar agency.

Live/Work. A dwelling unit where no more than 50 percent of the gross floor area includes a business, business activity, profession, occupation, or trade activity that is operated by the resident for economic gain.

Manufactured Home. A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403 and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.

Multiple Unit Residential. The use of a site for residential building(s) consisting of five or more units on a single site or lot. Types of multiple unit dwellings include, but are not limited to apartments, townhouses, and rowhouses.

Nursing Home. A residential facility for the reception and care of individuals composed of those who by reason of illness or are with a physical or developmental disability require skilled nursing care and/or those who require personal assistance but not skilled nursing care. A nursing home must be licensed by the Ohio Director of Health under Chapter 3721 (Nursing Homes; Residential Care Facilities) of the Ohio Revised Code to provide personal assistance and skilled nursing care. May require a license pursuant to Columbus City Code Chapter 4561 (Rooming Houses).

Residential Care Facility. A dwelling unit primarily providing supervised room, board, and care in a residential setting to residents whose disabilities or status limit their ability to live independently, and secondarily for training, rehabilitation, and nonclinical services. The term excludes use as a clinic, institution, hospital, nursing home, convalescent home, school, child day care center, nursery school, dormitory, or other similar use. The term must not be applied to owner-occupied premises with one or two roomers. May require a license pursuant to Columbus City Code Chapter 4561 (Rooming Houses).

Rooming House. Accommodation other than a hotel, in which part or parts are kept, used, or held out to be a place where sleeping accommodations are offered for hire for three or more persons. May require a license pursuant to Columbus City Code Chapter 4561 (Rooming Houses).

Senior Housing. Multiple unit residential developments reserved for senior citizens where common facilities may be provided (e.g., recreation areas), but where each residential unit has individual living, sleeping, bathing, and kitchen facilities.

Shared Living Facility. A dwelling unit cooperatively used by six or more unrelated individuals used as a single housekeeping unit wherein each of the common areas of the unit including, but not limited to, the kitchen, living room, and dining room, is available to each such individual who participates in the costs and maintenance of the unit. Uses may require a license pursuant to Columbus City Code Chapter 4561 (Rooming Houses), does not include "Nursing Home" or "Residential Care Facility."

Single-Unit Residential. A single, self-contained dwelling unit providing independent living facilities for one or more individuals containing eating, living, sanitary, and sleeping areas, and cooking facilities all for exclusive use by the occupants. This use does not apply to units in group homes, fraternities and sororities, temporary shelters, hotels, motels, or other buildings designed for transients.

Single Room Occupancy (SRO). A structure, not including a hotel or motel, that provides living units for hire for 3 or more persons that have separate sleeping areas and some combination of independent or shared bath or toilet facilities. The structure may or may not have cooking facilities. If provided, cooking facilities may be separated or shared. May require license pursuant to Columbus City Code Chapter 4561 (Rooming Houses), does not include "Nursing Home" or skilled nursing care.

Temporary Shelter. A facility that provides short term housing (i.e. not to exceed 6 months) with a continued identified bed space for individuals or families. The facility may provide personal assistance to individuals experiencing homelessness, domestic violence, or other similar occurrences. Personal assistance may include food and/or shelter, and supportive services.

Three-/Four-Unit Residential. A residential building **also known as a triplex and fourplex**, consisting of three- or four-unit dwellings designed or used exclusively as residences.

Two-Unit Residential. A residential building consisting of two dwelling units each of which adjoins the other either horizontally or vertically. Also known as a duplex.

B. Civic, Recreation, Education, and Assembly Use Definitions

Artist Work or Sales Space. Floor space devoted to the production, showing or sale of art, including, but not limited to, art galleries, and artist studios. This includes space for work-only (visual studio, performing rehearsal), sale-only (gallery, store, etc.), or a combination of work and sale space.

Colleges and Universities. A site for either a public or private college or university, excluding trade schools or primary education facilities (see "Trade School" and "Schools, Public and Private"). May include related accessory facilities, including student housing, cafeterias, bookstores, administrative offices, counseling facilities, and student health facilities.

Commercial Recreation Facility, Indoor. A recreational or entertainment use conducted within an enclosed building providing sport or exercise facilities, training/instructional sessions, or other lessons or activities. These uses include all indoor commercial recreation and amusement facilities (except "Adult Entertainment" uses) including but not limited to bowling alleys, indoor sports facilities, physical fitness facilities, ice and roller skating rinks, video arcades, and pool halls. Does not include movie theaters **which are** defined separately under "Theater and Auditorium."

Commercial Recreation Facility, Outdoor. A recreational or entertainment use conducted in an outdoor facility or open space area, including within an enclosed building providing commercial sport or exercise facilities, and training/instructional sessions. These uses include golf driving ranges, outdoor sports fields, and outdoor commercial amusement facilities, including, but not limited to, music venues, theme parks, amusements parks, miniature golf establishments, and batting cages. For public parks and recreation facilities see "Public Parks and Facilities".

Correctional Facility. Any institution or facility that is used for the custody, care, or treatment of criminal, delinquent, or psychologically or psychiatrically disturbed offenders that is operated by the Ohio Department of Rehabilitation and Correction, the county, the City, or a private contractor. Term also includes jail, workhouse, minimum security prison, and correctional center.

Library or Museum. Public or quasi-public facilities that may provide space for exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art,

or library collection of books, manuscripts, etc., for study and reading. Examples of uses include aquariums, arboretums, botanical gardens, art galleries and exhibitions, historic exhibits, libraries, and museums. Accessory and incidental uses including, but not limited to, retail (e.g., gift/book shops, restaurants, etc.), administrative offices, and storage are included.

Meeting or Gathering Facility, Public and Private. An indoor or outdoor facility for public or private assembly for public, quasi-public, or private facilities, including, but not limited to, community centers, banquet centers, religious assembly facilities, union halls, meeting halls for clubs and other membership organizations. Incidental uses can include facilities for the use of members and attendees, including, but not limited to, residences for religious leaders, kitchens, multi-purpose rooms, and storage.

Public Parks and Facilities. Public parks, playgrounds, trails, wildlife preserves, and open spaces. This classification also includes public and non-commercial playing fields, courts, gymnasiums, swimming pools, picnic facilities, and tennis courts as well as related food concessions or community centers within the facilities.

Schools, Public and Private. An educational facility for children whose attendance and curriculum is required by Ohio state law, including, but not limited to, preschool education programs, kindergarten, elementary school, middle or junior high school, high school and school-age child education programs, but does not include facilities licensed only for or providing only daycare services. Incidental uses including, but not limited to, school administrative offices are allowed.

Schools, Specialized or Studios. Small-scale facilities that offer specialized programs in personal growth and health for students of any age group, including, but not limited to individual and group instruction and training in the visual and performing arts, production rehearsal, photography, martial arts training, yoga/Pilates, indoor cycling, boxing, and gymnastics instruction. This may also include student tutoring and language centers and production studios for individual musicians, painters, sculptors, photographers, and other artists.

Theater and Auditorium. An indoor facility for group entertainment, other than sporting or recreation events. Examples of these facilities include civic theaters, performing arts centers, comedy venues, facilities for live concerts, and movie theaters. Does not include "Commercial Recreation Facility, Indoor."

Trade School. A site for education or training in business, commerce, skilled trades, language, or other similar vocation, activity, or occupational pursuit that is not otherwise described as a home occupation, college/university, school, or instructional studio.

C. Retail Use Definitions

Adult Entertainment Establishment/Store. An auditorium, bar, cabaret, concert hall, nightclub, restaurant, theater or other similar commercial establishment that recurrently features or provides one or more of the following:

1. Persons who appear in the nude;
2. A live performance distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities; or
3. Audio or video displays, computer displays, films, motion pictures, slides or other visual representations or recordings characterized or distinguished by an emphasis on the depiction, description, exposure or representation of specified anatomical areas, or the conduct or simulation of specified sexual activities.

Additional similar Adult Entertainment use definitions in the **Title 33 Zoning Code** include:

4. "Adult booth" means an area of an adult entertainment establishment or adult store separated from the rest of a building by a divider, partition, or wall and used to:
 - a. Demonstrate, play, or show adult material; or
 - b. View a live performance distinguished or characterized by an emphasis on the depiction description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities.
5. "Adult store" means one or more of the following:
 - c. An establishment which has a majority of its shelf space or square footage devoted to the display, rental, sale, or viewing of adult material for any form of consideration.
 - d. An establishment with an adult booth.

Billboard. An off-premises sign which consists of one or more sign faces primarily intended by the sign owner to be available for sale, lease or rental for the purpose of promoting any business or other activity which is not situated on the same property as the billboard or of promoting any product or service which is not primarily available on the same property as the billboard; and incidentally used for the display of public service messages.

Farmers Market/Market. An enclosed or open-air market where fresh agricultural products, prepared food, crafts, or baked goods produced directly by participating vendors or the selling of goods are made available for sale by the public.

General Retail Business. Stores and shops selling many lines of merchandise to the ultimate consumer for personal or household consumption and excluding service or installation. Typical uses may include, but are not limited to, sales of apparel and accessories, antiques, appliances, art and fabric supplies, bicycles, books, cameras and photographic supplies, collectibles, dry goods, electronics, feed stores, florist shop, furniture, hardware, hobby supplies, jewelry, luggage and leather goods, musical instruments and accessories, office supplies, orthopedic supplies, records and CDs, retail building supply, small wares, specialty goods, sporting equipment, stationery, toys and games, and videos and DVDs, as well as department stores, drugstores, convenience stores, grocery stores, variety stores, and sales of food and beverage products (including prepared food), for off-site consumption where no seating is provided. Does not include on-site production. Includes incidental repair of goods sold as part of the primary business, for example bicycle repair and appliance repair. Outdoor **sales and display** is not allowed.

General Retail Business with Outside Sales and Display. General Retail Business in which the **outdoor sales and display of any materials, products, or equipment on the premises is allowed.**

General Retail with Pickup Unit. An establishment which utilizes a building design, site layout, or operating procedure that permits customers to receive goods or services while remaining in a motor vehicle. Does not include "Eating and Drinking Establishment, Pickup Unit/Drive Thru".

Marijuana Medical Dispensary. An entity licensed or receiving a certificate of operation under Chapter 3796 (Medical Marijuana Control Program) of the Ohio Revised Code and any rules promulgated in this Chapter to sell medical marijuana to qualifying patients and caregivers.

D. Food and Beverage Sales Use Definitions

Eating and Drinking Establishment. Means a restaurant, bar, tavern, cabaret, fast-food business, nightclub, pub, dining room, dinner theater, and similar uses.

Eating and Drinking Establishment with Pickup Unit/Drive Thru. An establishment serving food or beverages which utilizes a building design, site layout, or operating procedure that permits customers to receive goods or services while remaining in a motor vehicle.

Micro-Brewery/Micro-Distillery. An establishment that is primarily engaged in the on-site production, bottling, packaging, and distribution of beer, wine, distilled spirit, or other fermented malt beverages that may include a taproom in which guests or customers may sample or purchase the product. The area dedicated to production is no more than 4,000 square feet.

E. Office and Service Use Definitions

Animal Kennel or Animal Shelter. Any building, structure, or premises which is used, arranged, intended or designed to be used for the boarding and/or breeding of animals for more than a consecutive 24-hour period and not located or operated in conjunction with the practice of a licensed veterinarian on the same parcel. Does not include "Animal Daycare", pet grooming facilities, or pet stores and pet supply stores with no outside runs.

Animal Daycare. Any building, structure, or premises which is used, arranged, intended or designed to be used for the boarding of animals for less than a consecutive 24-hour period and not located or operated in conjunction with the practice of a licensed veterinarian on the same parcel. Does not include pet grooming facilities, pet stores, and pet supply stores with no outside runs.

Bed and Breakfast. A residential building or buildings, other than a hotel, in which meals may be served together with lodgings for hire to three or more persons in no more than ten lodging rooms. Lodging rooms may be distributed within multiple buildings on the same parcel, but cannot exceed the ten-room maximum.

Commercial Day Care Center. A facility which provides non-medical care to seven or more children and/or adults in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. May include infant centers and extended day care facilities. Commercial Day Care Centers are subject to State licensing requirements. For child care within a personal residence see "Family Child Care Home."

Crematorium. A structure designed, intended to be used, or used for the cremation of human or animal remains.

Extended Stay Hotel. A building or part of a building, containing six or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non-transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time.

Funeral Home and Services. A state licensed business for the care, storage, and preparation of the deceased prior to burial or cremation. Funeral services may be conducted on the premises.

General Commercial Services. An establishment that provides business, commercial, or financial services including, but not limited to, banks and other financial institutions (including payday loan facilities, collection agencies, bail bonds, and check cashing facilities), ATMs, computer-related services (computer repair, rental employment agencies, notary services), plumbers, electricians, janitorial and window cleaning, photo copying and printing, and mailing and mail box services (not operated by the USPS), as well as incidental repair. Outdoor sales and display is not allowed.

General Commercial Services with Outside Sales and Display. General commercial services in which the outdoor sales and display of any materials, products, or equipment on the premises is allowed.

Hospital. An institution, place, or building, public or private, whether organized for profit or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of persons admitted for emergency and/or overnight stay or longer in order to obtain medical treatment, including surgical, obstetric, psychiatric, and nursing care of illness, disease, injury, infirmity, or deformity. The term "Hospital" also includes any facility which is devoted primarily to providing psychiatric and related services and programs for the diagnosis and treatment or care of persons suffering from emotional or nervous illness.

Hotel/Motel. "Hotel" or "Motel" means a building or part of a building, guest rooms, or suites offering short-term and temporary residence for compensation, primarily for transient guests. Hotels and motels may include a manger's unit, and incidental amenities and services customarily provided by hotels and motels. Incidental services may include: cooking facilities within units; furnishings; linen service; maid service; food service; banquet, reception, meeting and recreational facilities; and ancillary internal retail sales and services provided for the convenience of hotel and motel guests.

Mini-Storage Facility/Personal Storage. An establishment used for renting or leasing storage spaces in which the occupants themselves customarily store and remove their own personal property on a self-service basis.

Offices. An establishment available for the transaction of general business and services including but not limited to professional, management, financial, legal, social, or government offices, but excluding banks, retail, artisan, and manufacturing uses. Includes offices for government uses as well as medical offices, urgent care, and health clinics used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients must be kept on the premises. Also includes all places where pregnant women are received, cared for, or treated during delivery, regardless of the number of patients received.

Personal Services. An establishment that provides non-medical personal services to an individual as a primary use. Examples of these use include, but are not limited to, barber shops, salon services (e.g. tanning, beauty salons, nail salons, massage, electrolysis, etc.) locksmiths, retail repair services, clothing rental, dry cleaning pick up stores, tailors and alterations, laundromats, massage, photographic studios/photo-finishing, tattoo parlors, and pawn shops. These uses may also include accessory retail sales of products related to the services provided.

Public Services, Emergency Services. Public safety and emergency services and related buildings or garages (e.g., fire and police).

Research, Development, and Testing Laboratory. Establishments for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical, computer, and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes, but is not limited to, pharmaceutical, chemical, and biotechnology research and development.

Veterinary Clinic/Hospital. A facility rendering surgical and medical treatment to small animals, which may include overnight accommodations for purposes of recovery or boarding. For the purpose of these regulations, small animals must be deemed to be ordinary household pets, excluding large animals not normally housed or cared for entirely within the confines of a residence. Crematory facilities are not allowed in a veterinary clinic. Veterinary clinics/hospitals may not provide long-term boarding or have outside runs. Does not include "Animal Daycare."

F. Vehicle Sales and Service Use Definitions

Automobile Service Station and Convenience Store. An establishment providing sales of vehicle fuel. This use does not include "Auto Service and Repair, Major" or "Minor" related uses. This use may include incidental food and retail sales and associated merchandise display.

Automobile/Vehicle Parts Sales. Establishments engaged in the retail sale of vehicle parts and accessories, including, but not limited to, engine parts, motor oil, windshield wipers, auto cleaning products, tires, and batteries. Outside storage of parts, merchandise, or equipment is not allowed.

Automobile/Vehicle Rental and Sales, Major. A retail or wholesale establishment selling and/or renting new or used commercial vehicles and equipment, large commercial trucks, RVs, boats, and other large vehicles, including the sale, installation, and servicing of related equipment, parts, and accessories.

Automobile/Vehicle Rental and Sales, Minor. A retail or wholesale establishment selling and/or renting new or used automobiles, motorcycles, ATVs, and other small vehicles, including the sale, installation, and serving of related equipment, parts, and accessories.

Automobile and Large Vehicle and Equipment Storage. Facilities for the storage of large transportation vehicles and related equipment, including, but not limited to, trucks, trailers, and other equipment used for construction, moving, or landscape or gardening activities.

Auto Service and Repair, Major. All activities involving automobile repair, including body repair and body painting. This classification includes auto repair, body and fender, transmission, tire repair, muffler, and wheel and brake shops, as well as auto glass services, but excludes vehicle dismantling or salvaging and tire re-treading or recapping.

Auto Service and Repair, Minor. Automobile repair or vehicle repair garages, including automotive top or upholstery shops. This does not include body or paint shops. This also can include quick-service oil, tune-up; and tire sales, changes, and installation, where minor repairs are made or service is provided in enclosed bays and vehicles are not typically stored overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, and repair of heavy trucks or construction vehicles.

Car Wash. An area or structure equipped with facilities for washing automobiles, including power drive or steam cleaning machinery for washing exterior and interior areas of automobiles.

G. Transportation and Infrastructure Use Definitions

Parking Garage (stand alone). A public or private building, portion of a building, or structure for providing short- or long-term parking of motor vehicles, including automobiles, motorcycles, and bicycles.

Parking Lot (non-accessory, private). A private open or partially enclosed off-street area for the short- or long-term parking of motor vehicles, including automobiles, motorcycles, and bicycles.

Public Transit Center. A site that is designed for the loading or unloading of passengers on public transit vehicles. It may include buildings, employee amenities, platforms, access walks or ramps, parking spaces, and pedestrian crosswalks as well as plazas or other public areas associated with the building(s) and amenities.

Public Utilities, Major. Services and utilities for the public that include water treatment facility, wastewater treatment facility, large electrical distribution facilities, public works yards, and other services that provide major public infrastructure services for urban development.

Public Utilities, Minor. Services and utilities for the public that include utility and electrical substations, pumping stations, and other transmission and distribution facilities.

Wireless Communication Facilities (not including rooftop). Equipment and network components, including, but not limited to, wireless towers, utility poles, transmitters, base stations, and emergency power systems that are used to provide wireless communications services.

H. Agriculture Use Definitions

Community Garden. Land used for cultivation by multiple users of fruits, vegetables, plants, flowers, or herbs.

Urban Agriculture. The production of food within urban areas in, for example, vegetable gardens, or orchards, for local food consumption. Includes related onsite sales of products grown on site.

I. Manufacturing Use Definitions

Artisan Food and Beverage Production. On-site production of food and beverage products, involving small batch processing. Typical uses include coffee roasting, ice cream, bakery, candy, and other food stuffs. This may include on-site sales and consumption.

Artisan Manufacturing. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing, and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties. Welding is also allowed.

J. Miscellaneous Use Definitions

Accessory Use. A subordinate use on the same lot with and of a nature incidental to the principal use, and which does not alter the essential characteristics of said principal use and is in keeping with other uses allowed in the same district. Does not include storage or shipping containers. Examples include, but are not limited to:

1. A garage, carport, shed, or building for domestic storage;
2. A children's playhouse, gazebo, greenhouse, pool, or recreation building;
3. Storage of merchandise normally carried in stock on the same lot with any retail service or business use;
4. Storage of goods used in or produced by manufacturing activities, on the same lot or parcel of ground with such activities; and
5. Off-street parking.
6. **Accessory Building or Structures.**

Temporary Uses per Chapter 3390 "Temporary Uses". Short-term activities that are intended to occupy a site for a limited time and are not allowed on a permanent basis, including but not limited to temporary construction equipment and sales offices and temporary seasonal sales lots.

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Article C: Administration and Procedures (reserved)

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Article D: Boards and Commissions (reserved)

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Article E: District Regulations

Chapters:

Chapter E.10: Purpose of District Regulations	E.10-1
Chapter E.20: Mixed-Use Zoning Districts	E.20-1

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Chapter E.10: Purpose of District Regulations

Sections:

E.10.010 Purpose and Applicability

E.10.010 Purpose and Applicability

This Article establishes zoning districts as applied to the Zoning Map. The district standards and requirements of this Article must be considered in combination with the standards in Article F (Supplemental District Standards) and Article G (Citywide Standards). If there is a conflict between any standards, the provisions of Article F (Supplemental District Standards) will supersede the provisions of this Article. This Article also provides the general permit requirements for all uses proposed within the zoning districts established in this Article.

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Chapter E.20: Mixed-Use Zoning Districts

Sections:

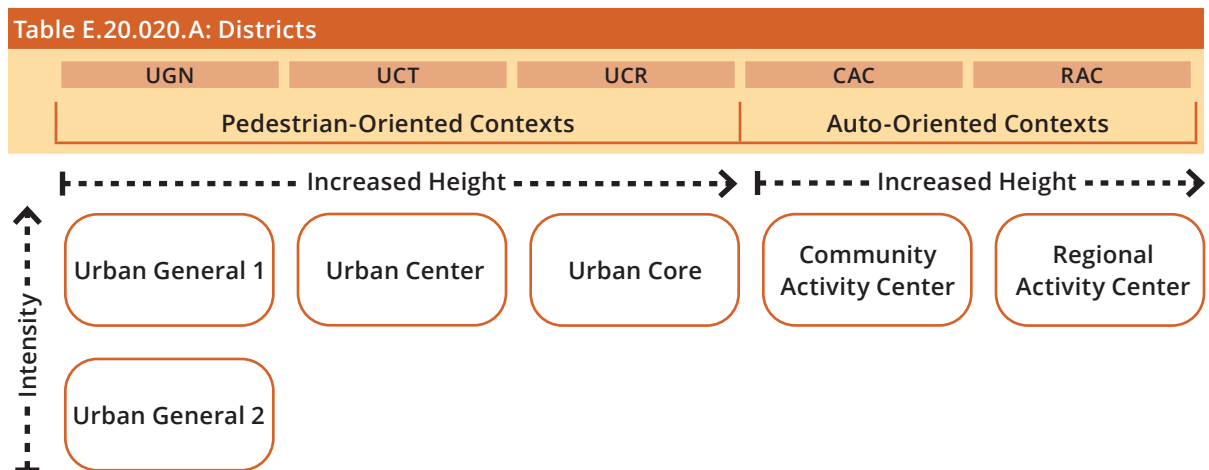
- E.20.010 Purpose
- E.20.020 Districts Established
- E.20.030 General Requirements
- E.20.040 Urban General 1 (UGN-1)
- E.20.050 Urban General 2 (UGN-2)
- E.20.060 Urban Center (UCT)
- E.20.070 Urban Core (UCR)
- E.20.080 Community Activity Center (CAC)
- E.20.090 Regional Activity Center (RAC)
- E.20.100 Uses
- E.20.110 Pre-Existing Use
- E.20.120 Pre-Existing Building
- E.20.130 Abandonment of Pre-Existing Use or Pre-Existing Building
- E.20.140 Authority to Continue – Amendments to Title 34
- E.20.150 Prohibition on Illegal Uses or Buildings

E.20.010 Purpose

This Chapter establishes the range of zoning districts (districts) to implement the intended physical character for Columbus' mixed-use areas with a range of contexts and conditions. These districts foster walkable environments and range in function and intensity from primarily pedestrian-oriented environments (Urban Core and Urban Center) to transitional areas and corridors (Urban General) to more auto-oriented environments (Community Activity Center and Regional Activity Center).

E.20.020 Districts Established

- A. The following districts are established **in this Title**: Urban General (UGN-1 and UGN-2), Urban Center (UCT), Urban Core (UCR), Community Activity Center (CAC), and Regional Activity Center (RAC). The naming of the districts is based on a spectrum of contexts that exist in the City as shown in Table E.20.020.A (Districts).



- B. The districts established are intended to regulate and generate certain physical elements, including, but not limited to, the following:
 - 1. Intent: the intended physical character **and general use allowance**.
 - 2. Sub-districts: whether or not a sub-district applies, allowing a different range of uses in specific geographic areas (See Division C below for more information about sub-districts);
 - 3. Building Placement: the building setbacks, the amount of facade required in or abutting the facade zone, and on-site open space requirements;
 - 4. Building Form: the maximum overall building height and stories, ground floor height, and adjacency requirements;
 - 5. Encroachments: allowed projections that may extend into the required **minimum** setback;
 - 6. Facade: requirements for the minimum amount of openings/glazing and addressing blank walls;
 - 7. Parking: the required amount and location for vehicular and bicycle parking; and
 - 8. Additional Standards: references to additional requirements related to lighting, landscaping, screening, and graphics.
- C. Sub-districts are slight variations of the base district, are parcel-specific, and mapped on the Zoning Map. This Chapter includes one type of sub-district:
 - 1. **Restricted**. The restricted sub-district is applied for the following purposes:
 - a. To allow less uses than the base district allows in specific areas within the same form and character of the base district; and/or
 - b. To further restrict certain uses already allowed in the base district for specific areas.
 - c. In a restricted sub-district the front setbacks must be **adjusted to meet the contextual setback, when applicable**. See Section B.30.60 (Measuring Contextual Setbacks).
- D. Section E.20.100 (Uses) identifies the zoning districts and their requirements for particular uses.

E.20.030 General Requirements

- A. **Design and Development Standards**. Design and development standards in this Chapter apply to all principal buildings. Setback standards (Division C), building coverage standards (Division C), and accessory structure height standards (Division D) of each district apply to all accessory structures.
- B. **Facade Zone**
 - 1. **Buildings must be placed on a parcel pursuant to the facade zone requirements in Division C of the district.**
 - 2. **Facades are allowed to be any shape in plan view.**
 - 3. **The portion of a principal building located within the facade zone must be oriented to address and be nearly parallel to a street, i.e. within 15 degrees of being parallel.**
 - 4. The Courtyard Frontage Type may count towards the required facade zone amount.

C. Ground Floor Design

1. Building Entries

- a. Each principal building must provide at least one building entry along each abutting street or open space that allows pedestrian access directly from the sidewalk and is not a service entry. A building entry on a chamfered corner facade may fulfill the requirement for both abutting streets.
- b. Building entries must meet the requirements of Chapter F.30 (Frontage Type Standards).

2. **Ground Floor Depth.** The ground floor, for a minimum depth of 12 feet, is intended to provide active interior spaces for all commercial or residential uses. Parking, trash rooms, and storage space are prohibited within this depth, applicable to the length of facade as required within the facade zone along front and side streets identified in Division C of the district.

3. Any pickup unit or canopy must be attached to the principal building and cannot be located adjacent to a front street frontage.

4. Backlit awnings are not allowed.

D. Open Space. On-site open space must be provided within the parcel as identified in Division C of the district standards.

1. On-site open space requirement may be distributed across multiple open space areas, for example, a combination of balconies/terraces, common open space, and/or private yards. The minimum dimensions of any required open space is five feet.
2. The following do not count towards the on-site open space requirements:
 - a. Areas designated for use by motor vehicles, including, but not limited to, driveways, turnarounds, or parking areas, as well as required parking lot landscaping and screening required by Chapter G.20 (General Development Standards).
 - b. Greens, plazas, or pedestrian passages that are used to meet the required amount of open space required for large sites as described in Section F.40.040 (Design Standards for Large Sites).
 - c. Dog parks.
3. Existing non-residential buildings that are adapted for residential uses on parcels that do not have existing open space, are exempt from the on-site open space standard required within Division C of the district.

E. Parking

1. No minimum vehicular parking is required for Mixed-Use Zoning District designations outlined in this Chapter. Development proposals, including changes of use, for parcels located within these districts are, however, subject to the provisions of Chapter 4310 (Parking Impact Study), including potential mitigation requirements.
2. **On-Site Vehicular Parking.** If provided, vehicular parking must meet the following standards:
 - a. Parking setback standards found in Division G of the applicable district designation.
 - b. Screening requirements of Section G.20.040 (Screening).
 - c. Vision clearance requirements of Section G.20.050 (Vision Clearance).

- d. Applicable vehicular parking provisions and standards maintained in Chapter 3312 (Off-Street Parking and Loading).
 3. Vehicular access is not allowed along a front street unless otherwise approved by the Department of Public Service.
 4. Bicycle parking, including location and design, is subject to the review and approval of the Department of Public Service.
- F. Land Use**
1. Land use is regulated by Section E.20.100 (Uses) through Section E.20.150 (Prohibition on Illegal Uses or Buildings).
 2. Allowed uses for the Mixed-Use Districts are listed in Table E.20.100.A (Use Table).
 3. Certain uses require a Special Permit from the Board of Zoning Adjustment per Chapter 3389 (Special Permit Use), as indicated in the table.
 4. **Uses not listed.** Land uses that are not listed in Table E.20.100.A (Use Table) are not allowed, except as otherwise provided for in this Title.
- G. Large Sites.** Development sites with either of the following criteria must follow the additional requirements of Section F.40.030 (Procedures for Large Sites):
1. Continuous street frontage greater than 300 feet.
 2. Development sites greater than or equal to 10 acres.
- H. Pedestrian Access and Circulation**
1. All sidewalks and crosswalks internal to a development must have a minimum width of four feet.
 2. A pedestrian sidewalk or walkway must be provided along the front of a commercial building that contains multiple tenants, a mixed-use building, or a multiple unit residential building.
 3. Pedestrian sidewalks or striped crosswalks must be provided from buildings to public sidewalk systems.
 4. The Department of Public Service may waive this requirement for utility buildings, self-storage buildings, or for other buildings where pedestrian access may be prohibited, where unsafe conditions may be created by encouraging pedestrian traffic, or where pedestrian sidewalks or striped crosswalks serve no purpose for any residents, tenants, patrons, or employees on a site.
 5. The Department of Public Service may require that pedestrian sidewalks be provided on both sides of a driveway or aisle connecting to a public street to avoid circuitous pedestrian routes or to promote safe pedestrian circulation within a site.
- I. Site Landscaping.** When provided, the area between the building facade and the abutting public sidewalk must be landscaped in compliance with Table G.20.030.A (Development Site Landscape Requirements) in Section G.20.030 (Landscaping).
- J. Miscellaneous**
1. All roof-mounted mechanical equipment must be screened from public view to the height of the equipment. The design, colors, and materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.

2. Rooftop telecommunication installations not taller than 20 feet for receiving or transmitting wireless telecommunications may, where concealment inside the existing structure is not possible, be erected on buildings or structures 50 feet or more in height.

K. Historic Preservation

1. As addressed in Section A.10.040 (Applicability of Title 31- Planning and Historic Preservation Code), certain parcels with 2024 Zoning Code district designations fall under the review authority of commissions charged with historic preservation and architectural review as defined in Chapter 3116 (Historic Preservation and Architectural Review), Chapter 3117 (Historic Resources Commission), and Chapter 3119 (Historic Architectural Review Districts Purpose and Organization). These commissions include the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission. The process for obtaining a Certificate of Appropriateness (COA) for parcels within the jurisdiction of these commissions remains as provided in Title 31. Additionally, these commissions will maintain their authority to review proposals for demolition of existing structures. Design features regarding building scale and design elements, including, building height and setback are subject to the application of Council-adopted design guidelines, as outlined in Title 31.
2. Parcels falling within the jurisdictions of these commissions are also exempt from the following provisions in each district as outlined in this article:
 - a. Facade Zone standards within Division C (Building Placement).
 - b. Ground Floor Height (Floor-to-Floor) standards within Division D (Building Form).
 - c. Transparency standards within Division F (Facade).

L. East Franklinton District

1. As addressed in Section A.10.050 (Applicability of Title 33 – Zoning Code), certain parcels with 2024 Zoning Code district designations were previously within the East Franklinton District and continue to be within the design and demolition review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District). The process for obtaining a Certificate of Approval (COA) for parcels within the jurisdiction of the East Franklinton Review Board will remain as provided in Title 33. Design features regarding building scale and design elements including building height and setback are subject to the application of Council-adopted design guidelines, as outlined in Chapter 3323 (East Franklinton District).
2. Parcels falling within the jurisdiction of the East Franklinton Review Board are also exempt from the following provisions in each district outlined in this article:
 - a. Facade Zone standards within Division C (Building Placement).
 - b. Ground Floor Height (Floor-to-Floor) standards within Division D (Building Form).
 - c. Transparency standards within Division F (Facade).

M. University District Zoning Overlay

1. As addressed in Section A.10.050 (Applicability of Title 33 – Zoning Code), certain parcels with 2024 Zoning Code district designations fall within the University District Overlay and will continue to be within the design review authority of the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay). The process for obtaining a Certificate of Approval (COA) for parcels located within the jurisdiction of the University Impact District Review Board remains as provided in Title 33. Design features regarding building scale

and design elements, including, building height and setback are subject to the application of Council-adopted design guidelines, as outlined in Chapter 3325 (University District Zoning Overlay).

2. Parcels falling within the jurisdiction of the University Impact District Review Board are also exempt from the following provisions in each district outlined in this article:
 - a. Facade Zone standards within Division C (Building Placement).
 - b. Ground Floor Height (Floor-to-Floor) standards within Division D (Building Form).
 - c. Transparency standards within Division F (Facade).

E.20.040 Urban General 1 (UGN-1)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

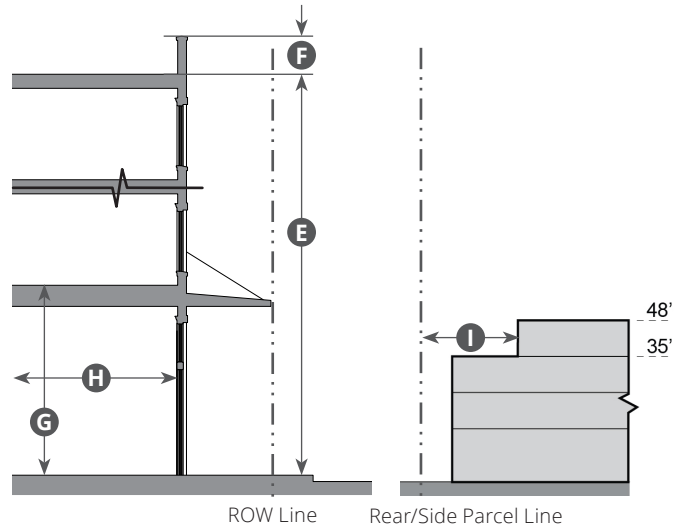
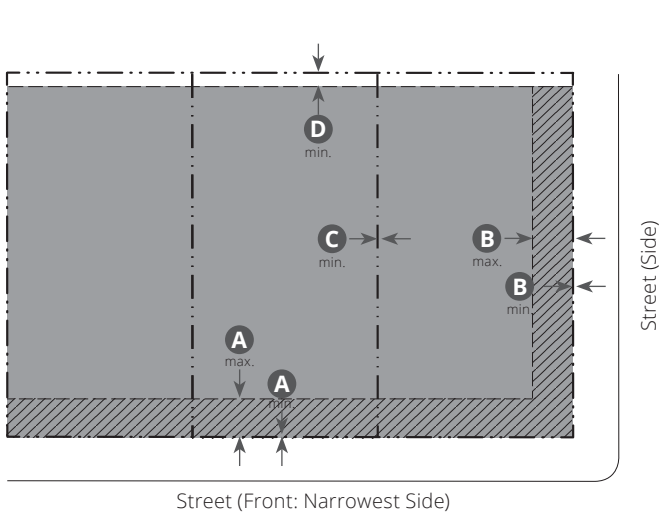
This district is a predominately walkable district comprised of attached and detached buildings, accommodating low and medium-rise buildings on smaller blocks and parcels. Typically located between higher intensity centers or functioning as a small mixed-use node at an intersection. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and some redevelopment at moderate densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

- Attached and Detached Buildings
- Small-to-Medium Building Footprints
- None-to-Small Front Setbacks
- No Side Setbacks
- Up to Four Stories

B. Sub-District(s)

N/A



Key

--- ROW/Parcel Line	■ Buildable Area
--- Setback Line	▨ Facade Zone

Key

--- ROW/Parcel Line	--- Setback Line
— Building Break	■ Building
	▨ Bonus Height

C. Building Placement

Setback

Front (Facade Zone) ¹	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone	Front St.	Side St.
Total Length of facade required within or abutting facade zone	70% min.	60% min.

Footprint	
Building Coverage	80% max.

Open Space	
On-Site Open Space per Unit (Private or Common)	25 sf min.

¹ Where applicable, front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

D. Building Form

Height¹

Principal Building	
Stories	4 max.
Height	48' max. E
Height Allowed with Bonus	Not Applicable
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	
Residential	9' min.
Non-Residential	12' min.
Depth, Ground-Floor Space	12' min. H

Accessory Structure	
Height	20' max.

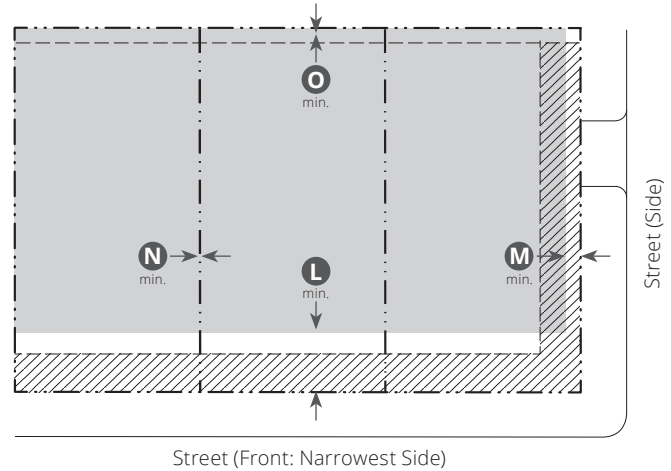
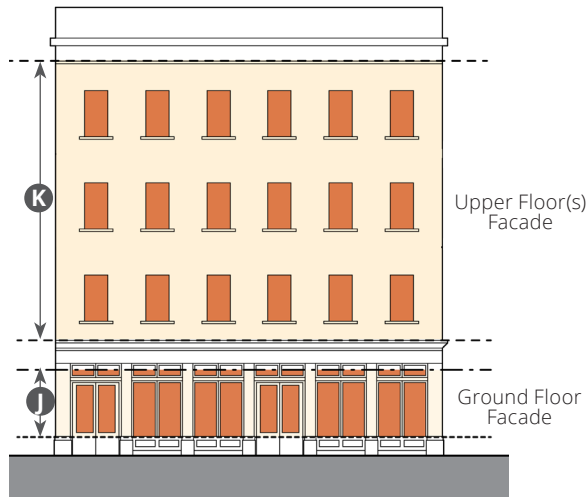
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line³
Above 3 stories/35'	20' min. I

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- - - 2' from Finished Grade
- - - 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X
Uncovered Patio/ Outdoor Dining	X	X	X	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade J		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade K	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- - - ROW/Parcel Line
- - - Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ²	L Front	M Side St.	N Side	O Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Structured Parking ³	12' min. ⁴	12' min. ⁴	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.E for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets.

³ Ground floor only.

⁴ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

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E.20.050 Urban General 2 (UGN-2)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

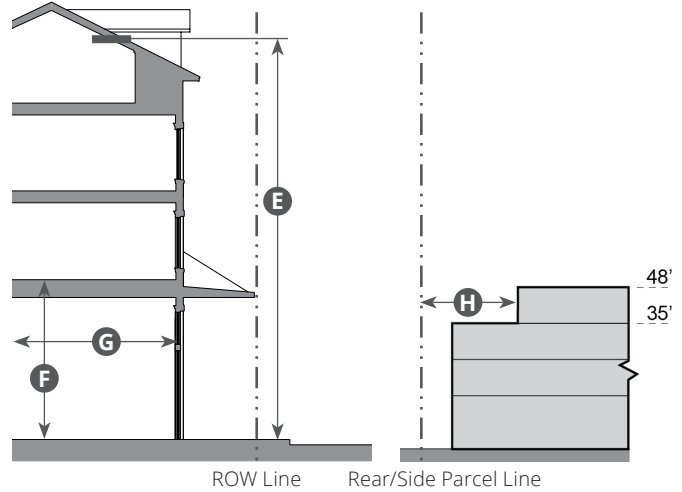
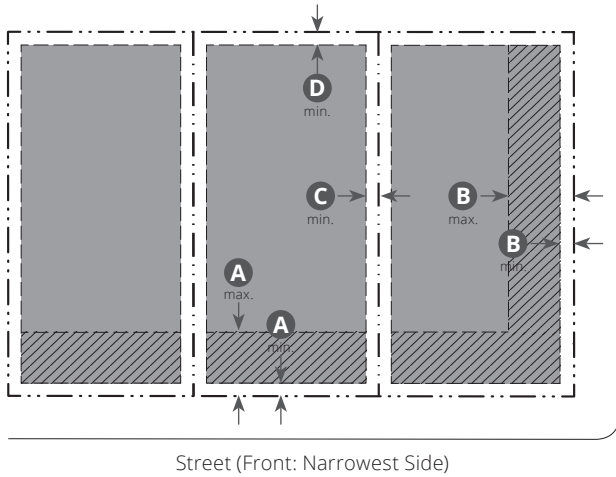
This district is a predominately walkable district comprised of detached buildings with larger setbacks, accommodating low and medium-rise buildings on smaller blocks and parcels. Typically located between higher intensity centers or smaller mixed-use nodes at an intersection. These areas provide opportunities for reuse of older buildings. Allows for residential uses, and a limited range and scale of neighborhood-serving commercial and office uses.

The following are generally appropriate form elements in the district.

- Detached Buildings
- Small-to-Medium Parcel Width
- Small-to-Medium Front Setbacks
- Small Side Setbacks
- Up to Four Stories

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	5' min.; 25' max.	A
Side Street (Facade Zone)	5' min.; 25' max.	B
Side		C
Abutting Residential Districts	5' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone

	Front St.	Side St.
Total length of facade required within or abutting facade zone	50% min.	30% min.

Footprint

Building Coverage	80% max.
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Open Space

On-Site Open Space per Unit (Private or Common)	25 sf min.
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¹Where applicable, front setbacks must be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

Key

- ROW/Parcel Line
- Setback Line
- ⌋ Building Break
- Building
- ▨ Bonus Height

D. Building Form

Height¹

Principal Building

Stories	4 max.
Height	48' max. E
Height Allowed with Bonus	Not Applicable
Roof Access/Parapet	10' max.
Ground Floor (Floor-to-Floor)	F
Residential	9' min.
Non-Residential	12' min.
Depth, Ground-Floor Space	12' min. G

Accessory Structure

Height	20' max.
--------	----------

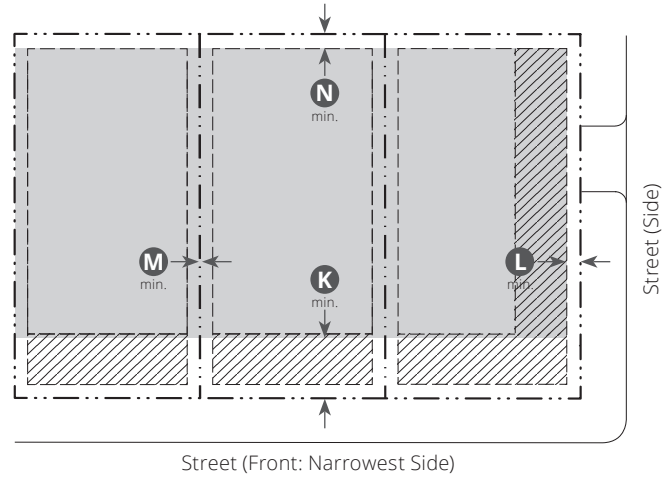
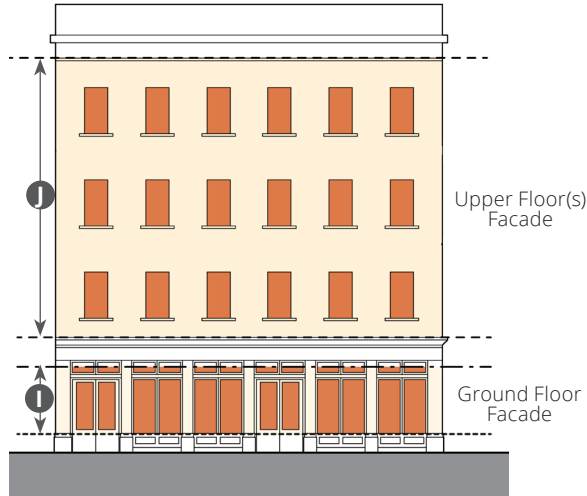
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min. H

¹See Section B.30.030 (Measuring Building and Site Features).

²For the purposes of adjacency, properties across an alley are considered abutting.

³See Section B.30.070 (Measuring Adjacency Requirements).



Key

- - - 2' from Finished Grade
- - - 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	5' max.	5' max.	X	X
Uncovered Patio/ Outdoor Dining	5' max.	5' max.	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

Upper story encroachments require eight feet minimum clearance above the finished grade below.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade I		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade J	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- - - ROW/Parcel Line
- - - Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces

Vehicular	No Minimum¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	K	L	M	N
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	5' min.
Structured Parking ³	12' min. ⁴	12' min. ⁴	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.E for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets.

³ Ground floor only.

⁴ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

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E.20.060 Urban Center (UCT)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

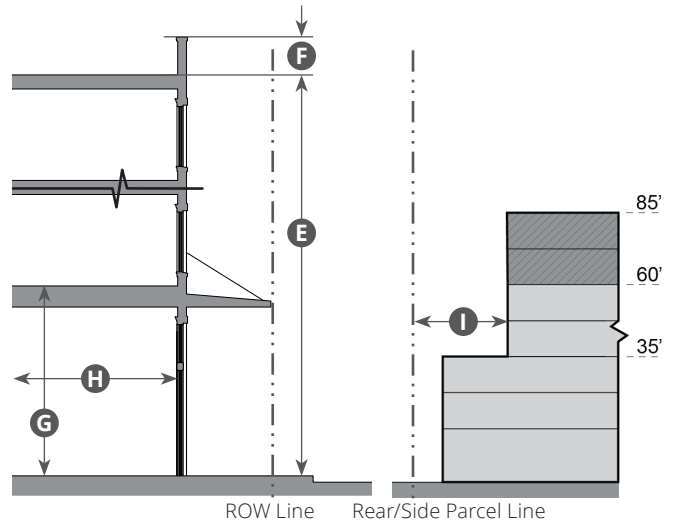
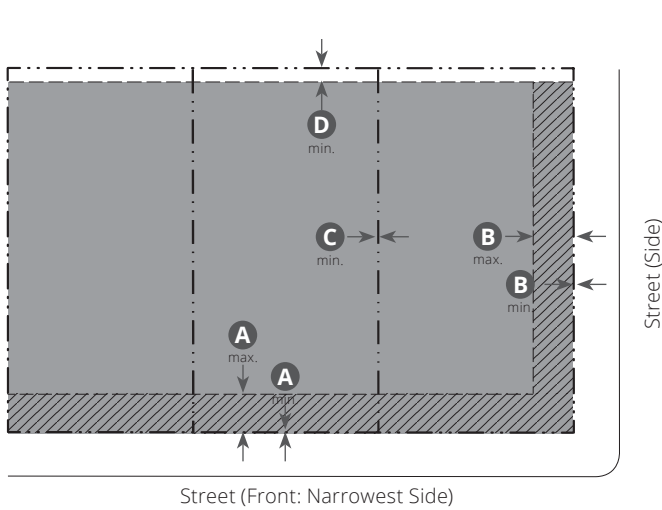
This district is a predominately walkable district comprised of attached and some detached buildings accommodating a range in height, including mostly medium-rise buildings. Typically found around neighborhood centers with commercial amenities, near a transit stop, or along corridors transitioning between an urban core and lower intensity district. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and redevelopment at higher densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

- Attached and Detached Buildings
- Large Building Footprints
- None-to-Small Front Setbacks
- No Side Setbacks
- Up to Five Stories;
- Up to Seven Stories With Bonus Affordable Housing Height

B. Sub-District(s)

N/A



Key

--- ROW/Parcel Line	■ Buildable Area
--- Setback Line	▨ Facade Zone

Key

--- ROW/Parcel Line	--- Setback Line
— Building Break	■ Building
	▨ Bonus Height

C. Building Placement

Setback

Front (Facade Zone) ¹	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	0' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	75% min.	60% min.

Footprint

Building Coverage	No max.
-------------------	---------

Open Space

On-Site Open Space per Unit (Private or Common)	No min.
---	---------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

D. Building Form

Height¹

Principal Building	
Stories	5 max.
Height	60' max. E
Height Allowed with Bonus	7 stories/85' max.
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	G
Residential	9' min.
Non-Residential	14' min.
Depth, Ground-Floor Space	12' min. H

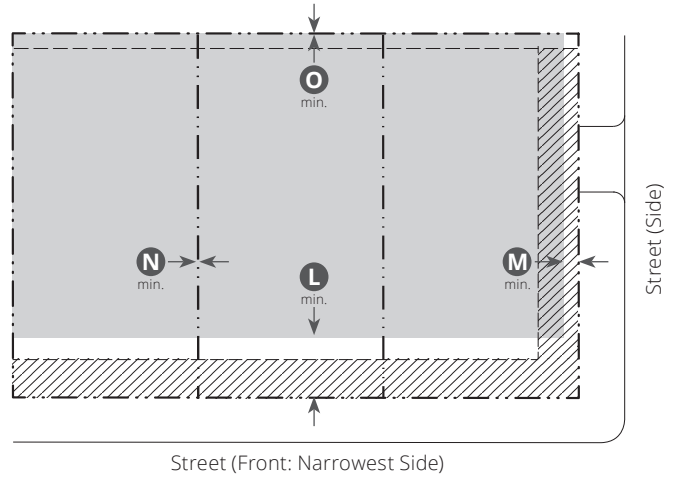
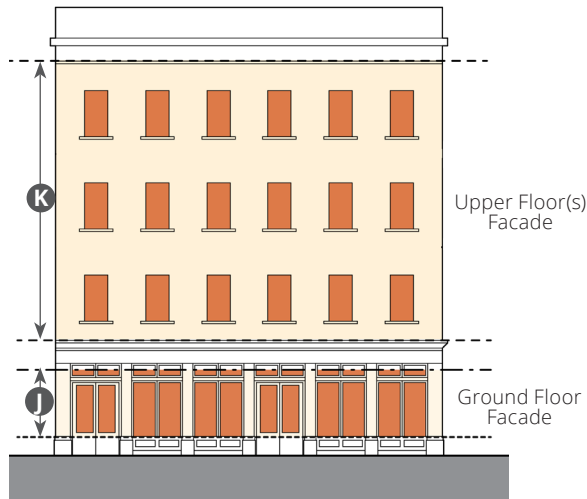
Accessory Structure

Height	20' max.
--------	----------

Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min. I

¹ See Section B.30.030 (Measuring Building and Site Features).
² For the purposes of adjacency, properties across an alley are considered abutting.
³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- 2' from Finished Grade
- 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X
Uncovered Patio/ Outdoor Dining	X	X	X	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade J		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade K	25% min.	25% min.

Ground floor blank wall length See Section F.20.050 (Blank Wall Treatment)

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- ROW/Parcel Line
- Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ²	L Front	M Side St.	N Side	O Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Structured Parking ³	12' min. ⁴	12' min. ⁴	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.E for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets.

³ Ground floor only.

⁴ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

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E.20.070 Urban Core (UCR)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is a predominately walkable district comprised of attached buildings which collectively take up the majority of a block, accommodating mainly medium and high-rise buildings. Typically located adjacent or close to downtown, surrounding a transit center, or near a major amenity and/or institution. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and some redevelopment at higher densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Attached Buildings

Large Building Footprints

None-to-Small Front Setbacks

No Side Setbacks

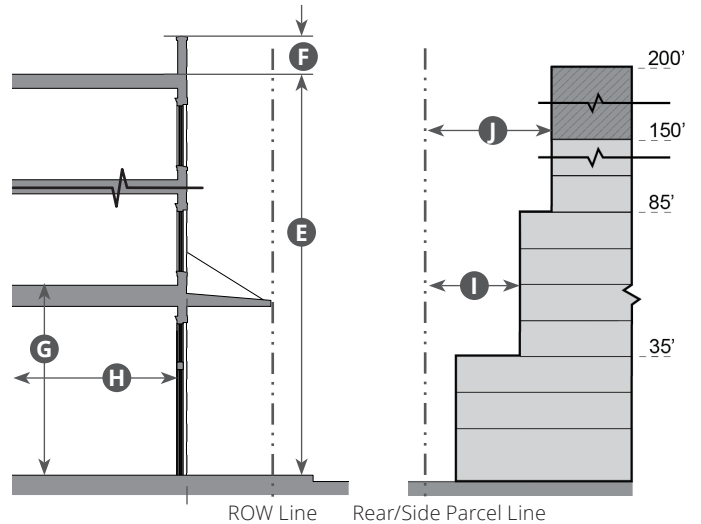
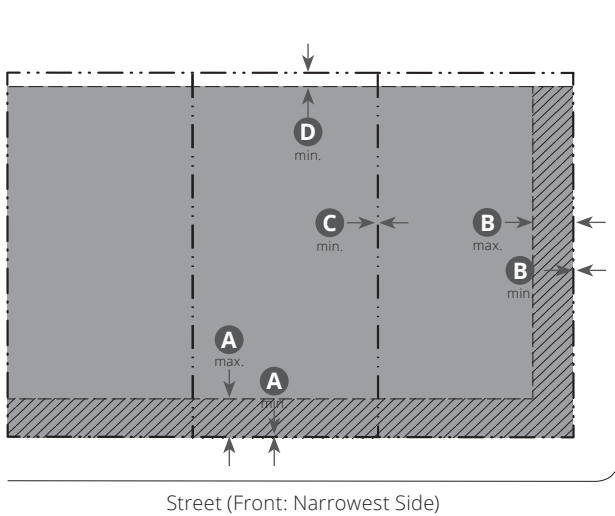
Up to 12 Stories;

Up to 16 Stories With Bonus Affordable Housing Height

B. Sub-District(s)

Restricted (UCR-R)

Sub-District allows for residential, and a limited range and scale of neighborhood-serving commercial and office uses.



Key

--- ROW/Parcel Line	■ Buildable Area
--- Setback Line	▨ Facade Zone

Key

--- ROW/Parcel Line	■ Building
--- Building Break	▨ Bonus Height
---	--- Setback Line

C. Building Placement		
Setback		
Front (Facade Zone) ¹	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	0' min.	
Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	80% min.	60% min.
Footprint		
Building Coverage	No max.	
Open Space		
On-Site Open Space per Unit (Private or Common)	No min.	

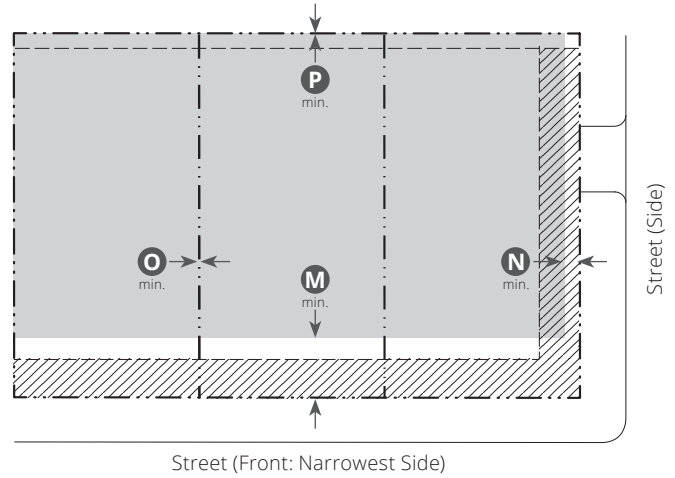
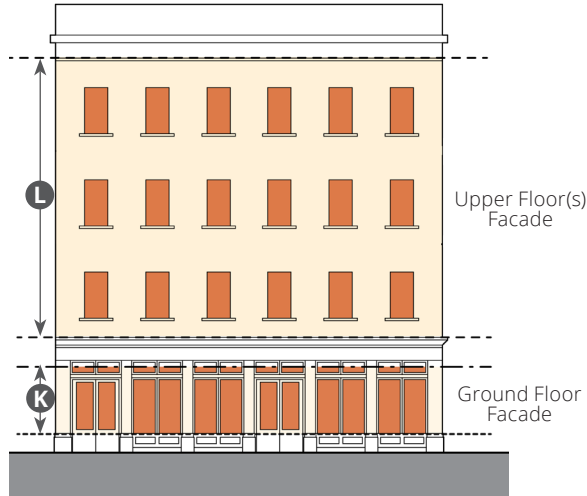
D. Building Form		
Height¹		
Principal Building		
Stories	12 max.	
Height	150' max.	E
Height Allowed with Bonus	16 stories/200' max.	
Roof Access/Parapet	10' max.	F
Ground Floor (Floor-to-Floor)		
Residential	14' min.	
Non-Residential	14' min.	
Depth, Ground-Floor Space	12' min.	H
Accessory Structure		
Height	20' max.	
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District		
Building Height (stories/feet)	Distance from Rear/Side Parcel Line³	
Above 3 stories/35'	20' min.	I
Above 7 stories/85'	30' min.	J

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- - - 2' from Finished Grade
- - - 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X
Uncovered Patio/ Outdoor Dining	X	X	X	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade (K)		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade (L)	25% min.	25% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- - - ROW/Parcel Line
- - - Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces

Vehicular	No Minimum¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ²	M Front	N Side St.	O Side	P Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Structured Parking ³	12' min. ⁴	12' min. ⁴	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.E for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets.

³ Ground floor only.

⁴ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

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E.20.080 Community Activity Center (CAC)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is made of predominately auto-oriented commercial sites comprised of a mix of low-rise buildings with small to large footprints with parking areas at the sides or rear of a building. Typically located further from Downtown, these areas offer opportunities to evolve into a mixed-use and walkable environment with additional residential uses. New development should reinforce pedestrian and transit access. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Detached and Attached Buildings

Small-to-Large Building Footprints

Medium-to-Large Front Setbacks

Small-to-Medium Side Setbacks

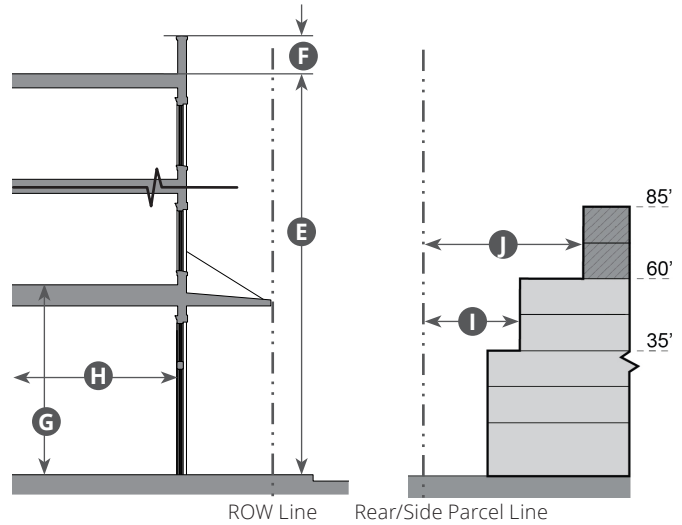
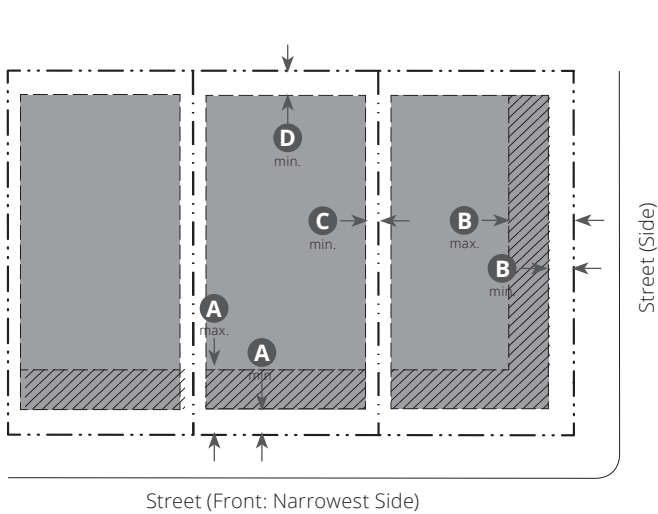
Up to Five Stories;

Up to Seven Stories with Bonus

Affordable Housing Height

B. Sub-District(s)

N/A



Key

--- ROW/Parcel Line	■ Buildable Area
--- Setback Line	▨ Facade Zone

Key

--- ROW/Parcel Line	--- Setback Line
--- Building Break	■ Building
	▨ Bonus Height

C. Building Placement

Setback

Front (Facade Zone) ¹	10' min.; 25' max.	A
Side Street (Facade Zone)	10' min.; 25' max.	B
Side		C
Abutting Residential Districts	25' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	25' min.	
Abutting All Other Districts	10' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone

	Front St.	Side St.
Total length of facade required within or abutting facade zone	60% min.	50% min.

Footprint

Building Coverage	80% max.
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Open Space

On-Site Open Space per Unit (Private or Common)	50 sf min.
---	------------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

D. Building Form

Height¹

Principal Building

Stories	5 max.	
Height	60' max.	E
Height Allowed with Bonus	7 stories/85' max.	
Roof Access/Parapet	10' max.	F
Ground Floor (Floor-to-Floor)		G
Residential	9' min.	
Non-Residential	12' min.	
Depth, Ground-Floor Space	12' min.	H

Accessory Structure

Height	20' max.
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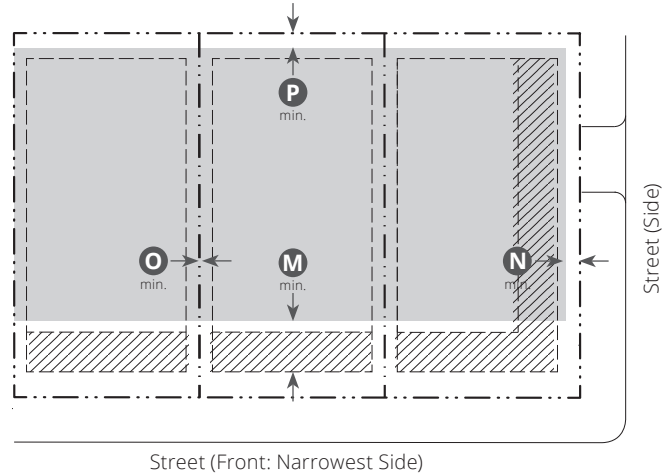
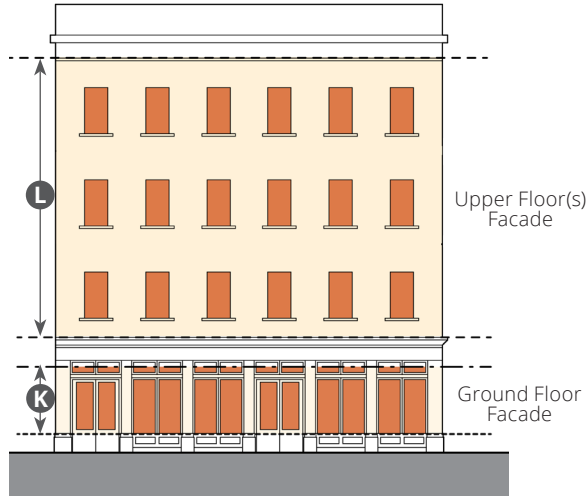
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	30' min.	I
Above 5 stories/60'	50' min.	J

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- - - 2' from Finished Grade
- - - 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	10' max.	10' max.	X	X
Uncovered Patio/ Outdoor Dining	10' max.	10' max.	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

Upper story encroachments require eight feet minimum clearance above the sidewalk.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade K		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade L	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- - - ROW/Parcel Line
- - - Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ²	M Front	N Side St.	O Side	P Rear
Surface Parking	30' min.	5' min.	0' min.	5' min.
Structured Parking ³	12' min. ⁴	12' min. ⁴	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.E for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets.

³ Ground floor only.

⁴ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

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E.20.090 Regional Activity Center (RAC)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

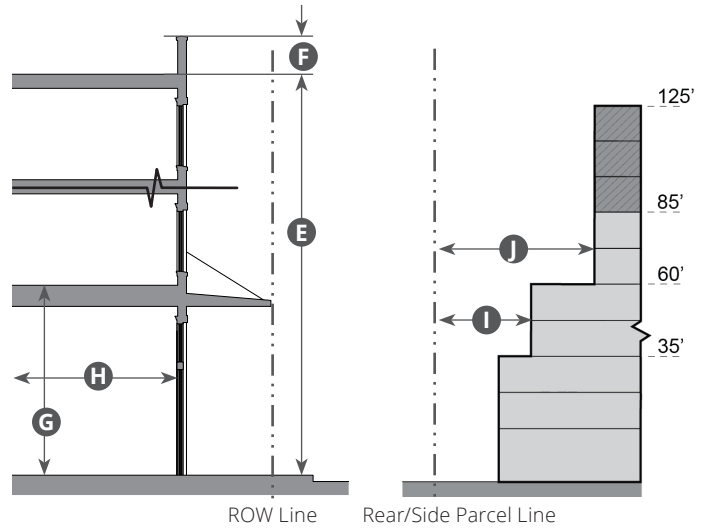
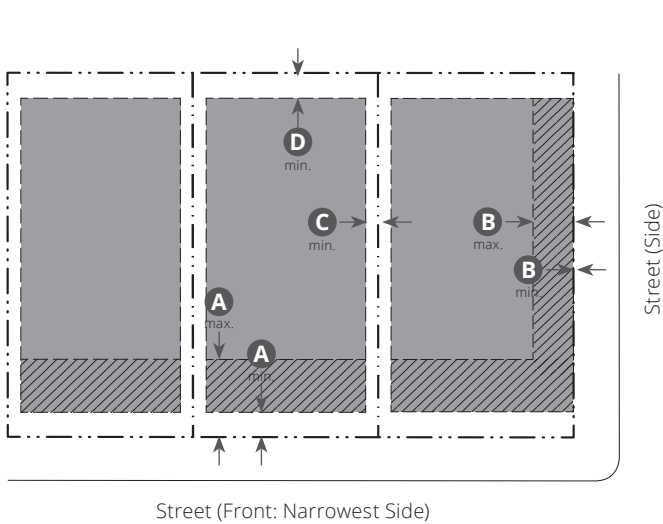
This district is made of large, auto-oriented sites typically comprised of large footprint buildings and large parking areas. Typically located further from Downtown, but often with close access to a highway. These areas offer opportunities for gradual or transformative redevelopment into walkable environments with a mix of residential and non-residential uses. New development should reinforce pedestrian and transit access. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

- Detached Buildings
- Large Building Footprints
- Medium-to-Large Front Setbacks
- Small-to-Medium Side Setbacks
- Up to Seven Stories;
- Up to 10 Stories with Bonus Affordable Housing Height

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	10' min.; 30' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	25' min.	
Abutting All Other Districts	5' min.	

Rear (No Alley)		D
Abutting Residential Districts	25' min.	
Abutting All Other Districts	10' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	70% min.	50% min.

Footprint

Building Coverage	80% max.
-------------------	----------

Open Space

On-Site Open Space per Unit (Private or Common)	50 sf min.
---	------------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

Key

- ROW/Parcel Line
- Setback Line
- Building Break
- Building
- ▨ Bonus Height

D. Building Form

Height¹

Principal Building	
Stories	7 max.
Height	85' max. E
Height Allowed with Bonus	10 stories/125' max.
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	G
Residential	9' min.
Non-Residential	14' min.
Depth, Ground-Floor Space	12' min. H

Accessory Structure

Height	20' max.
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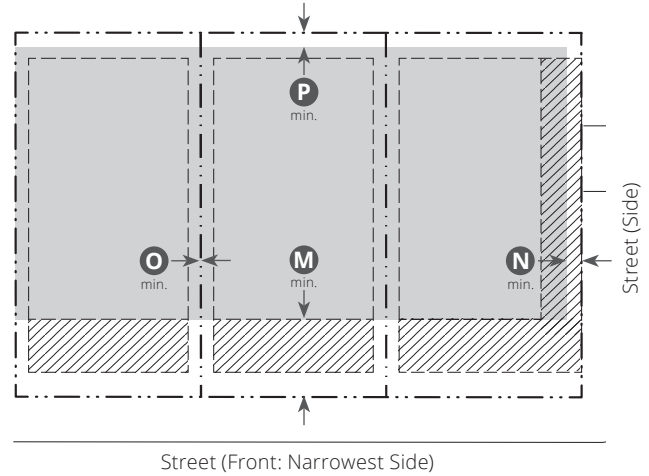
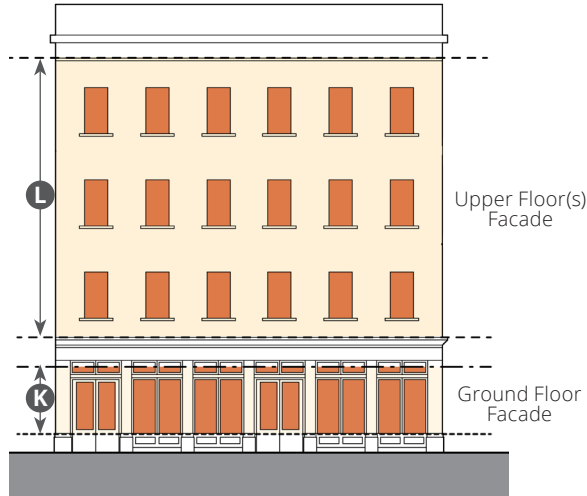
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	30' min.	I
Above 5 stories/60'	50' min.	J

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- - - 2' from Finished Grade
- - - 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	X	2' max.	2' max.
Stair/Ramp	5' max.	X	5' max.	5' max.
Frontage Type	10' max.	X	X	X
Uncovered Patio/ Outdoor Dining	10' max.	X	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

Upper story encroachments require eight feet minimum clearance above the finished grade below.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade K		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade L	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- - - ROW/Parcel Line
- - - Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ²	M Front	N Side St.	O Side	P Rear
Surface Parking	30' min.	5' min.	0' min.	5' min.
Structured Parking ³	12' min. ⁴	12' min. ⁴	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.E for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets.

³ Ground floor only.

⁴ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

E.20.100 Uses

Table E.20.100.A Use Table							
	UGN-1	UGN-2	UCT	UCR	UCR-R	CAC	RAC
Residential							
Accessory Dwelling Unit (ADU)	●	●	●	●	●	●	●
Dormitory	●	●	●	●	●	●	●
Family Child Care Home (Type A)	●	●	●	●	●	●	●
Family Child Care Home (Type B)	●	●	●	●	●	●	●
Halfway House/Community Residential Treatment Facility	●*	●*	●*	●*	●*	●*	●*
Live/Work ¹	●	●	●	●	●	●	●
Manufactured Home	--	--	--	--	--	--	--
Multiple Unit Residential	●	●	●	●	●	●	●
Nursing Home	●	●	●	●	●	●	●
Residential Care Facility	●	●	●	●	●	●	●
Rooming House	●	●	●	●	●	●	●
Senior Housing	●	●	●	●	●	●	●
Shared Living Facility	●	●	●	●	●	●	●
Single-Unit Residential	●	●	●	●	●	●	●
Single Room Occupancy (SRO)	●	●	●	●	●	●	●
Temporary Shelter	●	●	●	●	●	●	●
Three-/Four-Unit Residential	●	●	●	●	●	●	●
Two-Unit Residential	●	●	●	●	●	●	●
Civic, Recreation, Education, and Assembly							
Artist Work or Sales Space	●	●	●	●	●	●	●
Colleges and Universities	●	●	●	●	●	●	●
Commercial Recreation Facility, Indoor	●	--	●	●	--	●	●
Commercial Recreation Facility, Outdoor ²	●	--	●	●	--	●	●
Correctional Facility	--	--	--	--	--	--	--
Library or Museum	●	●	●	●	●	●	●
Meeting or Gathering Facility, Public and Private	●	●	●	●	●	●	●
Public Parks and Facilities	●	●	●	●	●	●	●
Schools, Public and Private	●	●	●	●	●	●	●
Schools, Specialized and Studios	●	●	●	●	●	●	●
Theater and Auditorium	●	--	●	●	--	●	●
Trade School	●	●	●	●	●	●	●

¹ Maximum five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

² Outdoor Amphitheatres, Amusement Parks, and Drive-in Theaters require a Special Permit. See Chapter 3389 (Special Permit Uses).

Key ● = Allowed ●* = Special Permit (See Chapter 3389 (Special Permit Uses)) -- = Not Allowed

Table E.20.100.A Use Table (Continued)							
	UGN-1	UGN-2	UCT	UCR	UCR-R	CAC	RAC
Retail							
Adult Entertainment Establishment/Store	--	--	--	--	--	--	--
Billboard	--	--	--	--	--	--	--
Farmers Market/Market	●	--	●	●	--	●	●
General Retail Business (≤ 2,500 sf)	●	●	●	●	●	●	●
General Retail Business (>2,500 sf and ≤100,000sf)	●	--	●	●	--	●	●
General Retail Business (> 100,000 sf)	--	--	--	--	--	●	●
General Retail Business with Outside Sales and Display	--	--	--	--	--	●	●
General Retail with Pickup Unit	●	--	●	●	--	●	●
Marijuana Medical Dispensary	●*	--	●*	●*	--	●*	●*
Food and Beverage Establishments							
Eating and Drinking Establishment (≤ 2,500 sf)	●	●	●	●	●	●	●
Eating and Drinking Establishment (> 2,500 sf)	●	--	●	●	--	●	●
Eating and Drinking Establishment with Pickup Unit/Drive-Thru	--	--	--	--	--	●	●
Micro-Brewery/Micro-Distillery	●	--	●	●	--	●	●
Office and Service Uses							
Animal Kennel or Animal Shelter ³	●	--	●	●	--	●	●
Animal Daycare	●	--	●	●	--	●	●
Bed and Breakfast	●	●	●	●	●	●	●
Commercial Day Care Center	●	●	●	●	●	●	●
Crematorium	--	--	--	--	--	--	--
Extended Stay Hotel	●	--	●	●	--	●	●
Funeral Home and Services	●	●	●	●	●	●	●
General Commercial Services	●	--	●	●	--	●	●
General Commercial Services with Outside Sales and Display	--	--	--	--	--	--	--
Hospital	--	--	●	●	--	●	●
Hotel/Motel	●	--	●	●	--	●	●

³ Animal Kennels or Animal Shelters with outside runs require a Special Permit. See Chapter 3389 (Special Permit Uses).

Key ● = Allowed ●* = Special Permit (See Chapter 3389 (Special Permit Uses)) -- = Not Allowed

Table E.20.100.A Use Table (Continued)							
	UGN-1	UGN-2	UCT	UCR	UCR-R	CAC	RAC
Mini-Storage Facility/Personal Storage	--	--	--	--	--	--	--
Office and Service Uses (Continued)							
Offices	●	●	●	●	●	●	●
Personal Services	●	●	●	●	●	●	●
Public Services, Emergency Services	●	●	●	●	●	●	●
Research, Development, and Testing Laboratory	●	--	●	●	--	●	●
Veterinary Clinic/Hospital	●	--	●	●	--	●	●
Vehicle Sales and Service							
Automobile Service Station and Convenience Store	--	--	--	--	--	●	●
Automobile/Vehicle Parts Sales	●	--	●	●	--	●	●
Automobile/Vehicle Rental and Sales, Major	--	--	--	--	--	●	●
Automobile/Vehicle Rental and Sales, Minor	--	--	--	--	--	●	●
Automobile and Large Vehicle and Equipment Storage	--	--	--	--	--	--	--
Auto Service and Repair, Major	--	--	--	--	--	●	●
Auto Service and Repair, Minor	--	--	--	--	--	●	●
Car Wash	--	--	--	--	--	●	●
Transportation and Infrastructure							
Parking Garage (stand alone)	●	--	●	●	--	●	●
Parking Lot (non-accessory, private) ⁴	--	--	--	--	--	●	●
Public Transit Center	●	●	●	●	●	●	●
Public Utilities, Major	--	--	--	--	--	--	--
Public Utilities, Minor	--	--	--	--	--	--	--
Wireless Communication Facilities (not including rooftop)	--	--	--	--	--	●*	●*
Agriculture							
Community Garden	●	●	●	●	●	●	●
Urban Agriculture	●	●	●	●	●	●	●
Manufacturing							
Artisan Food and Beverage Production (≤ 10,000 sf)	●	--	●	●	--	●	●
Artisan Manufacturing (≤ 10,000 sf)	●	--	●	●	--	●	●
Miscellaneous							
Accessory Use	●	●	●	●	●	●	●
Temporary Uses per CC 3390 (Temporary Uses)	●	●	●	●	●	●	●

⁴ Temporary Parking Lots require a Special Permit. See Chapter 3389 (Special Permit Uses).

Key ● = Allowed ●* = Special Permit (See Chapter 3389 (Special Permit Uses)) -- = Not Allowed

E.20.110 Pre-Existing Use

- A. All pre-existing uses as defined in Division B.20.020.P are designated as an allowed use as defined in Division B.20.020.J.
- B. Pre-existing uses are subject to the following:
 - 1. A pre-existing use may be maintained in its existing condition, and may also be expanded up to an additional 25 percent of the floor or area space in use at the time of the initial rezoning to a zoning district under this Title. Any expansion above 25 percent is not considered a pre-existing use and, therefore, must comply with all applicable allowed uses **provided in** this Title. Any improvement or alteration of the land or building for the expanded use may not result in any increased noncompliance with any development standards under this Title.
 - 2. Pre-existing uses abandoned for 12 months or more are no longer considered pre-existing uses and, therefore, any newly established use after abandonment must comply with the allowed uses and design standards **provided in** this Title.
 - 3. A pre-existing use may be replaced only pursuant to an approved site plan, or pursuant to the then-lawful conditions that existed prior to the effective date of the rezoning of the property to a zoning district under this Title.

E.20.120 Pre-Existing Building

- A. Pre-existing buildings are considered to conform to the standards in this Title, subject to following requirements:
 - 1. Buildings may be replaced or remodeled only in strict conformance with the following:
 - a. A previously approved final site compliance plan or an approved site plan; or,
 - b. Other documentation, as approved by the Director, that depicts a site condition in existence at the time of the property's initial rezoning to a zoning district under this Title; or,
 - c. In conformance with applicable provisions of design standards under this Title.
 - 2. Buildings may be expanded up to 25 percent of the floor space in existence at the time of the property's initial rezoning to a zoning district under this Title. Any expansion above 25 percent must comply with applicable design **and development** standards under this Title.
 - 3. Buildings abandoned for 12 months or more must comply with design standards under this Title.
 - 4. No replacement, remodel, or expansion **is allowed to:**
 - a. Create any new condition of noncompliance with any standard of this Title; or,
 - b. Otherwise increase the degree of the existing noncompliance of all, or any part, of **the** building.

E.20.130 Abandonment of Pre-Existing Use or Pre-Existing Building

- A. If a pre-existing use or pre-existing building is voluntarily discontinued for any reason for a period of 12 months or more, only those uses and buildings allowed under this Title may be established.
- B. A pre-existing use or pre-existing building shall be determined by the Director to be abandoned if one or more of the following conditions exist for a period of 12 months or more:
 - 1. Utilities, including, but not limited to, water, gas, or electricity to the property, have been disconnected;
 - 2. The property, buildings, or grounds have fallen into disrepair.
 - 3. Signs or other indications of the presence of the use have been removed;
 - 4. Equipment or fixtures necessary for the operation of the use have been removed;
 - 5. Other actions which, in the opinion of the Director, constitute an intention on the part of the property owner or lessee to abandon the use; or,
 - 6. Voluntary replacement of a pre-existing use or pre-existing building with an allowed use or building is allowed under this Title.
- C. Once a pre-existing use has been determined to be abandoned, any subsequent use must comply with the provisions of this Title. Any new construction, including buildings, site features, parking areas, and other associated development standards **must** comply with the applicable provisions of this Title.

E.20.140 Authority to Continue – Amendments to Title 34

For property located in a zoning district under this Title, any use or building that legally exists under the applicable use and design standards for that district that is rendered out of compliance upon the adoption of any amendment to this Title, may be continued in its zoning district so long as it remains otherwise in compliance with the provisions of this Title.

E.20.150 Prohibition on Illegal Uses or Buildings

This Chapter shall not be interpreted as authorizing the continuation of any use of a structure or land that did not lawfully exist on the effective date of the rezoning of the property to a zoning district under this Title or any of its amendments, or when annexed to the City.

Article F: Supplemental District Standards

Chapters:

Chapter F.10: Purpose of Supplemental District Standards	F.10-1
Chapter F.20: Massing and Articulation Standards	F.20-1
Chapter F.30: Frontage Type Standards	F.30-1
Chapter F.40: Large Site Standards	F.40-1

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Chapter F.10: Purpose of Supplemental District Standards

Sections:

F.10.010 Purpose and Applicability

F.10.010 Purpose and Applicability

This Article provides standards that are supplemental to the regulations for each zoning district in Article E (District Regulations) and are specific to particular aspects of development, including, but not limited to, building massing and articulation, building frontages, and the development of large sites. If there is a conflict between any standards, the provisions of Article F (Supplemental District Standards) will supersede the provisions of Article E (District Regulations).

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Chapter F.20: Massing and Articulation Standards

Sections:

F.20.010	Purpose
F.20.020	Applicability
F.20.030	Modules
F.20.040	Base, Middle, and Top Design
F.20.050	Blank Wall Treatment

F.20.010 Purpose

This Chapter sets forth standards that supplement the zoning district and frontage type standards to further refine the intended building form and physical character of new and adapted buildings.

F.20.020 Applicability

1. The standards of this Chapter apply to all new development and to facades where 70 percent or more of the surface area of a street-facing facade is modified. Modifications include changes to the exterior of a building including additions or demolition, except as applied to routine maintenance and in-kind replacement of materials, facade renovations, or exterior renovations. Where a district standard is different from the standard(s) in this Chapter, the standards of this Chapter prevail.
2. The standards of this Chapter do not apply to parcels with 2024 Zoning Code district designations falling under the review authority of the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission as outlined in Title 31.
3. The standards of this Chapter do not apply to parcels with 2024 Zoning Code designations falling under the review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District) and the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay).
4. The applicability of specific standards are based on building size as described in Table F.20.020.A (Applicability).

Table F.20.020.A: Applicability

Building Width	Blank Wall Treatment <i>See Section F.20.050</i>	Base, Middle, & Top Design <i>See Section F.20.040</i>	Modules <i>See Section F.20.030</i>
Up to 40'			
All buildings	●	--	--
≥ 40' and up to 80'			
< 3 stories	●	--	--
≥ 3 stories	●	●	--
≥ 80'			
< 2 stories	●	--	--
≥ 2 stories and < 3 stories	●	--	●
≥ 3 stories	●	●	●

Key: ● = Standards apply -- = Standards do not apply

F.20.030 Modules



General Note: Photos on this page are illustrative, not regulatory.

A. Intent

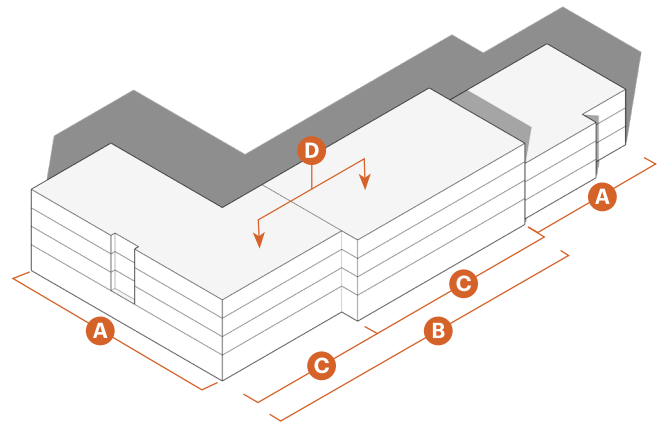
A module is a portion of a building facade that is designed to read as a discrete facade. When long buildings present a variety of facades along the public realm, modules help to ensure a pedestrian-oriented and human-scaled environment.

B. Applicability

Building facades within a facade zone are required to be organized into modules pursuant to F.20.030.C.

Building Length	Module Length	
≤ 80'	Modulation not required	
> 80' - 160'	20' min.	80' max.
> 160'	40' min.	80' max.

Figure F.20.030.1 Modules



- A** Module/Building over 80' wide and up to 120' wide
- B** Building wider than 160'
- C** Module within a building wider than 160'
- D** Adjacent modules

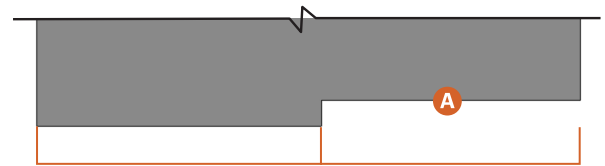
C. Module Standards

Each module is required to differentiate from adjacent module(s) with at least one of the following features.

- A Major Wall Plane Shift**
 1. Wall plane to shift (i.e. project or recess) from the adjacent facade: 2 feet min.
 2. Length of module wall plane projection or recession: Entire Module length. Refer to Division F.20.030.B.
 3. A wall plane is required to extend vertically throughout the module's base, middle, and top.



Elevation

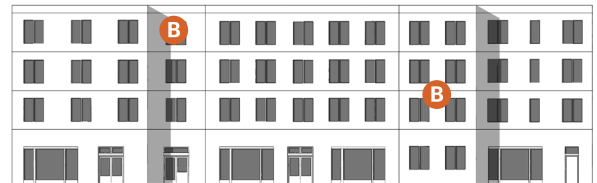


Module 1

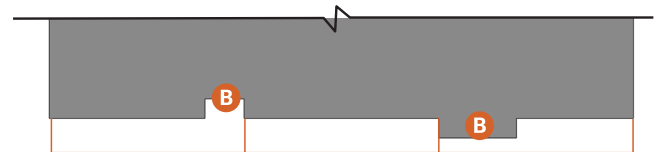
Module 2

Plan Section

- B Minor Projection or Recession**
 1. Depth of projection or recession from the adjacent facade: 2 feet min.
 2. Width of projection or recession: 6 feet min.; 12 feet max.
 3. A projection or recession may be located at the edge of a module or between modules.
 4. A recession is required to extend vertically through the module's middle and top; it is allowed to extend through the base.
 5. A projection is required to extend vertically through the module's middle; it is allowed to extend through the top and/or base.



Elevation



Module 1

Module 2

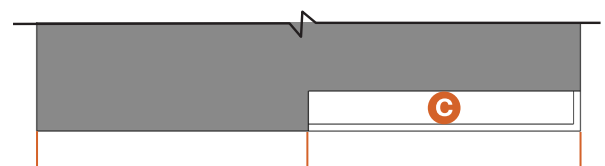
Module 3

Plan Section

- C Upper Floor(s) Stepback**
 1. Stepback from facade plane of main body: 10 feet deep min.
 2. Length of stepback: 20 feet min.
 3. When there is an upper-floor stepback, the story directly below the stepback must then be required to provide a top per the requirements of Section F.20.040 (Base, Middle, and Top Design).



Elevation



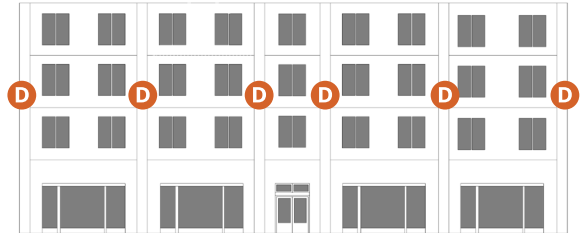
Module 1

Module 2

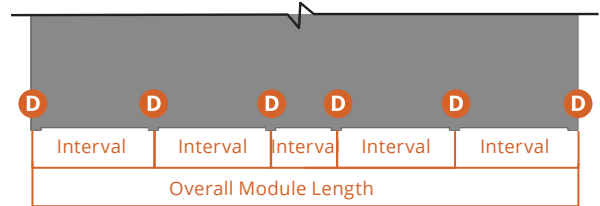
Plan Section

C. Module Standards (Continued)

- D Vertical Facade Articulation Elements**
 1. Allowed only on modules up to 160' max. length. Additional facade length beyond 160' must use **A** to **C** (above).
 2. Projection or recession of vertical facade articulation element: 4 inches min.
 3. A vertical facade articulation element may be located at the edge of a module or between modules. **Width of vertical element: 6 inches min; 6 feet max.**
 4. A vertical facade articulation element is required to extend vertically through the module's middle; it is allowed to extend through the top and/or base.
 5. Spacing intervals for vertical facade articulation elements along entire building facade: 15 feet min.; 35 feet max. **Intervals must be measured from centerline to centerline of vertical facade element.**



Elevation



Plan Section

Each module is required to differentiate from adjacent module(s) through at least two of the following features:

- Primary wall finish material

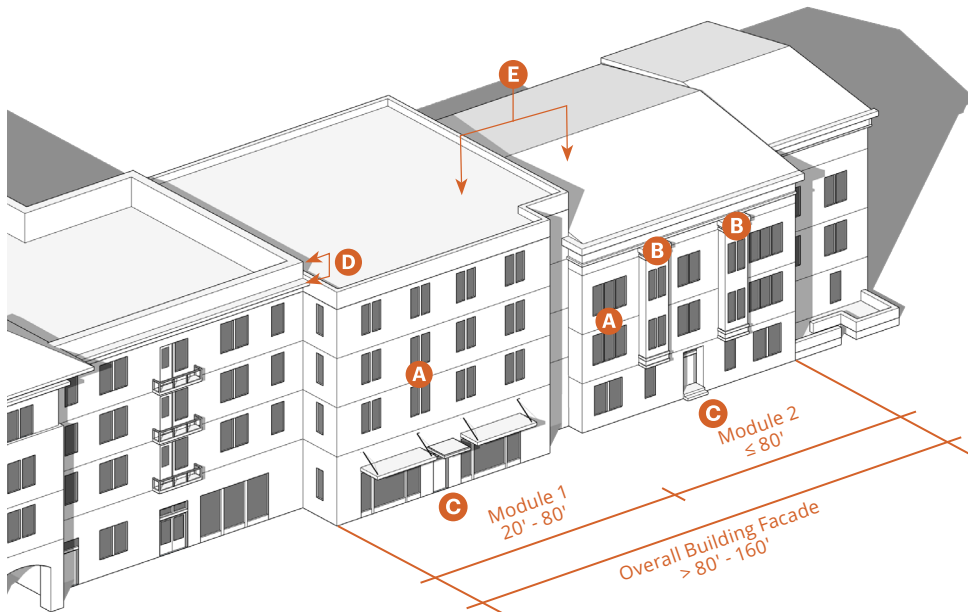
- A** Fenestration type, amount, or pattern on upper floors

- B** Presence of bay windows

- C** Incorporating one or more frontage types not included in the adjacent module
 - Utilizing different elements to define base/middle/top, as described in Section F.20.040 (Base, Middle, and Top Design), including cornice treatments, as applicable

- D** Eave/parapet height difference of 8 inches minimum

- E** Roof type (e.g., flat vs. sloped) or min. four degree difference in slope



F.20.040 Base, Middle, and Top Design



General Note: Photos on this page are illustrative, not regulatory.

A. Intent

The intent of base, middle, and top design is to define the horizontal articulation of a building in order to affect a building's perceived height and massing and improve its visual **relationship** to the public realm.

B. Applicability

The standards of this Section apply to new buildings that are more than 40 feet wide and at least three stories.

C. Base, Middle, and Top Design Standards

1. New facades within a facade zone must be designed to visually express a base, middle, and top.
2. Boundaries between the base, middle, and top must be articulated by a cornice, projecting profile/string course, expression line (horizontal molding or projections), or other horizontal element that differentiates one portion of a facade from the portion above or below.
3. Elements defining the base, middle, and top must be consistent across the length of the building or module.

Top

1. The top is required to include at least one of the following:
 - a. Parapet with a cap, coping, or railing if the roof will be occupied;
 - b. Pitched or mansard roof with projecting eave and/or rake; or
 - c. Cornice (allowed to be used in combination with a parapet or pitched roof).
2. The top is allowed to include the uppermost story or stories as long as a cornice or projecting profile/string course is expressed at the floor level of the uppermost story.
3. Upper stories that are stepped back at least 10 feet from the main facade do not constitute the top; the portion of the facade that is not stepped back must include its own top pursuant to this Section.

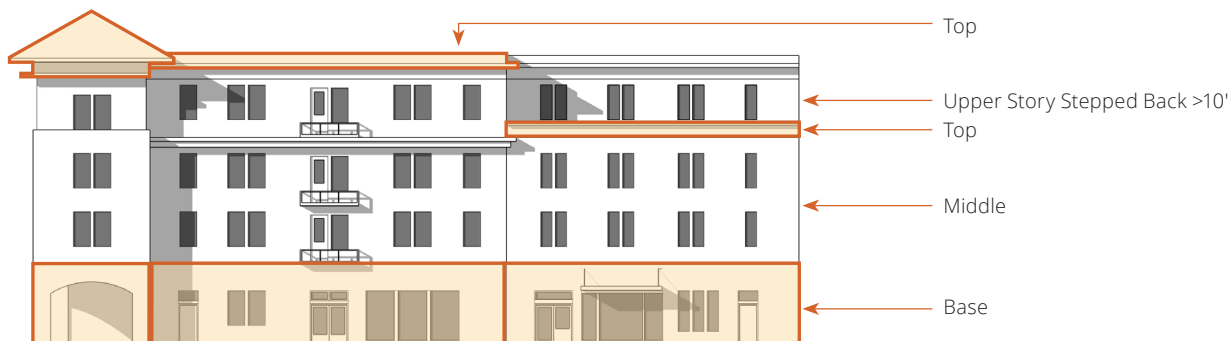
Middle

1. The middle must include the building's primary finish material.
2. For buildings or modules with four or more stories, the middle must comprise at least half of the building's stories, not counting any half story or basement.

Base

1. The base must comprise the lowest story or stories of the building or module and be defined from the middle by a material change and/or an expression line.

Figure F.20.040.1 Base, Middle, and Top Design



F.20.050 Blank Wall Treatment

A. Intent

The intent of these standards is to avoid untreated blank walls adjacent to the public realm to enhance the character and quality of public streetscapes along the ground level.

B. Applicability

The standards in this Section apply to the ground floor of all buildings in all districts with untreated blank walls adjacent to a public realm.

Blank wall means a ground-floor wall, or portion of ground floor wall, where no transparent materials or entrances are provided for a continuous width of at least 16 feet and a height of at least 10 feet.

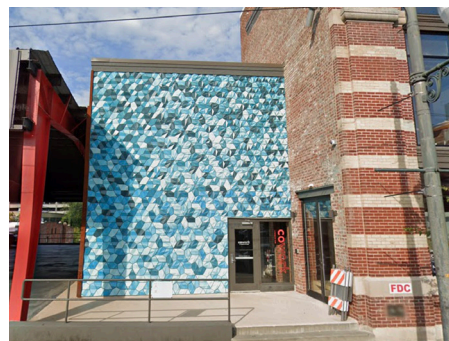


C. Blank Wall Treatment Standards

1. At least 50 percent of the area of the blank wall must be covered by one or more of the following:
 - a. Mural and/or other art installation.
 - b. Protruding/recessed brickwork and tile.
 - c. Living plant material, including, but not limited to, green/living wall, and/or plants of sufficient height to screen the blank wall that are rooted in the ground or in planters.
2. The following treatments may be used in combination with any of the above treatments:
 - a. Benches or other outdoor seating. Benches may be freestanding or integrated into the articulation of the facade.
 - b. Bicycle racks. May be freestanding or integrated into the articulation of the facade.



A mural on a blank wall provides visual interest along the sidewalk on a side street.



Surface texture with small projections of tile detailing on blank wall provides visual interest along the sidewalk at a front street.



A living plant wall on blank wall provides visual interest along the sidewalk on a side street.

General Note: Photos on this page are illustrative, not regulatory.

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Chapter F.30: Frontage Type Standards

Sections:

F.30.010	Purpose
F.30.020	Applicability
F.30.030	General to Frontage Types
F.30.040	Frontage Types Overview
F.30.050	Shopfront
F.30.060	Gallery
F.30.070	Arcade
F.30.080	Common Entry
F.30.090	Stoop
F.30.100	Dooryard
F.30.110	Courtyard
F.30.120	Porch
F.30.130	Lightwell

F.30.010 Purpose

This Chapter provides the standards for building frontage types ("frontage types"). Building frontage types are the components of a building that provide the transition and interface between the public realm (street, sidewalk, and public open space) and building entries.

F.30.020 Applicability

1. The standards of this Chapter apply to all new development and to facades where 70 percent or more of the surface area of a street-facing facade is modified. Modifications include changes to the exterior of a building including additions or demolition, except as applied to routine maintenance and in-kind replacement of materials, facade renovations, or exterior renovations. Where a district standard is different from the standard(s) in this Chapter, the standards of this Chapter prevail.
2. The standards of this Chapter do not apply to parcels with 2024 Zoning Code district designations falling under the review authority of the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission as outlined in Title 31.
3. The standards of this Chapter do not apply to parcels with 2024 Zoning Code designations falling under the review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District) and the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay).

F.30.030 General to Frontage Types

- A. The names of the building frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch Frontage Type is allowed to be used by non-residential uses, including, but not limited to, a restaurant or office, as allowed by the district.
- B. The description provided in Division A of each frontage type serves as the definition of the type.

- C. Each principal building is required to include a building frontage type at all building or unit entries, along the front street, side street, or adjacent public open space. **Service entries are exempt from this requirement.**
- D. Access to the required ground floor space, pursuant to Division D of the zoning district, is provided through the allowed building frontage types of this Chapter.
- E. Each building is allowed to have multiple building frontage types.
- F. Each building frontage type is required to be located on a building facade pursuant to Division C of the zoning district.
- G. Building frontage types are allowed to encroach into the minimum front and side street setbacks pursuant to Division E of the zoning district.
- H. Frontage types, including Gallery and Arcade, may not extend into the ROW unless otherwise approved by the Department of Public Service.
- I. Backlit awnings are not allowed.
- J. Chain link fencing is prohibited.

F.30.040 Frontage Types Overview

Table F.30.040.A (Frontage Types Overview) identifies the allowed frontage types. See each frontage type section for standards.







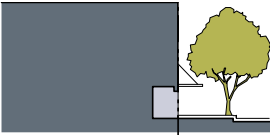
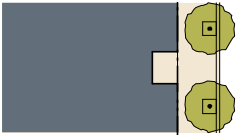


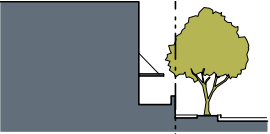
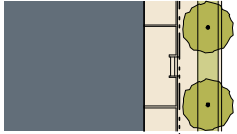
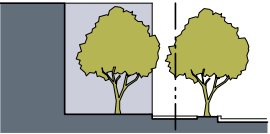
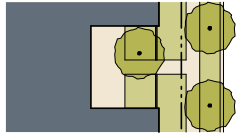
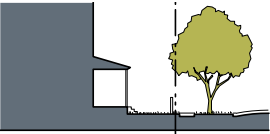
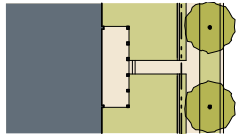
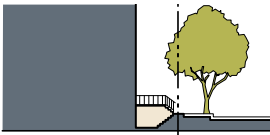
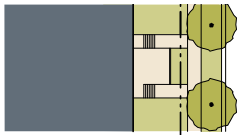
Table F.30.040.A: Frontage Types Overview			
Frontage Type			
Section	Plan		Description
Section F.30.050 (Shopfront)			
			The main facade of the building is at or near the front/side street parcel line with an at-grade entrance from the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling.
Section F.30.060 (Gallery)			
			The main facade of the building is set back from the front parcel line and an at-grade covered structure, articulated with colonnade or arches, covers an adjacent pedestrian area. The Gallery is allowed to be up to two stories. When used in non-residential settings, the Shopfront type is included; when used in residential settings, Stoops, Dooryards, and Courtyards can be included as allowed by the district. Galleries require the Department of Public Service approval of any encroachment into the ROW.
Section F.30.070 (Arcade)			
			The ground floor facade of the building is set back from the front parcel line to form a covered passageway. The surrounding structure is allowed to support occupiable space up to the setback line on upper floor(s). When used in non-residential settings, the recessed ground floor facade incorporates the Shopfront type; when used in residential settings, buildings with an Arcade can be designed to include a Courtyard, Stoops, and Dooryards. Arcades require the Department of Public Service approval of any encroachment into the ROW.

Table F.30.040.A: Frontage Types Overview

Frontage Type		Description
Section	Plan	
Section F.30.080 (Common Entry)		
		The main facade of the building is near the front parcel line, with a recessed or covered entryway within the main facade, providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides interior access to units or offices. Common Entries require the Department of Public Service approval of any encroachment into the ROW.
Section F.30.090 (Stoop)		
		The main facade of the building is near the front parcel line with steps to an elevated ground floor entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop lead directly to the sidewalk or are parallel to the sidewalk.
Section F.30.100 (Dooryard)		
		The main facade of the building is set back from the front parcel line, which is defined by a low wall, hedge, or fence, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards by a low wall, hedge, or fence. The Dooryard is allowed to be raised or at grade.
Section F.30.110 (Courtyard)		
		The main facade of the building is at or near the front parcel line and a portion is set back into the parcel to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas. The following additional frontage types can be combined with the Courtyard: Stoop, Shopfront, Gallery, or Arcade.
Section F.30.120 (Porch)		
		The main facade of the building is set back from the front parcel line with a covered structure that may or may not encroach into the minimum setback . A Porch may also be located in the side setback with its narrow side facing the street. The Porch is allowed to be one or two stories, is open on at least two sides, with occupiable space located behind the building setback line.
Section F.30.130 (Lightwell)		
		The main facade of the building is setback from the front parcel line by a sunken Lightwell and may also include an elevated terrace or stoop. This type buffers residential, retail, or services uses from urban sidewalks.

F.30.050 Shopfront



Example of a Shopfront



Example of a Shopfront

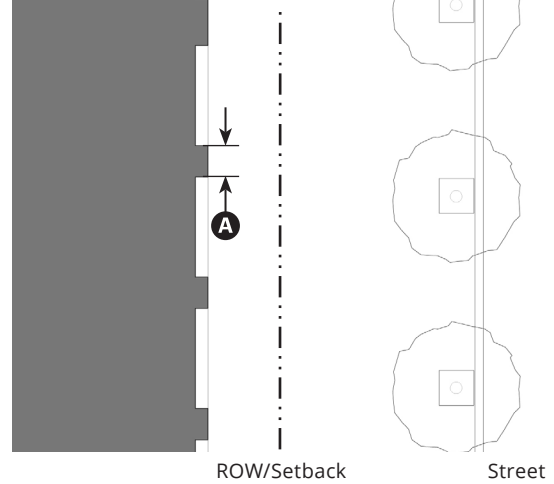
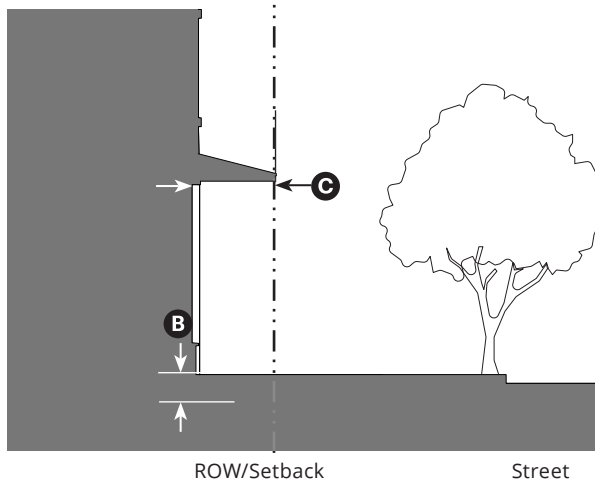


Example of a Shopfront

A. Description

The main facade of the building is at or near the front/side street parcel line with an at-grade entrance from the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Required Elements

Distance between Glazing and/or Door(s)	2' max.	A
Shopfront Base/Bulkhead	6" min.; 32" max.	B
Recession and/or Cover, Depth	18" min.	C

C. Additional Requirements

Entry doors must be recessed and/or an awning or canopy **provided** to offer shelter from the elements.

Awnings that encroach into the ROW require the approval of the Department of Public Service.

F.30.060 Gallery



Example of a Gallery



Example of a Gallery

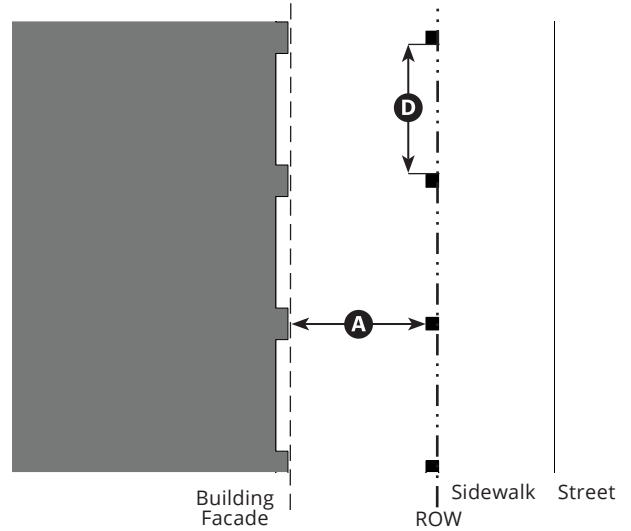
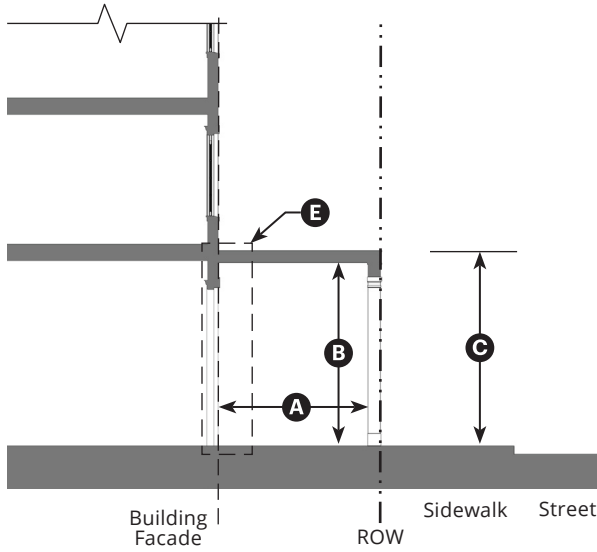


Example of a Gallery

A. Description

The main facade of the building is set back from the front parcel line and an at-grade covered structure, articulated with colonnade or arches, covers an adjacent pedestrian area. The Gallery is allowed to be up to two stories. When used in non-residential settings, the Shopfront type is included; when used in residential settings, Stoops, Dooryards, and Courtyards can be included as allowed by the district. Galleries require the Department of Public Service approval of any encroachment into the ROW.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Required Elements

Depth ¹ , Clear	8' min.	A
Height, Clear	10' min.	B
Height	2 stories max.	C
Column Spacing ²	8' min. clear	D

¹Galleries are required to have a consistent depth across the entire front street and/or side street facade.

²May include street furniture, including, but not limited to, planters, benches, or low walls (48' max height), but may not encroach into the minimum clear depth.

C. Additional Requirements

Galleries **must** be designed pursuant to Section F.30.050 (Shopfront) and/or Section F.30.080 (Common Entry). **E**

Galleries require the **Department of Public Service** approval of any encroachment into the ROW.

F.30.070 Arcade



Example of an Arcade



Example of an Arcade

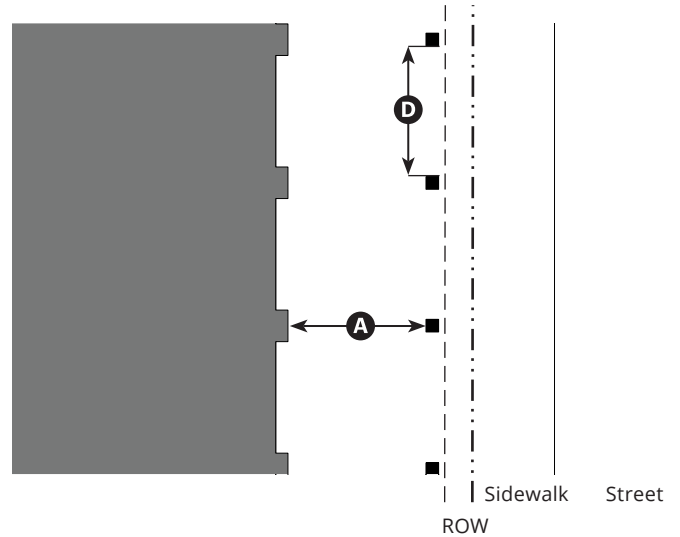
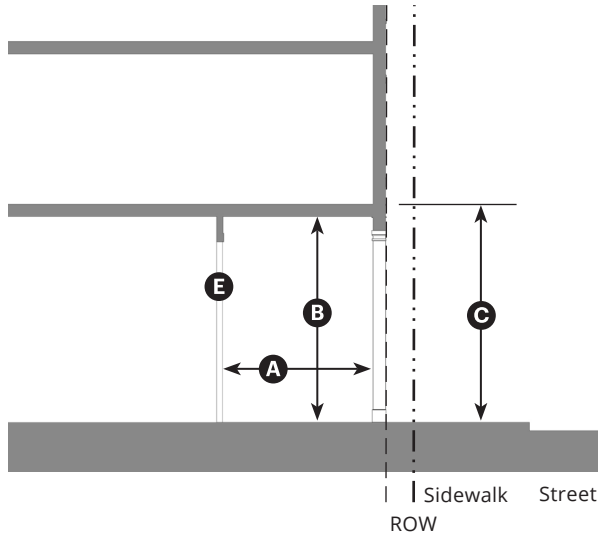


Example of an Arcade

A. Description

The ground floor facade of the building is set back from the front parcel line to form a covered passageway. The surrounding structure is allowed to support occupiable space up to the setback line on upper floor(s). When used in non-residential settings, the recessed ground floor facade incorporates the Shopfront type; when used in residential settings, buildings with an Arcade can be designed to include a Courtyard, Stoops, and Dooryards. Arcades require the Department of Public Service approval of any encroachment into the ROW.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Required Elements

Depth, Clear	8' min.	A
Height, Clear	10' min.	B
Height	2 stories max.	C
Column Spacing ¹	8' min. clear	D

¹ May include street furniture, including, but not limited to, planters, benches, or low walls (48' max height), but may not encroach into the minimum clear depth.

C. Additional Requirements

Arcades **must** be designed pursuant to Section F.30.050 (Shopfront) and/or Section F.30.080 (Common Entry). **E**

Arcades require the **Department of** Public Service approval of any encroachment into the ROW.

F.30.080 Common Entry



Example of a Common Entry



Example of a Common Entry

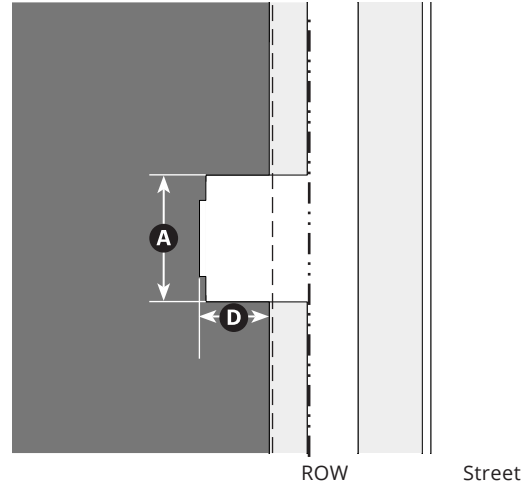
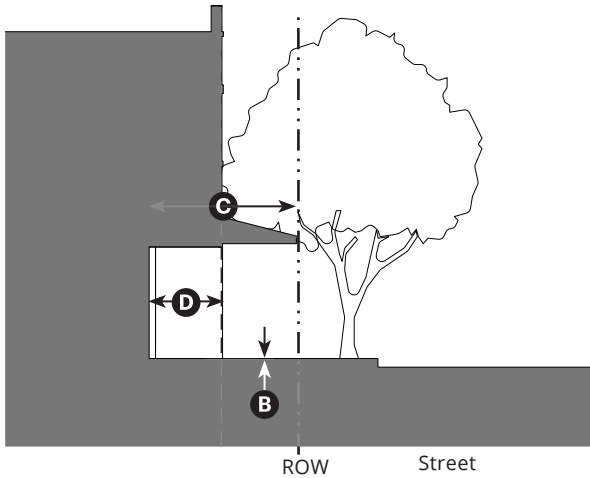


Example of a Common Entry into a Residential Multiplex

A. Description

The main facade of the building is near the front parcel line, with a recessed or covered entryway within the main facade, providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides interior access to units or offices. **Common Entries require the Department of Public Service approval of any encroachment into the ROW.**

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Size

Width of Door/Window Frame	6' min.	A
Finish Level above Sidewalk	0" min.	B
Recession and/or Cover, Depth	18" min.	C
Depth of Recessed Entry	6' max.	D

C. Miscellaneous

Entry doors must be recessed and/or provide an awning or canopy to offer shelter from the elements.
Awnings that encroach into the ROW require the approval of the Department of Public Service.

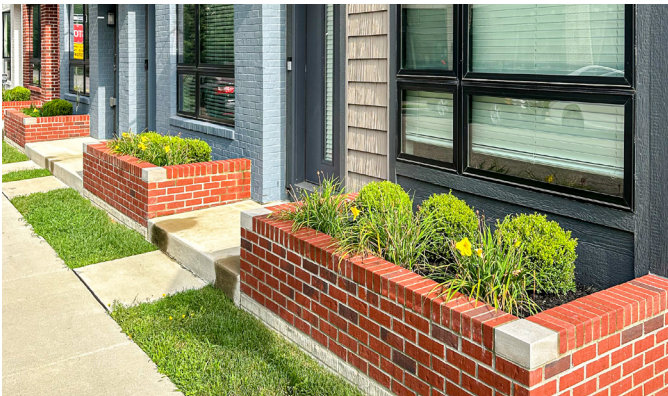
F.30.090 Stoop



Example of a Stoop with lightwell



Example of a Stoop

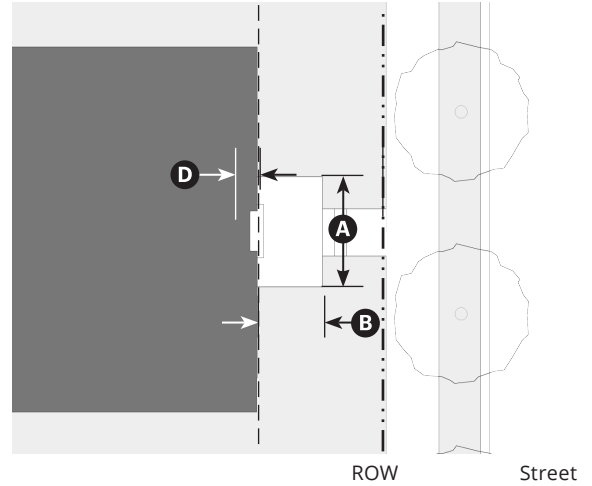
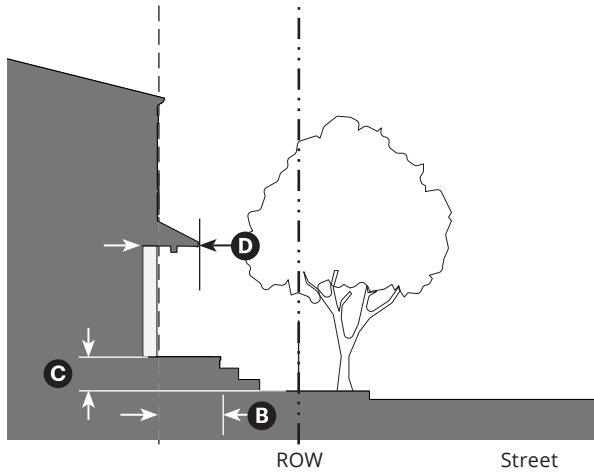


Example of a Stoop

A. Description

The main facade of the building is near the front parcel line with steps to an elevated ground floor entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop lead directly to the sidewalk or are parallel to the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Required Elements

Width, Clear	3' min.; 10' max.	A
Depth, Clear	3' min.	B
Finish Level above Sidewalk	6" min.	C
Recession and/or Cover, Depth	18" min.	D

C. Additional Requirements

Entry doors **must** be covered or recessed to offer shelter from the elements.

When located within the front or side street facade zone, Stoops **must** face the street or open space.

F.30.100 Dooryard



Example of a Dooryard



Example of a Dooryard

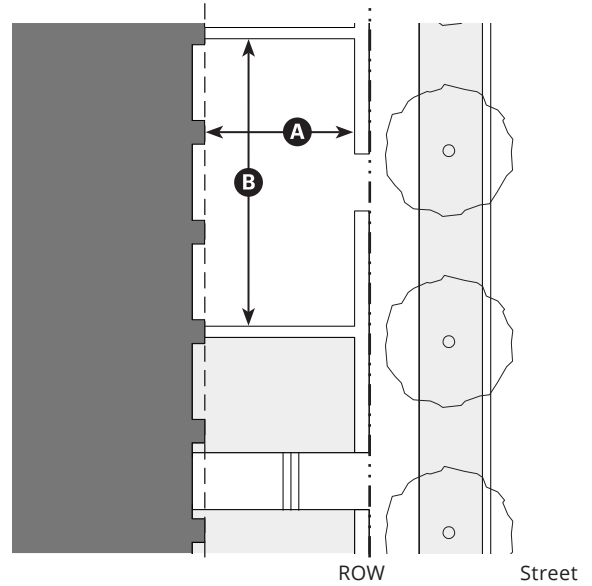
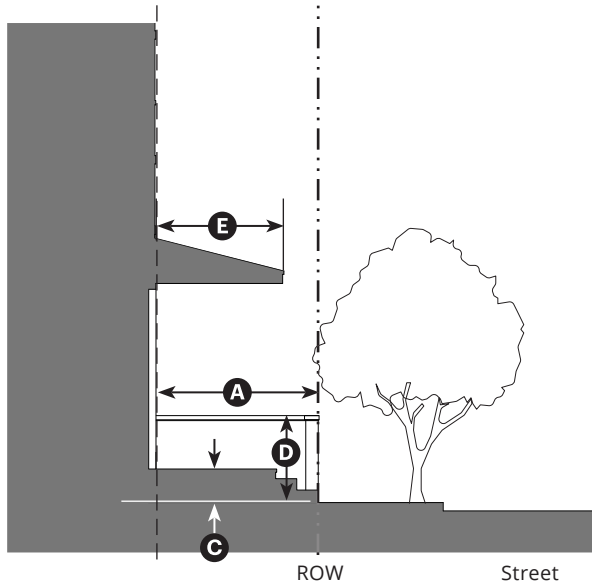


Example of a Dooryard

A. Description

The main facade of the building is set back from the front parcel line, which is defined by a low wall, hedge, or fence, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards by a low wall, hedge, or fence. The Dooryard is allowed to be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Required Elements

Depth, Clear	5' min.	A
Width, Clear	10' min.	B
Finish Level above Sidewalk	36" max.	C
Height of Dooryard Fence/ Wall above Finish Level	48" max.	D
Cover, Depth	18" min.	E

C. Additional Requirements

Each Dooryard **must** provide access to only one ground floor entry.

Entry doors **must** be covered or recessed to offer shelter from the elements.

For non-residential uses, the Shopfront type is required in combination with the Dooryard.

A low wall, hedge, or fence is required at the sidewalk and between adjacent Dooryards.

F.30.110 Courtyard



Example of a residential Courtyard



Example of a Courtyard

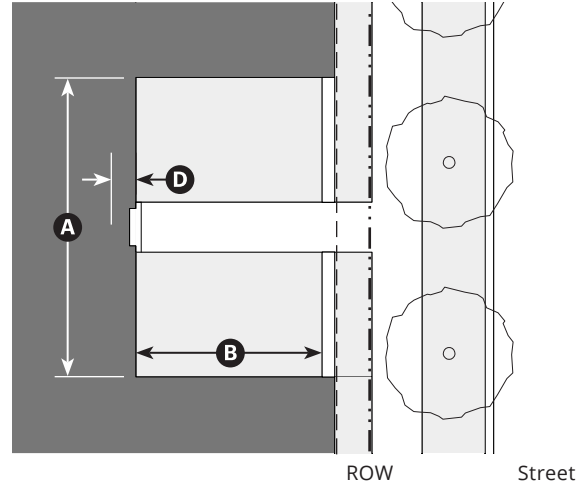
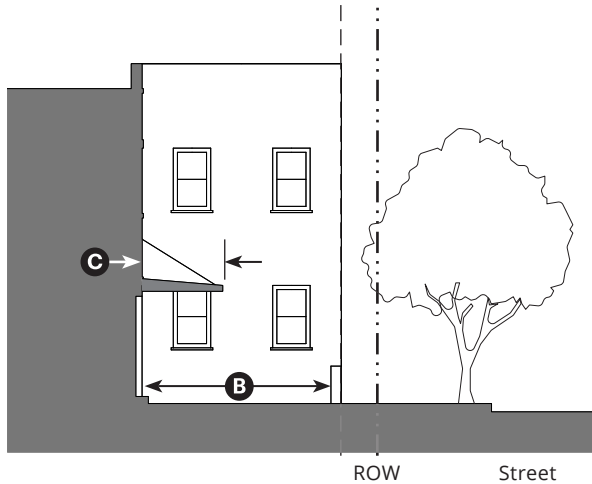


Example of a Corner Courtyard

A. Description

The main facade of the building is at or near the front parcel line and a portion is set back into the parcel to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas. The following additional frontage types can be combined with the Courtyard: Stoop, Shopfront, Gallery, or Arcade.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Required Elements

Width, Clear 25' min. if 3 stories or less; 35' min. if 4 or more stories. **A**

Depth, Clear 15' min.; 50' max. **B**

Along the ground floor of the Courtyard, the following are allowed to encroach a total of 1/3 of the Courtyard's width: Stoop, Shopfront, Gallery, or Arcade. **C**

Recession and/or Cover, Depth 18" min. **D**

The Courtyard Frontage Type may count towards required facade zone standards of Division C of the zoning district.

C. Additional Requirements

Courtyards are allowed to be utilized to group several entries at a common elevation pursuant to the districts' ground floor finish level standards.

The Courtyard is open to the sky except for allowed encroachments (awnings, Stoops, Porches, terraces). Entry doors must be recessed and/or provide an awning or canopy to provide shelter from the elements.

The Courtyard may include a fence, wall, or hedge along the front parcel line, which, if included, is required a fence or wall is required to have a maximum height of 48 inches. A Courtyard may be shaped with three building facades or located at a corner and shaped with only two building facades.

F.30.120 Porch



Example of a Porch



Example of a Porch

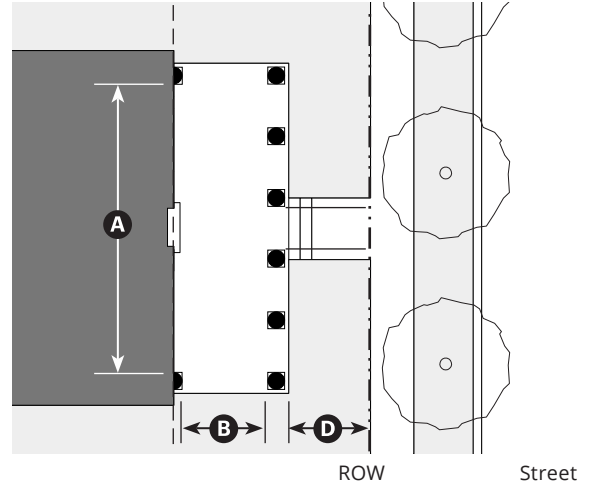
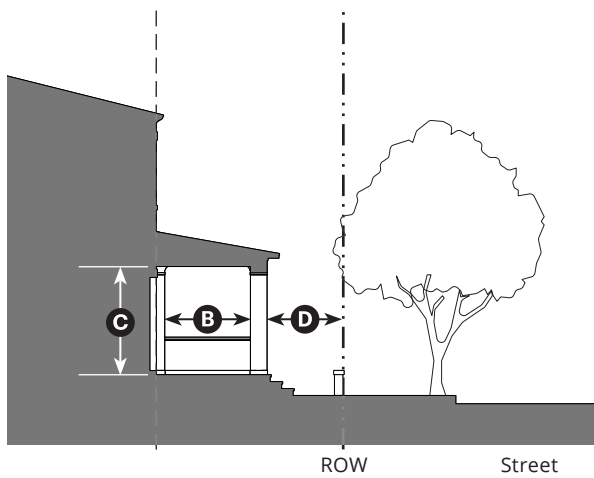


Example of a Porch

A. Description

The main facade of the building is set back from the front parcel line with a covered structure **that may or may not encroach into the minimum setback**. A Porch may also be located in the side setback with its narrow side facing the street. The Porch is allowed to be one or two stories, is open on at least two sides, with occupiable space located behind the building setback line

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Required Elements

Width, Clear	10' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Distance between Porch Columns and ROW/Parcel Line	3' min.	D

C. Additional Requirements

A Porch **must** have a roof and be open on at least two sides.
Pedestrian access must be provided at either the front or the end side of the Porch.

F.30.130 Lightwell



Source: Google Street View

Example of a Lightwell



Source: Google Street View

Example of a Lightwell

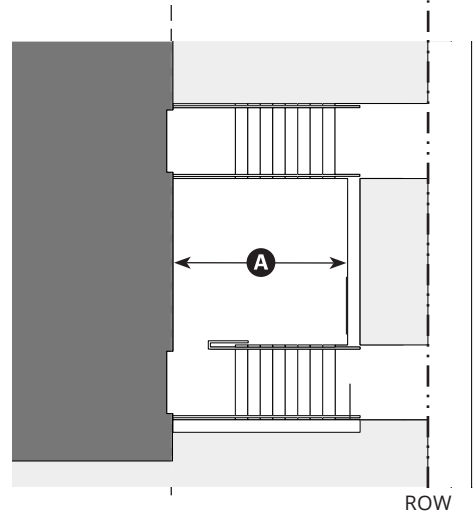
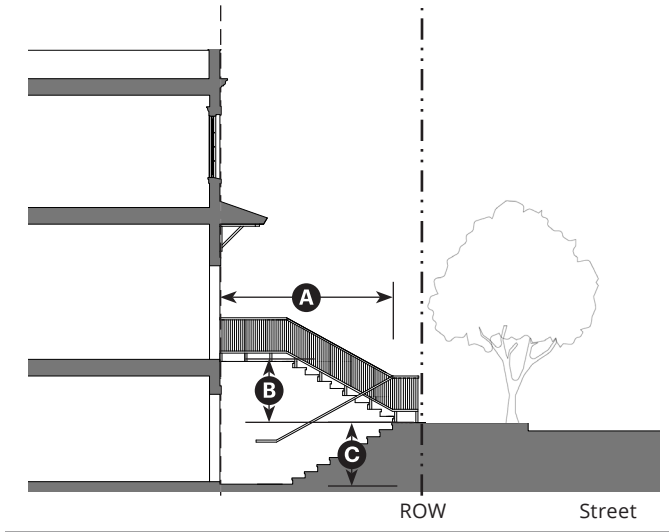


Example of a Lightwell

A. Description

The main facade of the building is setback from the front parcel line by a sunken Lightwell and may also include an elevated terrace or stoop. This type buffers residential, retail, or services uses from urban sidewalks.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line --- Setback Line

B. Required Elements

Depth, Clear	5' min.	A
Height		
Landing (above Sidewalk)	6' max.	B
Lightwell (below Sidewalk)	6' max.	C

C. Additional Requirements

The minimum ground floor height required by Division D of the base zoning district applies to the first full story above grade.

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Chapter F.40: Large Site Standards

F.40.010	Purpose
F.40.020	Applicability
F.40.030	Procedures for Large Sites
F.40.040	Design Standards for Large Sites

F.40.010 Purpose

The intent of this Section is to establish site design standards that guide the development of large development sites into a walkable pattern of development including new streets and blocks, pedestrian-oriented frontages, and/or public open spaces.

F.40.020 Applicability

- A. These standards are intended for application within Mixed-Use Zoning Districts, including Urban General 1 (UGN-1), Urban General 2 (UGN-2), Urban Center (UCT), Urban Core (UCR), Community Activity Center (CAC), and Regional Activity Center (RAC).
- B. These standards apply to development sites meeting the following size criteria:
 1. For development sites that have a continuous street frontage greater than 300 feet but are less than 10 acres in total size, the procedure in Division F.40.030.A.1 must be demonstrated as part of Site Plan Review.
 2. For development sites greater than or equal to 10 acres, a Framework Plan is required prior to Site Plan Review. See the procedure for Framework Plan in Division F.40.030.A.2.
- C. Applicants may, at their discretion, choose to apply a Framework Plan to development sites less than 10 acres.

F.40.030 Procedures for Large Sites

- A. There are two possible procedures for meeting the requirements of this **Section, as outlined below:**
1. **Site Plan for Large Development Sites.** This process is required for development sites that have a continuous street frontage greater than 300 feet but are less than 10 acres in total size. See Table F.40.030.B (Procedure for Site Plan for Development Sites < 10 Acres) for the required procedure and example site.
 - a. Sites must provide a break in the street frontage per the standards in Table F.40.030.A (Large Site Building Frontage Standards), through one of the following:
 - i. Pedestrian circulation per the standards of Division F.40.040.B(8);
 - ii. Open space that meets the requirements of Table F.40.040.B (Open Space Types); or
 - iii. Street (private or public) per the requirements of the Department of Public Service.

Table F.40.030.A: Large Site Street Frontage Standards

Zone	Street Frontage
UGN-1, UGN-2, CAC	300' max. length
UCT, UCR, RAC	500' max. length

- b. Front, side, and rear parcel lines and applicable setbacks must be determined by their adjacency to the identified pedestrian circulation, open space, and/or street.
 - c. Proposed site plans are reviewed for compliance with the standards of this Chapter in addition to the base zoning district standard.
 2. **Framework Plan.** This process is required for sites greater than or equal to 10 acres. See Table F.40.030.C (Procedure for Framework Plan for Development Sites ≥ 10 Acres) for the required procedure and an example site.
 - a. In cases where a larger development site is to be divided into smaller blocks with all internal streets and open space being private, a Framework Plan must be developed.
 - b. Proposed Framework Plans must be reviewed by the City for compliance with these standards.
 - c. Approved Framework Plans are registered on the City's Zoning Map.
 - d. Framework Plans may be amended using the same process outlined for their creation.
 - e. In cases where a larger development site incorporates public streets, the Framework Plan must be consistent with any associated subdivision plat.

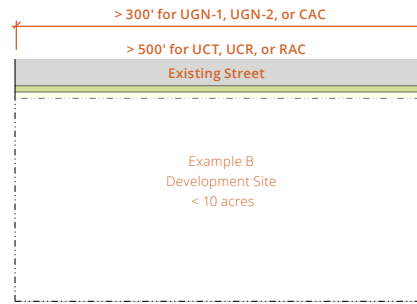
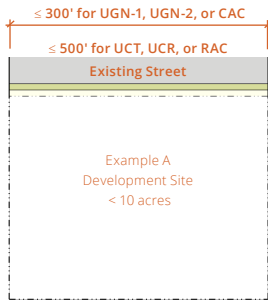
Table F.40.030.B: Procedure for Site Plan for Development Sites < 10 Acres

Step 1: Identify the Development Site

The development site is the entire site within the scope of the development, which may include one or more parcels. The overall development site is delineated through a survey and must identify the existing public realm.

Sites that do not support a building frontage greater than the maximum allowed per Table F.40.030.A are not required to extend the public realm.

If street frontage is greater than the maximum allowed per Table F.40.030.A then a site plan is required to apply the following steps.



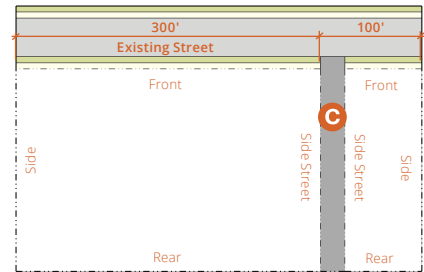
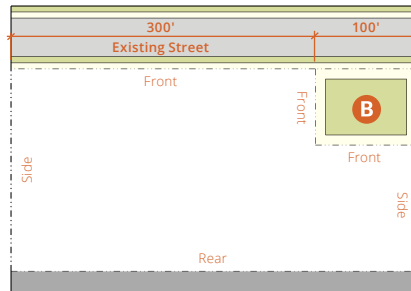
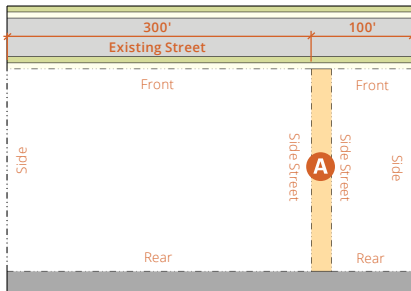
Step 2: Extend the Public Realm and Determine Parcel Orientation

The public realm must be extended into the development site using a pedestrian connection per Division F.40.040.B.8, open space per Division F.40.040.C, or new street between buildings pursuant to Division F.40.040.B at intervals no greater than the street frontage maximum of Table F.40.040.A. All new streets and/or open space must be indicated on a site plan. Any parcel line adjacent to a pedestrian circulation, open space, or new street will be treated as a front or side street parcel line and is subject to all applicable standards of the base zoning district. **In instances where parcel lines are not established, setbacks must be measured from the exterior edge of the sidewalk or curb when there is no sidewalk, and/or the adjacent public open space.**

Example: **A** Pedestrian Connection

Example: **B** Open Space

Example: **C** New Street



Step 3: Place Buildings and Provide Frontage Types

Locate buildings and parking per all zoning district standards. Buildings must provide frontage types for building entrances that are adjacent to the public realm and apply all standards applicable to a front or side street facade.

Example: **A** Pedestrian Connection

Example: **B** Open Space

Example: **C** New Street

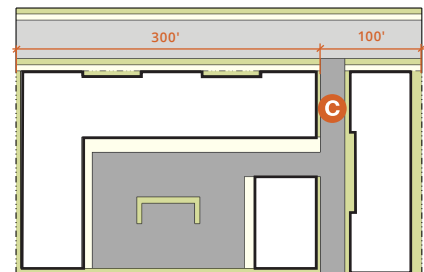
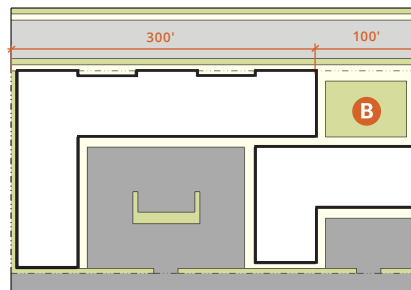
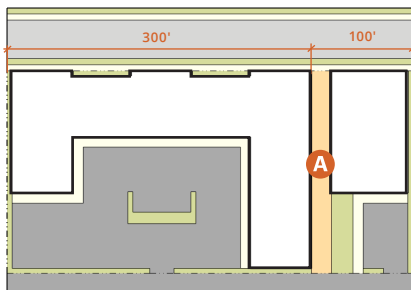


Table F.40.030.C: Procedure for Framework Plan for Development Sites ≥ 10 Acres

Steps Example Site (equal to or greater than 10 acres)

Step 1: Identify the Development Site

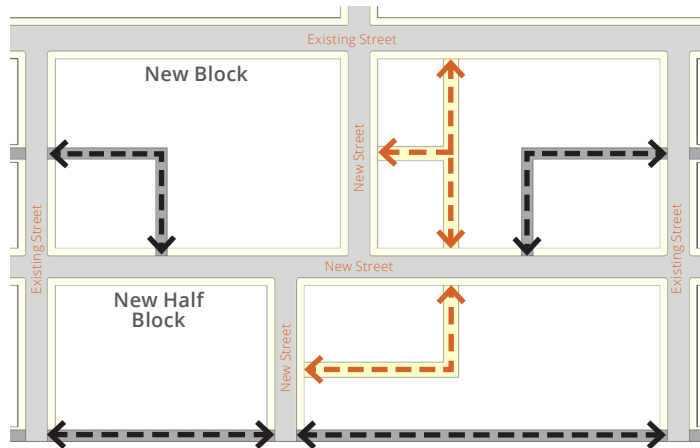
The development site is the entire site within the scope of the development, which may include one or more parcels. The overall development site is delineated through a survey and must identify the existing public realm.



Step 2: Identify and Extend the Public Realm to Create New Blocks

Extend the public realm into the development site to create new blocks per the standards of Division F.40.040.A. **Framework Plans must depict all blocks, public and private streets, and sidewalks provided as part of the street network. Applicants may also choose to identify any internal pedestrian connections, paths, or alleys that have been determined at the time of the Framework Plan submittal.**

- Pedestrian Connection
- Alley Connection



Step 3: Locate Open Space

On the Framework Plan, indicate one or more common open space(s) that meet the standards of Division F.40.040.C.

- Open Space

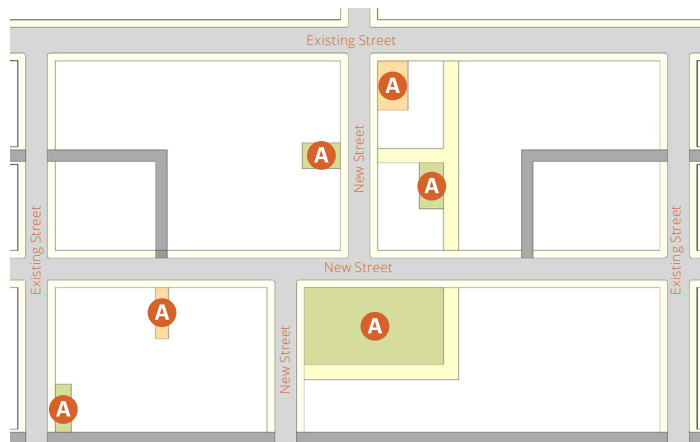
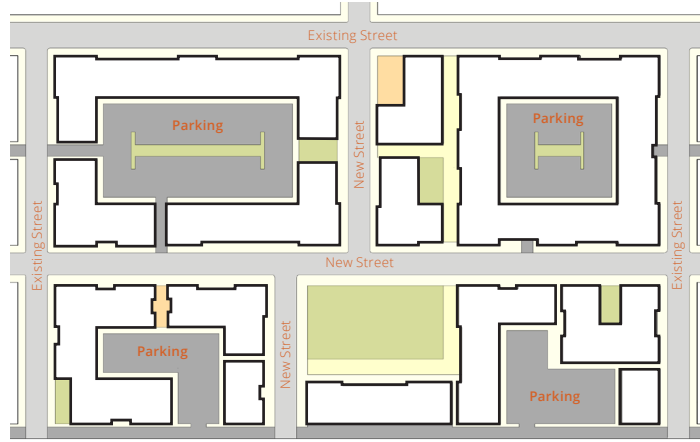


Table F.40.030.C: Procedure for Framework Plan for Development Sites ≥ 10 Acres

Steps Example Site (equal to or greater than 10 acres)

Step 4: Place Buildings per District Standards

Once the Framework Plan is established through Steps 1-3, locate buildings and parking per all standards in Chapter E.20 (Mixed-Use Zoning Districts) for the base zoning district. Development of each block may occur in phases. Any parcel line adjacent to a pedestrian circulation, open space, or new street will be treated as a front or side street parcel line. On corner parcels, the building can front either street. Buildings must orient onto the public realm and provide at least one frontage type. Pursuant to Division G of the zoning district, on-site parking, if provided, cannot be located between principal buildings and an adjacent street or public open space.



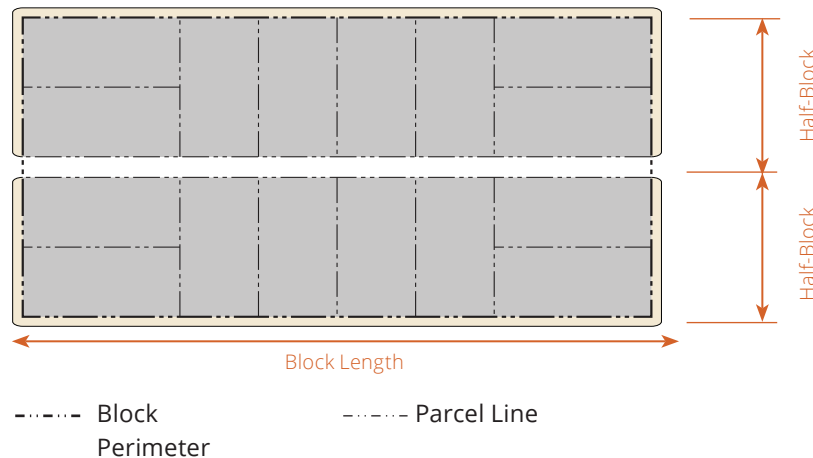
F.40.040 Design Standards for Large Sites

- A. **Block Configuration.** Development sites **equal to or** greater than 10 acres must create a series of blocks and streets to break down the site into a walkable pattern. Blocks represent the largest organizing element of the development site. Blocks may contain multiple parcels and/or buildings.
1. Framework Plans must depict the configuration of blocks.
 2. Blocks may be formed by a combination of streets, natural features, including, but not limited to, rivers, streams, and wooded preserves, large designated open space per Division F.40.040.C or City designation, or other barriers such as railroads.
 3. To reinforce the pedestrian scale, individual block lengths and the total block perimeter are required to comply with the standards in Table F.40.040.A (Block Size Standards).
 4. Blocks may be uniquely shaped provided that the standards in Table F.40.040.A (Block Size Standards) are met.

Table F.40.040.A: Block Size Standards		
Block Length	Block Perimeter	Depth of Attached Half-Block(s) ¹
500' max.	2,000' max.	250' max.

¹ Distance from street or public ROW to shared property line.

Figure F.40.040.1: Block Size




- B. **Streets and Connectivity.** Existing and/or proposed streets, **public and private**, together with open spaces, are required to comprise a contiguous pedestrian network throughout large development sites and the adjacent public ROW.
1. Framework Plans must depict all blocks, open space, public and private streets, including, sidewalks provided as part of the street networks. Applicants may also choose to identify any internal pedestrian connections, paths, or alleys that have been determined at the time of the Framework Plan submittal.
 2. Alleys and drive aisles are not considered streets or components of the public realm for the purpose of these standards and are allowed only along the rear or side of a parcel.

3. All private streets must include sidewalks subject to the Department of Public Service approval.
4. When provided, parking along private streets must be parallel or angled. 90 degrees, head-in parking is not allowed.
5. Parking, streets (including public and private), sidewalks, and paths must comply with City dimensional standards as outlined in Chapter 3312 (Off-Street Parking and Loading), Chapter 4307 (Regulations For Land Development), and the applicable Department of Public Service rules and regulations.
6. All public and private streets must provide street trees subject to the Department of Public Service approval, with type and spacing as determined by the Department of Recreation and Parks.
7. New dead-end and cul-de-sac streets are not allowed, although stub streets to adjacent parcels for the purposes of future connectivity are allowed and must be identified.
8. Trail systems identified within the development site must connect to existing or programmed trails adjacent to the site.
9. Pedestrian circulation may be provided through a pedestrian connection that meets the following standards:
 - a. 20 feet minimum and 36 feet maximum width clear between building facades and/or ROW.
 - b. If a street frontage exists along the parcel, a pedestrian connection will be considered a side street for all applicable standards of the base zoning district.

C. Open Space

1. On large sites equal to or greater than 10 acres, a minimum of five percent of the gross development area (minus existing easements) is required to be set aside as open space.
 - a. Required setbacks do not count toward the minimum open space area requirement.
 - b. The required five percent open space for large sites is in addition to the amount of open space required by the base district per each dwelling unit.
 - c. Regulated floodway, stream corridor protection zones, and stormwater features, including, but not limited to, ponds and swales do not count toward the minimum open space area requirement.
 - d. Patios, yards, and other areas meant for the benefit of a specific unit or building rather than the broader development site do not count toward the minimum open space area requirement.
 - e. Dog parks, swimming pools, and volleyball sand pits do not count toward the minimum open space requirement.
 - f. Development sites must include one or more of the open space types listed in Table F.40.040.B (Open Space Types).
2. Fences up to 42 inches tall are allowed to be installed along the perimeter of parks. Walls greater than 36 inches in height are not allowed. Chain link fencing is prohibited.
3. The facade of buildings that abut or face an open space type are required to incorporate at least one frontage type.

Table F.40.040.B: Open Space Types

Description	Standards
<p>Green. A landscaped focal point for passive recreation or programmed use.</p> 	<ul style="list-style-type: none"> a. Minimum of 5,000 square feet in size. b. No side narrower than 50 feet. c. At least 50 percent of the area is required to be landscaped with trees and plantings. d. At least one entire side of the open space must abut and be accessible from the street or sidewalk network.
<p>Plaza. A hardscaped focal point used primarily for civic purposes and commercial activities.</p> 	<ul style="list-style-type: none"> e. Minimum of 2,500 square feet. f. No side narrower than 30 feet. g. At least 50 percent of the area is required to be hardscaped. h. At least two sides of the open space must abut and be accessible from the street or sidewalk network.
<p>Pedestrian Passage. A pedestrian pathway that extends from a public sidewalk or large site open space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the district.</p> 	<ul style="list-style-type: none"> i. Minimum of 20 feet from facade to facade or from facade to side parcel line. j. 150 feet max.; unlimited if extending from one public sidewalk or large site open space to another. k. No more than 25 percent of the passage surface consists of asphalt or untextured concrete; and, l. Seating is provided within or adjacent to the passage at 100-foot maximum intervals.

Article G: Citywide Standards

Chapters:

Chapter G.10: Purpose of Citywide Standards	G.10-1
Chapter G.20: General Site Development Standards	G.20-1
Chapter G.30: Height Bonus Program	G.30-1

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Chapter G.10: Purpose of Citywide Standards

Sections:

G.10.010 Purpose and Applicability

G.10.010 Purpose and Applicability

This Article provides standards which apply to all development in the City regulated by zoning districts established in this Title. If there is a conflict between any standards in this Title, the provisions of Article G (Citywide Standards) supersede the provisions of Article E (District Regulations) and Article F (Supplemental District Standards).

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Chapter G.20: General Site Development Standards

Sections:

G.20.010	Purpose and Applicability
G.20.020	Lighting
G.20.030	Landscaping
G.20.040	Screening
G.20.050	Vision Clearance
G.20.060	Graphic Standards

G.20.010 Purpose and Applicability

1. This Chapter provides standards which apply to all development regulated in this Title, including standards for lighting, landscaping, screening and graphics.
2. The provisions of G.20.060 (Graphics Standards) within this Chapter do not apply to parcels with 2024 Zoning Code district designations falling under the review authority of the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission as outlined in Title 31.
3. The provisions of G.20.060 (Graphics Standards) within this Chapter do not apply to parcels with 2024 Zoning Code designations falling under the review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District) and the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay).

G.20.020 Lighting

- A. Light fixtures in all zoning districts except CAC and RAC Districts must not exceed 18 feet in height from grade.
- B. Light fixtures within the CAC and RAC Districts must not exceed a maximum height of 28 feet measured from grade, except those fixtures within 100 feet of a Residential District must not exceed 18 feet in height.
- C. **Shielding**
 1. Light fixtures up to 14 feet in height must be shielded to prevent upward lighting.
 2. Light fixtures taller than 14 feet in height must be fully shielded with recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.
 3. Canopy lighting must be recessed within the canopy or use an opaque shield around all sides of the light.
- D. Any parking lot containing 10 or more parking spaces, which is used during non-daylight hours, must be illuminated.
- E. For aesthetic compatibility, light fixtures in parking lots must be of the same or similar type and color.

- F. Light fixtures must be placed in parking lot islands or solid bases to protect both lights and vehicles from possible damage.
- G. **Decorative/Architectural Lighting**
 - 1. Accent lighting, down-lighting, and up-lighting may be used on buildings, so long as the lighting does not shine beyond the extents of the building walls, and the light source is concealed from view.
 - 2. String lighting may be used to illuminate patios, porches, and walkways.

G.20.030 Landscaping

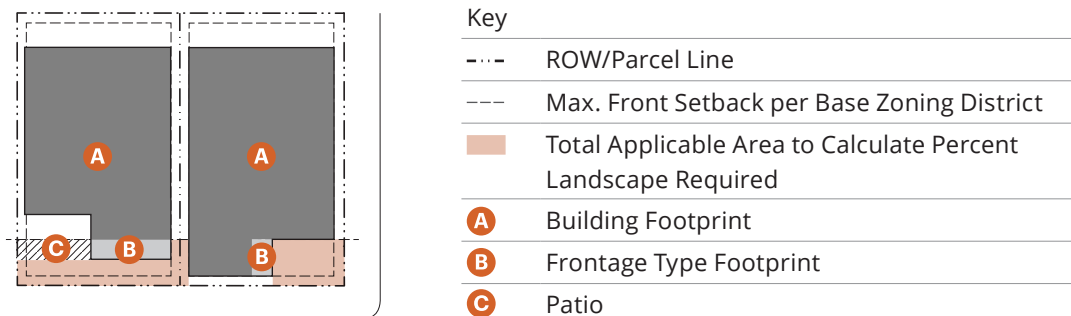
A. Development Site Landscape Requirements

- 1. Where a front and/or side street building setback of five feet or greater is provided, the area between the building facade and the adjacent front and/or side street parcel line must be landscaped per requirements in Table G.20.030.A (Development Site Landscape Requirements).

Table G.20.030.A: Development Site Landscape Requirements	
Zone	Applicable Area Required to be Landscaped
UGN-1, UCT, UCR	50% min.
UGN-2, CAC, RAC	70% min.

- 2. The percent calculated shall be based on the area of parcel between the maximum front setback and the front parcel line, minus the building footprint, frontages, patios, and/or walkways within the applicable area. See Figure G.20.030.1 for reference.

Figure G.20.030.1: Identifying Applicable Area Required to be Landscaped



B. Residential Landscape Buffer

- 1. Except in cases of required headlight screening and approved vehicular access, a landscaped buffer must be provided between the UGN-1, UGN-2, CAC, and RAC districts and an abutting Residential District.
- 2. Landscape buffers must provide a minimum depth of 5 feet and include a continuous hedge row of shrubs. A solid, masonry wall of 2 to 3 feet in height or a continuous solid fence up to 6 feet in height may be included in addition to the landscaping requirement. Chain link fencing is prohibited.

3. In RAC, the landscape buffer must provide a minimum depth of 15 feet including 8 evergreen trees for every 100 feet of length, spaced evenly in a single row. If a solid fence is provided at least 6 foot in height, the evergreens may be replaced with shade trees provided at a rate of 6 shade trees for every 100 feet of length. Chain link fencing is prohibited.
 4. Residential landscape buffers must be a minimum of 36 inches in height and have a minimum year round opacity of 75 percent. Along streets and open spaces, residential landscape buffers must not exceed a height of 48 inches.
 5. Areas used for vision clearance per Section G.20.050 (Vision Clearance) are exempt from residential landscape buffers.
 6. Trees located in this buffer may be counted towards the required dwelling unit trees.
- C. **Dwelling Unit Trees.** Dwelling unit trees are required in the CAC and RAC Districts at a rate of one tree per 10 dwelling units, or fraction thereof, and may be located anywhere on the site. Dwelling unit trees must be native species, deciduous or evergreen, with a minimum two-inch caliper at the time of planting.
- D. **Parking Lot Shade Trees**
1. Parking lot shade trees are required at a rate of one tree per 10 surface parking spaces, or fraction thereof, and must be dispersed proportionately throughout the parking areas that they serve.
 2. Shade trees required for surface parking lots with 20 parking spaces or less must be placed along its immediate perimeter or anywhere within the parking lot.
 3. At least 50 percent, or fraction thereof, of shade trees required for surface parking lots with 21 or more parking spaces must be placed on islands or peninsulas within the parking lot area. The remaining parking lot shade trees may be located along its immediate perimeter or anywhere within the parking lot.
 4. Parking lot shade trees must be deciduous with a minimum two-inch caliper at the time of planting.
 5. Parking lot shade trees must have a minimum soil radius of four feet and a minimum soil area of 145 square feet, with an average soil depth greater than or equal to three feet.
 6. Planting beds for parking lot shade trees must be arranged and constructed with suitable curbing materials to minimize damage to tree trunks and roots from vehicles, pedestrians, and parking lot maintenance.
- E. **General to All Landscaping**
1. When used to meet a required landscaping or screening provision, plants must have a minimum size at the time of planting as follows:
 - a. Two-inch caliper for a deciduous tree;
 - b. One-and-one-half-inch caliper for an ornamental tree;
 - c. Four-foot height for a conifer or evergreen tree.
 2. All plants must be maintained in a healthy live state and must be replaced as needed to comply with this Section. Landscaping and screening plants that die must be replaced during the current or next planting season.

G.20.040 Screening

A. Headlight Screening

1. Headlight screening must be provided between all parking areas (parking spaces, maneuvering areas, and drive aisles) and adjacent streets, open spaces, and Residential Zoning Districts within 80 feet.
 - a. Along streets and open spaces, headlight screening must consist of a combination of landscape shrubs and a metal tube fence or masonry wall. **Chain link fencing is prohibited.**
 - b. Screening between parking areas and neighboring Residential Zoning Districts can either consist of a combination of landscape shrubs with metal tube fencing or masonry walls, or a wood privacy fence. Chain link fencing is prohibited.
2. Headlight screening must be located within a landscaped area with a minimum width of four feet.
3. Headlight screening must be a minimum of 36 inches in height and have a minimum year round opacity of 75 percent. Along streets and open spaces, headlight screening must not exceed a height of 48 inches.

B. Dumpster and Bulk Refuse Pick-Up Area Screening

1. Dumpsters (including compactors) and bulk refuse pick-up areas must be located within enclosures that provide 100 percent opaque screening on all sides.
2. Screening must be provided to at least the height of the dumpster or bulk refuse container or area.
3. Screening **must** be provided using any combination of fencing, walls, landscaping, and adjacent building facades. Chain link fencing is prohibited.
4. Dumpster and bulk refuse pick-up area enclosures are subject to building setback requirements and **must** not be located between a principal building and an adjacent front or side street.

C. Screening of Mechanical and Utility Equipment

1. All heating, ventilating, air conditioning, and other building mechanical systems and equipment or other utility hardware on the roof of a building must be screened to the height of the equipment to prevent the equipment from being visible from any adjacent street, public space, or Residential Zoning District. Decorative cornices may be used for screening. The material used to screen the equipment must be consistent with the materials and colors used on the building.
2. Mechanical or other utility equipment on the ground must be fully screened to the height of the equipment by a wall, fence, landscape material, or a combination thereof to prevent the equipment from being visible from any adjacent street, open space, or Residential Zoning District. Fences and walls used to screen equipment must use materials and colors consistent with those used on the nearest building. Chain link fencing is prohibited. Whenever live plants are installed, alone or in combination with other materials for the purposes of this Section, the plants must be selected to achieve the height equal to the height of the equipment, and a density not less than 75 percent opacity within three years of **planting**.
3. Equipment directly related to the collection of solar energy, **or other mechanical equipment components including** hot boxes, meter pits, transformer boxes, and EV charging dispensers, are not required to be screened.

G.20.050 Vision Clearance

- A. Minimum acceptable vision clearance standards for motorist and pedestrian safety at vehicular access points along streets are established by restricting the placement, opacity, height, and configuration of any fence, wall, planting, or other obstruction, as follows:
 - 1. Vision Clearance for Driveways to Parking Lots: An owner must maintain unobstructed vision clearance between the elevations of 2.5 to 10 feet above the driveway grade within "clear vision triangles," which are two ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge, and street right-of-way line.
 - 2. Vision Clearance at Intersections of Streets and Alleys: An owner must maintain unobstructed vision clearance between the elevations of 2.5 to 10 feet above the alley grade within a "clear vision triangle," which is a single ten-foot, right-angle triangle formed by the intersection of an alley right-of-way line, and street right-of-way line.

G.20.060 Graphic Standards

- A. Except as provided in this Section, graphics within the Mixed-Use Districts must comply with the standards provided in Chapter 3375 (General Provisions) and Chapter 3377 (On-Premises Signs in Institutional, Commercial, and Manufacturing Districts).
- B. In addition to signs prohibited in Chapter 3375 (General Provisions), the following types of signs are not allowed: off-premises signs, billboards, signs with flashing lights or bare bulbs, rotating signs, pole signs, automatic changeable copy signs, bench signs, and roof signs.
- C. **Ground Signs**
 - 1. A development parcel is allowed one ground sign along each abutting street.
 - 2. The sign base must be integral to the overall sign design and complement the design of the building.
 - 3. The minimum setback for a ground sign must be equal to the district's minimum building setback standard or 15 feet whichever is less. Required vision clearance must be maintained.
 - 4. The height of a ground sign must not exceed six feet above grade in the UGN-1, UGN-2, UCT, and UCR Districts.
 - 5. The height of a ground sign must not exceed 12 feet above grade in the CAC and RAC Districts.
 - 6. When indirectly lighting a ground sign, the light source must be screened from motorist view.
- D. Menu boards are only allowed as an accessory to a pickup unit subject to the following standards:
 - 1. Each order point may provide an aggregate area of up to 30 square feet for menu boards.
 - 2. Menu boards must not be located between the building and a street right-of-way.
 - 3. Menu boards must not be located within 50 feet of a Residential Zoning District.
 - 4. Freestanding menu boards must not exceed a height of six feet from grade.
 - 5. Menu boards are not subject to this Section's restrictions regarding automatic changeable copy. However, images and messages displayed must be static and the transition from one static display to another must be instantaneous to the human eye without any transition effects (e.g., wipes, fades, or other special effects).

Chapter G.30: Height Bonus Program

Sections:

G.30.010	Purpose and Intent
G.30.020	Definitions
G.30.030	Applicability
G.30.040	Review Authority
G.30.050	General Provisions
G.30.060	Affordable Housing Height Bonus
G.30.070	Application Review Procedures
G.30.080	Monitoring and Enforcement

G.30.010 Purpose and Intent

This Chapter is intended to promote the policy priorities of the City through the provision of additional development capacity in the form of increased building heights beyond the limit established in the base zoning district.

G.30.020 Definitions

Affordable Housing Height Bonus Applicant. An individual or corporation established under Ohio law or authorized to transact business in Ohio that intends **to build** a Development Project as a Project Sponsor, in accordance with the City's Community Reinvestment Area ("CRA") Program and §5321.19(B) (Effect of Chapter on Political Subdivisions) of the Ohio Revised Code, that has submitted an application seeking a Height Bonus as provided in this Chapter.

Affordable Housing Height Bonus Program Participant. An Affordable Housing Height Bonus applicant that has been approved by both the Department of Development and Department of Building and Zoning Services for the Height Bonus described in this Chapter.

Development Projects. Has the same meaning as applied in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy).

Director. Director of the Department of Building and Zoning Services or designee.

Height Bonus. Additional stories allowed for buildings located in specified zoning districts in the 2024 Zoning Code in conjunction with a commitment to provide for affordable housing in accordance with the City's CRA Program.

For additional definitions of terms used in this Chapter, see Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy).

G.30.030 Applicability

- A. A Height Bonus is available to an Affordable Housing Height Bonus applicant that agrees to be bound by the affordability requirements described in the City Residential CRA Program.
- B. The rules governing the Citywide CRA program related to this Chapter are found in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) and the applicable Rules and Regulations of the Director of the Department of Development.
- C. Nothing in this Chapter will limit the applicability of any provision in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) or §3735.65 to .70 of the Ohio Revised Code.
- D. Participation in the Height Bonus Program is voluntary; Project Sponsors approved under Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) are not required to seek the Height Bonus.
- E. The Height Bonus Program will only be applied in conjunction with the City's CRA Program as established in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), except for provisions relating to a fee-in-lieu, in accordance with §3735.65-.70 of the Ohio Revised Code and as further provided in Rules and Regulations promulgated by the Director of the Department of Development.
- F. The property for which the Height Bonus is requested must be located within a zoning district included in Table G.30.060.A (Allowed Affordable Height Bonus by District) of this Chapter.

G.30.040 Review Authority

- A. The Department of Development has the authority and responsibility for implementing the affordable housing requirements and administering the City CRA Program standards as described in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) and as further provided in Rules and Regulations of the Director of the Department of Development.
- B. The Department of Building and Zoning Services will administer the Height Bonus Program and issue all applicable zoning and building permits.
- C. In exercising authority under this Chapter, the Director may consult with other City departments regarding issues within such departments' areas of expertise and will, with respect to the affordable housing requirements and CRA standards under Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) or other applicable law, cooperate with the Department of Development.

G.30.050 General Provisions

- A. The Director is authorized to promulgate Rules and Regulations to establish a process to issue conditional construction permits granting a Height Bonus to Affordable Housing Height Bonus applicants.
- B. An Affordable Housing Height Bonus applicant **must submit an** application for a Height Bonus on a form approved by the Director.

G.30.060 Affordable Housing Height Bonus

The maximum Height Bonus allowed for Development Projects is provided in Table G.30.060.A (Allowed Affordable Height Bonus by District):

Table G.30.060.A: Allowed Affordable Height Bonus by District	
District Name	Height Bonus ¹
Regional Activity Center (RAC)	3 stories
Community Activity Center (CAC)	2 stories
Urban Center (UCT)	2 stories
Urban Core (UCR)	4 stories

¹A bonus story must not exceed 12 feet.

G.30.070 Application Review Procedures

The Director may grant a Height Bonus subject to the following procedures:

- A. An Affordable Housing Height Bonus applicant submits an application form for a Height Bonus along with the applicant’s proposed building and site plan.
- B. The Director will review all proposed building and site plans under its normal review authority for any new proposed developments within the City.
- C. Upon its review of initial building and site plans, the Director will issue a conditional construction permit granting the Height Bonus for Affordable Housing Height Bonus applicants that are determined to provisionally meet the applicability provisions of this Chapter.
- D. A conditional construction permit will trigger any applicable design review required under Title 31 or Title 33 in accordance with the 2024 Zoning Code.
- E. Upon issuance of a conditional construction permit, and issuance of a Certificate of Appropriateness or Approval by any applicable **historic, architectural review, or design review body**, the Director of the Department of Development, or their designee, will review the Development Project in accordance with the requirements of Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), **Department of Development Rules**, or other applicable law, for CRA eligibility with an affordable housing component.
- F. If the Development Project is approved by the Director of the Department of Development for inclusion in the CRA Program, the Affordable Housing Height Bonus applicant must enter into a CRA agreement in accordance with the requirements of Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), **Department of Development Rules**, or other applicable law.
- G. After the CRA agreement has been executed, the Department of Building and Zoning Services shall approve and review any additional construction permits as required.
- H. Upon construction, the Department of Building and Zoning Services must review any additional permits, conduct a final inspection, and issue a certificate of occupancy in accordance with Title 41, the Columbus Building Code.
- I. Upon the issuance of a final certificate of occupancy and all completed inspections by the Department of Building and Zoning Services, the Department of Development shall conduct a final review of the Development Project to ensure compliance with Chapter 4565 (Affordable Housing

and Community Reinvestment Area Incentive Policy), **Department of Development Rules**, or other applicable law.

- J. If found to be in compliance with applicable CRA Program requirements, the applicant will be accepted into the Affordable Housing Height Bonus Program.

G.30.080 Monitoring and Enforcement

- A. **Monitoring and Annual Report.** The Affordable Housing Height Bonus Program participant **must** comply with all monitoring and reporting requirements of the City CRA Program as outlined in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), **Department of Development Rules**, or other applicable law.
- B. **Noncompliance.** Failure by the Affordable Height Bonus Program participant to comply with the provisions of the City CRA Program as described in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), **Department of Development Rules**, or other applicable law will result in a determination of noncompliance. Properties deemed to be noncompliant will be subject to applicable penalties, including revocation of the tax abatement provided in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), **Department of Development Rules**, or other applicable law.