

**3332.289 - Prohibited uses and activities.**

No person in any residentially zoned district as defined in Chapter 3303, C.C., shall store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any:

(1) Lumber or other building materials except those related to a project for which a current building permit has been issued and is posted on the premises and except firewood for the personal use of the resident;

(2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter ~~3342~~ 3312, Off-Street Parking and Loading;

(3) Parts of any item listed in (2) above including tires;

(4) Equipment or materials used in the construction trade;

(5) Machinery or household appliance;

(6) Junk;

(7) Salvage; or

(8) Upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony.

For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.

**3332.33 - Private access and parking requirements.**

For each dwelling or other principal use provision shall be made for private access and off-street parking facilities as required by Chapter ~~3342~~ 3312, C.C.

**3333.30 - Private access and parking requirements.**

For each dwelling, apartment house or other principal use provision shall be made for private access and off-street parking facilities as required by Chapter ~~3342~~ 3312, C.C.

**3343.15 - Sidewalks.**

Within each manufactured home park sidewalks shall be installed in accordance with the following:

(A) All sidewalks shall be made of Portland cement concrete and shall have a thickness of no less than four inches; and

(B) Common sidewalks, with a minimum width of four feet, intended to provide pedestrian circulation from one manufactured home to another or to various locations throughout the manufactured home park shall serve all manufactured homes and common use areas that front upon or have access from a roadway improved with curbs and gutters. Such sidewalks shall be located in either of the following locations depending upon the design of the park and the preference of the developer:

(1) Within the boundaries of the roadway. Whenever this location is selected there shall be no less than four feet between the nearest edge of the sidewalk and the nearest edge of the curb. Such sidewalks are required to be installed on only one side of a roadway with an improved width of 20 feet and on both sides of a roadway with an improved width of greater than 20 feet.

(2) Approximately midway between two tiers of manufactured home sites to provide an interior type of common walkway sidewalk circulation system.

(C) A private sidewalk with a minimum width of two feet shall be provided for access from each manufactured home to a roadway or to a common walkway system.

(D) No portion of any parking space shall overlap any portion of a sidewalk. Head-in parking shall be restrained from overlap by wheel stop devices provided in accordance with C.C. ~~3342.26~~ 3312.

**3343.274 - Prohibited uses and activities.**

No person in any residentially zoned district as defined in Chapter 3303, C.C., shall store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any:

(1) Lumber or other building materials except those related to projects for which a valid building permit has been issued and except firewood for the personal use of the resident;

(2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter ~~3342~~ 3312, Off-Street Parking and Loading;

(3) Parts of any item listed in (2) above including tires;

(4) Equipment or materials used in the construction trade;

(5) Machinery or household appliance;

(6) Junk;

(7) Salvage; or

(8) Upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony.

For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.

**3343.28 - Automobile parking.**

Automobile parking spaces shall be provided as follows within each manufactured home park:

(A) Hard surface parking spaces in compliance with Chapter ~~3342~~ 3312 of the Zoning Code shall be provided for each manufactured home site as follows:

(1) Two spaces per manufactured home shall be located on each manufactured home site. These spaces may be stacked one behind the other.

(2) An additional one-half space per manufactured home shall be located no farther than 200 feet from the manufactured home to be served thereby.

**3345.145 - Private access and parking requirements.**

For each dwelling, apartment house or other principal use provision shall be made for private access and off-street parking facilities as required by Chapter ~~3342~~ 3312, C.C.

**3345.165 - Prohibited uses and activities.**

No person in any residentially zoned district as defined in Chapter 3303, C.C., shall store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any:

(1) Lumber or other building materials except those related to projects for which a valid building permit has been issued and except firewood for the personal use of the resident;

(2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter ~~3342~~ 3312, Off-Street Parking and Loading;

(3) Parts of any item listed in (2) above including tires;

(4) Equipment or materials used in the construction trade;

(5) Machinery or household appliance;

- (6) Junk;
- (7) Salvage; or
- (8) Upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony.

For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.

**3347.10 - Private access and parking requirements.**

For each dwelling, apartment house or other principal use provision shall be made for private access and off-street parking facilities as required by Chapter ~~3342~~ 3312, C.C.

**3347.125 - Prohibited uses and activities.**

No person in any residentially zoned district as defined in Chapter 3303, C.C., shall store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any:

- (1) Lumber or other building materials except those related to projects for which a valid building permit has been issued and except firewood for the personal use of the resident;
- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter ~~3342~~ 3312, Off-Street Parking and Loading;
- (3) Parts of any item listed in (2) above including tires;
- (4) Equipment or materials used in the construction trade;
- (5) Machinery or household appliance;
- (6) Junk;
- (7) Salvage; or
- (8) Upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony.

For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.

**3353.05 - C-2 district development limitations.**

A. Adult and child day care center shall provide a transportation plan submitted as part of the zoning clearance application. The plan shall include a description of the loading and unloading, parking and traffic circulation areas. The Director of the department of public services or designee shall review the transportation plan, and may approve, modify, or disapprove the plan for safety reasons.

B. Dwelling units only when located above uses permitted in this district.

C. Monopole telecommunication antennas require a special permit before being erected on any property or parcel listed on the Columbus Register of Historic Properties or that is included in an architectural review commission area.

D. The following standards for monopole telecommunication antennas apply:

1. A certificate of zoning clearance may be issued only after the following conditions have been met:

- a. Affidavits have been submitted by the applicant and placed on file with the director attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding;

b. Affidavits have been submitted by the applicant and placed on file with the director attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communications Commission. All exterior finishes shall be, unless otherwise required, neutral gray in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas are exempt from C.C. ~~3342.28~~ 3312 and C.C. 3309.14 up to a maximum height of:

a. 100 feet if built for one or more providers;

b. 150 feet if built for two or more providers.

6. Within 180 days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or will be declared a nuisance as per C.C. 4107.

E. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure 50 feet or more in height provided that it is in accordance with C.C. 3309.142(C).

F. Veterinarians in this zoning district are limited to small animal practice and shall not provide long-term boarding, no kenneling, and no outside runs or stables. (Also see the C-4 district)

### **3357.015 - Telecommunication antennas.**

A. Monopole telecommunication antennas are permitted uses in the C-5 commercial district except in the following locations, where a special permit is required:

1. Any property or parcel listed on the National Register of Historic Places, the Columbus Register of Historic Properties, or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:

a. Affidavits have been submitted by the applicant and placed on file with the director attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding;

b. Affidavits have been submitted by the applicant and been placed on file with the director attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except

as required by the Federal Aviation Administration or the Federal Communications Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. ~~3342.28~~ 3312 and C.C. 3309.14 up to a maximum height of:

- a. 100 feet if built for one or more providers;
- b. 150 feet if built for two or more providers;

6. Within 180 days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure 50 feet or more in height provided that it is in accordance with C.C. 3309.142(C).

### **3359.12 - Vehicle access.**

Vehicle access shall comply with the standards in Chapter ~~3342~~ 3312, Off-Street Parking and Loading; standards required by the director of the public service department, and; any standards established by the downtown commission as determined through the design review process, pursuant to Section 3359.27(D), Design Review. Vehicle access to a parking facility is subject to the provisions of Section 3359.26, Parking overlay. Engineering requirements of the director of the public service department shall be accommodated in the downtown commission's design review process.

### **3359.13 - Parking.**

(A) There are no requirements for off-street parking within the Downtown District. However, all off-street parking and loading spaces provided shall comply with the provisions in Chapter ~~3342~~ 3312, Off-Street Parking and Loading, and the provisions of Section 3359.26, Parking overlay. Whenever there is a conflict between the parking chapter of this zoning code and the provisions of Section 3359.26, Parking overlay, the provisions of the parking overlay shall prevail.

(B) An accessory and nonaccessory surface parking lot and parking garage are subject to the provisions of Section 3359.27(D), Design Review.

### **3359.26 - Parking overlay.**

The purpose of the parking overlay is to ensure that when off-street parking is provided it is appropriate to the site and surrounding area and activities.

There are no requirements for off-street parking within the Downtown District. However, all off-street parking and loading spaces provided shall comply with the provisions of Chapter ~~3342~~ 3312, Off-Street Parking and Loading and the provisions of 3359.26, Parking overlay. Whenever there is a conflict between Chapter ~~3342~~ 3312, Off-Street Parking and Loading and the provisions of Section 3359.26, Parking overlay, the provisions of the parking overlay shall prevail.

The following provisions and standards shall be met when providing a parking facility in the downtown. In order to specifically meet the objectives of various areas of the downtown, two parking zones are hereby established and are subject to the provisions and standards of this overlay as applicable to each zone.

(A) Affected Areas. The provisions of the parking overlay shall apply to parking facilities within parking zones as indicated on the official city zoning map and as illustrated on Map 4.

(B) Design Review. An accessory or nonaccessory surface parking facility or parking garage is subject to the provisions of Section 3359.27(D), Design Review.

(C) Parking Zone A.

(1) Parking Structures are Permitted. The facades of parking structures that front on public streets, excluding alleys, shall be clad in a material architecturally compatible with the other occupied floors of the building and/or compatible with the material used to cover the exterior of the abutting building. Such material shall effectively and attractively obscure the view to the interior of all parking decks. Stand-alone parking structures, parking structures that are not abutting an adjacent building, shall be clad in a material which is appropriate to the surrounding area. Such material shall effectively and attractively conceal the view to the interior of all parking decks. Parking structures are subject to the standards contained in Section 3359.25, Transparency overlay.

(2) Accessory Surface Parking is Permitted. Accessory surface parking means automobile parking as a subordinate use, and of a nature incidental to but supportive of the principal use (building). Accessory surface parking shall meet the following standards:

(a) The lot shall be located within 1,320 feet of the principal building it is accessory to;

(b) There shall be no attendant buildings or structures, parking rate graphics or money collection devices normally associated with nonaccessory parking lots;

(c) Up to 50 percent of the parking spaces may be leased by contract, to the owners of another building other than the principal building, as accessory parking;

(d) Applicants shall submit sufficient documentation to the downtown commission (copies of contracts, leases and deeds) to substantiate that the provisions of 3359.26(C)(2)(a) and (c) have been met.

(e) A four- to six-foot high steel tube or solid bar fence shall be provided at the street right-of-way line (property line), with or without masonry pier supports, with a three-foot wide (minimum) landscape area, on the parking lot side of the fence. Such landscape area shall be planted with two to three-foot high evergreen shrubs, groundcover, and trees as specified in the parking lot screening guidelines as the commission shall have adopted, see Illustration 1 and the suggested guidelines for parking lot screening. Such fence and landscape areas are required on all sides of the parking lot that front on public streets, excluding alleys; and

(f) There shall be no direct vehicular access from a property to the public right-of-way (curb cuts) onto High Street, Broad Street, Third Street, or Gay Street.

(g) Accessory surface lots shall not be permitted under the temporary parking lot provisions of this zoning code.

(3) Nonaccessory surface parking is not permitted. Nonaccessory means automobile parking as a principal rather than a subordinate land use and is not accessory parking.

(a) Nonaccessory surface parking lots located within "Parking Zone A" established prior to January 15, 1999, shall be considered nonconforming uses and as such have specific rights under C.C. 3391 to continue, expand (up to 50 percent), and temporarily discontinue (for a period not to exceed two years) when the intent of the owner to retain the option to reestablish the nonaccessory surface parking lot is submitted in writing to the department prior to discontinuation of use.

(D) Parking Zone B.

(1) Parking Structures are Permitted. The facades of parking structures that front on public streets, excluding alleys, shall be clad in a material architecturally compatible with the other occupied floors of the building and/or compatible with the material used to cover the exterior of the abutting building. Such material shall effectively and attractively obscure the view to the interior of all parking decks. Stand-alone parking structures, parking structures that are not abutting an adjacent building, shall be clad in a material which is appropriate to the surrounding area. Such material shall effectively and attractively conceal the view to the interior of all parking

decks. Parking structures may be subject to the standards contained in Section 3359.25, Transparency overlay.

(2) Accessory Surface Parking is Permitted. Accessory surface parking means automobile parking as a subordinate use, and of a nature incidental to but supportive of the principal use (building). Accessory surface parking shall meet the following standards:

(a) The lot shall be located within 1,320 feet of the principal building it is accessory to;

(b) There shall be no attendant buildings or structures, parking rate graphics or money collection devices normally associated with nonaccessory parking lots;

(c) Up to 50 percent of the parking spaces may be leased by contract, to the owners of another building other than the principal building, as accessory parking;

(d) Applicants shall submit sufficient documentation to the downtown commission (copies of contracts, leases and deeds) to substantiate that the provisions of 3359.26(D)(2)(a) and (c) have been met.

(e) A four- to six-foot high steel tube or solid bar fence shall be provided at the street right-of-way line (property line), with or without masonry pier supports, with a three-foot wide (minimum) landscape area, on the parking lot side of the fence. Such landscape area shall be planted with two- to three-foot high evergreen shrubs, groundcover, and trees as specified in the parking lot screening guidelines as the commission shall have adopted, see Illustration 1. Such fence and landscape areas are required on all sides of the parking lot that front on public streets, excluding alleys; and

(f) There shall be no direct vehicular access from a property to the public right-of-way (curb cuts) onto Town Street or Main Street.

(3) Nonaccessory Surface Parking Lots are Permitted. Nonaccessory surface parking lots shall meet the same standards that apply to accessory surface parking lots as detailed in 3359.26(D)(2)(e), and (f). Nonaccessory surface parking lots may have attendant buildings or structures, parking rate graphics or money collection devices.

(a) Nonaccessory surface lots shall not be permitted under the temporary parking lot provisions of this zoning code.

(E) Parking Signs. Parking structures and surface parking lots shall have no sign or signs other than:

(1) The standard public parking identification sign shown in Illustration 2 may be erected at every entrance. It may be internally illuminated. No face shall exceed 16 square feet in surface area. For surface parking lots it may be erected as a ground or wall sign. For parking structures it may be erected as a wall sign or a projecting sign. It shall not be higher than 16 feet above street grade.

(2) The public parking ownership sign shown in Illustration 3 may be erected at every entrance. For surface parking lots it may be erected as a wall sign or be affixed to the fencing. In a parking structure this sign may be erected as an interior wall sign as shown in Illustration 4. Nonaccessory surface parking lots may include rate information within the copy area of an ownership sign.

(F) Maintenance. Any parking lot landscaping provided shall be maintained in good order. All plant material shall be watered, fertilized, pruned, kept free from weeds and litter, and replaced if diseased, injured, or dead, consistent with good horticultural practices.

### **3363.175 - Telecommunication antennas.**

A. Monopole telecommunication antennas are permitted uses in the M-manufacturing district except in the following locations, where a special permit is required:

1. Any property or parcel listed on the National Register of Historic Places, the Columbus Register of Historic Properties, or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:

a. Affidavits have been submitted by the applicant and placed on file with the director attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding.

b. Affidavits have been submitted by the applicant and placed on file with the director attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures within 100 feet of a nonmanufacturing district or a public right-of-way shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communications Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. ~~3342.28~~ 3312 and C.C. 3309.14 up to a maximum height of:

- a. 100 feet if built for one or more providers;
- b. 150 feet if built for two or more providers; and
- c. 200 feet if built for three or more providers.

6. Within 180 days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure 50 feet or more in height provided that it is in accordance with C.C. 3309.142(C).

### **3365.085 - Telecommunication antennas.**

A. Monopole telecommunication antennas are permitted uses in the M-1 manufacturing district except in the following locations, where a special permit is required:

1. Any property or parcel listed on the National Register of Historic Places, the Columbus Register of Historic Properties, or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:

a. Affidavits have been submitted by the applicant and placed on file with the director attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding.

b. Affidavits have been submitted by the applicant and placed on file with the director attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures within 100 feet of a non-manufacturing district or a public right-of-way shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.



3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communications Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. ~~3342-28~~ 3312 and C.C. 3509.14 up to a maximum height of:

- a. 100 feet if built for one or more providers;
- b. 150 feet if built for two or more providers; and
- c. 200 feet if built for three or more providers.

6. Within 180 days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure 50 feet or more in height provided that it is in accordance with C.C. 3309.142(C).

**3367.085 - Telecommunication antennas.**

A. Monopole telecommunication antennas are permitted uses in the M-2 manufacturing district except in the following locations, where a special permit is required:

1. Any property or parcel listed on the National Register of Historic Places, the Columbus Register of Historic Properties, or that is included in an architectural review commission area.

B. The following standards for monopole telecommunication antennas shall apply:

1. A certificate of zoning clearance shall be issued only after the following conditions have been met:

a. Affidavits have been submitted by the applicant and placed on file with the director attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding.

b. Affidavits have been submitted by the applicant and placed on file with the director attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.

2. The base of all monopole telecommunication antenna sites and associated support structures within 100 feet of a nonmanufacturing district or a public right-of-way shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.

3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communications Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas shall be exempt from C.C. ~~3342-28~~ 3312 and C.C. 3309.14 up to a maximum height of:

- a. 100 feet if built for one or more providers;
- b. 150 feet if built for two or more providers; and
- c. 200 feet if built for three or more providers.

6. Within 180 days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure 50 feet or more in height provided that it is in accordance with C.C. 3309.142(C).

**3367.15 - M-2 manufacturing district special provisions.**

In addition to all other regulatory provisions applicable to all types of uses that are permitted in a M-2 manufacturing district, the following special provisions shall be complied with regardless of any other provisions to the contrary:

(a) Any building or structure of any type, shall be located not less than 50 feet from the street line.

(b) Any building or structure of any type shall not exceed the building height established at the end time the property is zoned M-2.

(c) That portion of the lot or parcel abutting the street line and to a depth of 50 feet and extending from one side property line to the other, except for the areas used for driveways and sidewalks, shall be planted with suitable ground cover and shrubbery and maintained in a neat and orderly fashion.

(d) Off-street parking and loading facilities, together with suitable accesses and maneuvering areas, shall be provided in accordance with the provisions of Chapter ~~3342~~ 3312, provided, however, that no portion of the required 50-foot buffer shall be used for either off-street parking or loading spaces.

(e) Open or unenclosed storage of materials and equipment, except for automobiles or trucks used in the business or industry or by the employees thereof, shall be permitted only in the rear yard.

**3372.406 - Design standards.**

Design standards for all residentially used or zoned property are as follows:

A. The primary building façade must abut a city street (i.e., be a building frontage).

B. The main entrance shall be accompanied by a concrete stoop or roof-covered wood porch. The stoop/porch must be a minimum of 30 inches high with no less than three steps.

C. Windows in all building frontages of the principal building must be double-hung, with a minimum allowable width of 30 inches and minimum allowable height of 60 inches.

D. A principal building with a sloped roof must have a minimum pitch of six twelfths (6/12) for a hipped roof and eight twelfths (8/12) for a gabled roof.

E. A principal building with a flat roof must have a minimum three-foot high parapet on the front and side elevations.

F. When a gable in the primary building façade terminates the main roof structure, it must contain a window. When a hipped roof in the primary building façade terminates the main roof structure, it must contain a dormer with a window.

G. Venting from the roof and any roof-mounted mechanicals shall be located out of public view or screened to the height of the equipment. Masonry (or masonry appearing) chimneys are exempt from this requirement.

H. A minimum of 30 inches of the principal building's foundation must be visible on the exterior of the structure. The exposed portion of the foundation must be rusticated to resemble stone on all building frontages.

I. The following materials are not permitted on the exterior of primary buildings: stucco, vertical siding, and siding with horizontal strips greater than four inches. Concrete block is permitted only for foundations.

J. Garages and parking pads shall be to the building rear of principle buildings. Access to all garages and parking pads must be from the alley when an alley borders the property. A curb cut and driveway from a street is permitted only when no alley exists.

Design standards for all commercially used or zoned property are as follows:

A. The primary building façade must abut a city street (i.e., be a building frontage).

B. A building frontage shall incorporate at least one main entrance with an operable door. At a building corner where two building frontages meet, one main entrance with an operable door may be located so as to meet the requirement for both building frontages.

C. Building materials shall be the same on all building frontages. A building frontage that exceeds a width of 50 feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical piers, or vertical elements, shall be spaced at intervals of 15 feet to 35 feet along the entire building frontage.

D. For a primary building façade, at least 60 percent of the first floor wall area (i.e., the area between the height of two feet and ten feet above the nearest sidewalk or shared-use path grade) shall be clear/non-tinted window glass, which permits a view of the building's interior to a minimum depth of four feet. At least 25 percent of second and third floor wall areas shall be clear/non-tinted window glass.

E. When a secondary building façade is adjacent to a residentially used or zoned property, the building materials and the pattern of window glass shall continue from the primary building façade a minimum distance of ten feet.

F. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors, and materials used in screening shall incorporate the aesthetic character of the building.

G. Dumpsters and all ground-mounted mechanical equipment shall be located at the building rear and screened from public view to the height of the dumpster/equipment.

H. Parking lots that abut public streets must be screened using either a four-foot high metal tube or metal bar fence or a four-foot high stone or masonry wall. Chain link fences are not permitted. A minimum three-foot wide landscaping strip, containing three evergreen shrubs and one deciduous ornamental tree per 30 feet of frontage, must be provided between the sidewalk or shared-use path and fence/wall. Trees and shrubs must be maintained in good condition; dead material must be replaced within one year. Parking lots that abut alleys and/or adjacent property are subject to the screening requirements in C.C. ~~3342.17~~ 3312.

I. Drive-thru pickup windows and coverings are prohibited on building frontages and are allowed to the rear or side of the principal building only when the adjacent property is not residentially used or zoned.

**3372.540 - Application.**

Within the university area the standards set out in C.C. 3372.540 to 3372.545, inclusive, shall apply in addition to requirements in Chapters 3332, 3321 and ~~3342~~ 3312 or in place of provisions therein which conflict with provisions hereof; to all construction of habitable floor area 200 square feet or more or a change of use in R-2F or R-4 residential districts. In construction of an addition, the standards herein shall apply to both the existing building and the addition.

**3372.560 - Application.**

Within the university area the standards set out in C.C. 3372.560 to 3372.571, inclusive, shall apply in addition to requirements in Chapters 3333, 3321 and ~~3342~~ 3312 or in place of provisions therein which conflict with provisions hereof; to all construction of habitable floor area 200 square feet or more or a change in use in apartment-residential districts. A two-family dwelling is governed by the standards and guidelines of Chapter 3372 rather than in accordance with the area standards of C.C. 3332.14 as specified in C.C. 3333.055. A three-family or four-

family dwelling is governed by the standards and guidelines of Chapter 3372 rather than in accordance with R-4 standards as specified in C.C. 3333.035. In construction of an addition, the standards herein shall apply to both the existing building and the addition.

Exception: In the case of a change of use within an original contributing building that does not involve an addition or an increase in legal occupants, the new use need only comply with those parking, landscaping and floor area requirements that the director determines the site can accommodate. The applicant shall submit a notarized affidavit regarding the current or previous use and occupancy history of the building.

**3372.564 - Parking.**

A. No more than 35 percent of any lot area shall be devoted to the parking and maneuvering of vehicles. Exception: An application permitted to exceed a floor area ratio of 0.66 shall be permitted a parking area greater than 35 percent of lot area, provided a layout is used that accommodates the required parking and maneuvering in the smallest area possible, as determined by the department of public service.

B. Required parking spaces shall be provided as determined by utilizing the following formula:

$$[\text{total calculated floor area} - (\#d.u.* \times 300)]/200 \times .66 = \text{minimum spaces required}$$

Exception: For substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, required parking spaces shall be provided as determined by utilizing the following formula: (For the purposes of this formula, the total calculated floor area in excess of an amount determined by a 0.80 floor area ratio shall not be considered.)

$$[\text{total calculated floor area} - (\#d.u.* \times 360)]/240 \times .66 = \text{minimum spaces required}$$

\*(#d.u. means the number of dwelling units)

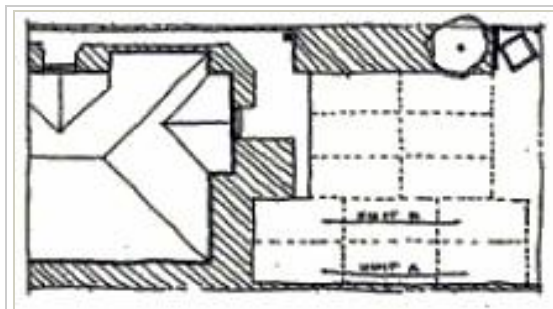
Exception to the formulas: Other than for a residence requiring a rooming house license, the total number of parking spaces required need never exceed the product of four parking spaces times the number of dwelling units.

C. In addition to stacked parking two cars deep, stacked parking three -cars-deep shall also be permitted, but limited to a rate of one such occurrence for every five parking spaces required. Each such triple-stacked stall shall correspond to a dwelling unit of 1,000 square feet in calculated floor area or greater and shall be marked to indicate that dwelling unit.

Example layout:

Units A & B exceed 1,000 square feet

12 spaces required = two triple-stacked occurrences permitted



D. Screening to a height no less than three feet above the parking lot grade and otherwise in compliance with ~~Section C.C. 3342.17(e)~~ Chapter 3312, Parking Lot Screening, shall only be required between a parking lot and a street right-of-way, except as in ~~Section C.C. 3342.25, Chapter 3321.05~~, Vision Clearance; or in the case of an apartment complex or multiple dwelling development, between its parking lot and an adjoining single-family or two-family use.

**3372.607 - Landscaping and screening.**

Landscaping and Screening shall meet the standards of this zoning code, including the standards contained in the ~~Off Street Parking and Loading Chapter~~ Chapters 3312 and 3321 and those contained herein.

A. In architectural review commission districts, required parking lot screening shall be the screening approved by the architectural review district commissions. In all other areas, parking lot screening shall consist of:

1. A four-foot high solid masonry or stone wall, or
2. A four-foot high metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three-foot wide landscaped area along either side of the fence. The landscaped area shall be planted with three evergreen shrubs and one deciduous shade tree per 30 feet of frontage. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three feet from the right-of-way line to allow for the required landscaping.

B. Fences, with or without masonry piers, shall be constructed of metal tubes or solid metal bars. Fences shall not exceed a height of four feet. Chain-link fences are prohibited. Walls shall not exceed a height of four feet. Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.

C. In addition to the provisions regulating dumpsters in the ~~Off Street Parking and Loading Chapter~~ Chapter 3321, dumpsters shall be located behind the principal building and be screened from public view to the height of the dumpster.

D. Ground-mounted mechanical equipment shall be located behind the principal building and be screened from public view to the height of the equipment.

E. Plant species shall be installed and maintained as follows:

1. Shade trees shall be a minimum of two inches in caliper.
2. Ornamental trees shall be a minimum of two inches in caliper.
3. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of 24 inches in height at time of planting.

**3372.608 - Lighting**

Lighting Standards shall meet the standards of this zoning code, including the standards contained in the ~~Off Street Parking and Loading~~ General Site Development Standards Chapter and those contained herein.

- A. The height of any parking lot light pole/fixture shall not exceed 18 feet above grade.
- B. When located within 25 feet of a residential district the height of a light fixture shall not exceed 14 feet above grade.

**3372.707 - Landscaping and screening.**

Landscaping and Screening shall meet the standards of this zoning code, including the standards contained in the ~~Off Street Parking and Loading Chapter~~ Chapters 3312 and 3321 and those contained herein.

A. The front yard shall be planted with live vegetation and a shade tree(s) (in addition to any street tree requirements), except for paved areas expressly designed for vehicular and pedestrian use. The minimum number of shade trees required is determined by the formula of one tree per 50 lineal feet, or fraction thereof, of frontage.

B. In lieu of the tree planting requirement of Section 3372.707(A), the setback area referenced in Section 3372.704(E) shall be landscaped and planted with at least one shade tree and three evergreen shrubs per 30 lineal feet, or fraction thereof.

C. At the time of planting a new shade tree shall have a minimum two inch caliper trunk and new shrubs for screening shall have a minimum height of 24 inches.

D. Screening shall be provided along a lot line that borders (regardless of the presence of an alley) a residentially-zoned or used property. A screen, such as a fence or evergreen plants, shall maintain minimum 75 percent opacity and permanently obstruct the view to a height of six feet.

E. A surface parking lot or vehicular circulation area shall be screened from all abutting public streets with a wall or fence (excluding chain link), or a continuous row of shrubs to a minimum height of three foot [two feet at time of planting] and a maximum height of five feet. Screening shall be maintained to provide opacity of not less than 75 percent when in leaf.

F. In addition to the provisions regulating dumpsters in Chapter ~~3342~~ 3321, dumpsters shall be located behind the principal building and be screened from public view to the height of the dumpster.

G. Ground-mounted mechanical equipment shall be located behind the principal building and be screened from public view to the height of the equipment.

### **3372.708 - Lighting**

Lighting Standards shall meet the standards of this zoning code, including the standards contained in the ~~Off Street Parking and Loading~~ General Site Development Standards Chapter and those contained herein.

A. The height of any parking lot light pole/fixture shall not exceed 18 feet above grade.

B. When located within 25 feet of a residential district the height of a light fixture shall not exceed 14 feet above grade.

### **3372.807 - Landscaping and screening.**

Landscaping and Screening shall meet the standards of this zoning code, including the standards contained in the ~~Off Street Parking and Loading~~ Chapter Chapters 3312 and 3321 and those contained herein.

A. A minimum three-foot high continuous row of planted shrubs shall be plated to screen surface parking lots from a public street to an overall opacity of 75 percent when in leaf. Ornamental plantings, in addition to the above requirement, are not prohibited. Such row of shrubs cannot exceed 200 lineal feet without incorporating one or more of the following changes in treatment:

1. A different species of shrub;

2. A masonry pier with a minimum height of 48 inches. Limestone or limestone veneer, horizontally coursed with flush raked mortar joints (any caps on walls or piers should be continuous natural stone caps) shall be used as the masonry material;

3. A three-foot masonry wall. Limestone or limestone veneer, horizontally coursed with flush raked mortar joints (any caps on walls or piers should be continuous natural stone caps) shall be used as the masonry material; or

4. Access drive that is compliant with all standards herein.

B. Plant species shall be installed and maintained as follows:

1. Shade trees shall be a minimum of two inches in caliper;

2. Ornamental trees shall be a minimum of two inches in caliper;

3. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of 24 inches in height at time of planting;

C. Motor vehicle sales and boat dealerships are not required to landscape, plant trees, or otherwise screen areas used solely for new and used automobile display and inventory areas, but

shall maintain perennial plantings or a minimum 24 inch high continuous hedge or shrub on any perimeter, which faces or abuts a public street.

1. Employee and customer parking shall be landscaped, planted and screened to the standards of this section.
2. Areas used for the storage of cars awaiting repair shall be screened to the standards of this section if they abut a public street.
3. All display, inventory, parking, and storage areas shall be clearly delineated on a site plan.

D. Loading areas that are visible from a public right-of-way shall be fully screened by structures and/or landscaped to a minimum height of six feet and to a minimum of 90 percent opacity when in leaf.

E. In addition to the provisions regulating dumpsters in Chapter ~~3342~~ 3321, dumpsters shall be located behind the principal building and be screened from public view to the height of the dumpster.

### **3372.808 - Lighting**

Lighting Standards shall meet the standards of this zoning code, including the standards contained in the ~~Off Street Parking and Loading~~ General Site Development Standards Chapter and those contained herein.

### **3374.05 - Parking and loading.**

Any use established or building erected, which is arranged, intended or designed to be used for a use permitted in the UCRPD shall be exempt from the minimum number of off-street parking spaces. However, uses located within 100 feet of the perimeter of the district shall comply with all other parking and loading standards contained in Chapter ~~3342~~ 3312 of the Zoning Code unless recommended for modification by the director in consultation with the director of public service and/or their designee.

### **3377.01 - General provisions for on-premises signs.**

On-premises signs are permitted in institutional, commercial and manufacturing districts established in Chapter 3309, C.C. Development in the AR-O, Apartment District is treated by this Graphics Code as an office/institutional use subject to the provisions of this chapter.

The following general provisions shall apply to on-premises signs in institutional, commercial and manufacturing districts:

- A. A permanent on-premises sign may be displayed on a lot in an institutional, commercial or manufacturing district for such purposes as identification, orientation and promotion pertaining to the established use, and shall be consistent with the development standards contained in the Zoning Code.
- B. A temporary on-premises sign may be displayed on a lot in an institutional, commercial or manufacturing district for such purposes as announcement of projects under construction; the marketing of property and new development projects; and the sale, leasing or renting of individual units. In addition, provision is made for temporary signs displayed in conjunction with a temporary use allowed by Chapter 3390, C.C. of the Zoning Code.
- C. A certificate of zoning clearance and installation permit shall be required for the installation or refacing of any nonilluminated permanent sign over ten square feet in graphic area; and for any illuminated permanent sign, neon graphic or neon outline lighting, regardless of size. A temporary permit shall be required for the installation of any temporary sign with a graphic area larger than 16 square feet. EXCEPTION: A temporary permit shall not be required to install a temporary real estate sign with a graphic area of 32 square feet or less, to be displayed in a commercial or manufacturing district.
- D. No person shall install any sign allowed by this chapter within any public right-of-way.

E. A sign required by law shall be no larger than the minimum requirement or, when the size of said sign is not regulated, shall be no larger than necessary to perform the intended function.

F. A ground sign installed in an institutional, commercial or manufacturing district, except an ingress/egress sign in compliance with C.C. 3377.14, shall comply with the vision clearance requirements of Chapter ~~3342~~ 3321, C.C. Driveways to parking lots are regulated.

G. A ground sign installed perpendicular to the street to which it is directed may be double-faced. In lieu of two or more allowed ground signs, one double-faced or multi-faced ground sign may be installed at the intersection of two streets bordering a use in an institutional, commercial or manufacturing district, and arranged so as to be directed to both streets. The allowable graphic area shall not exceed the size permitted for either street.

### **3389.131 - Temporary parking lot.**

The purpose of this section is to permit the utilization of undeveloped land for a temporary parking lot while awaiting development without the financial investment required for a more permanent parking lot. A special permit shall be required for the establishment of any nonaccessory parking lot. The board of zoning adjustment shall grant a special permit for a temporary parking lot only when it finds that all of the following conditions have been met.

1. The lot is located in a C-3 or C-4 commercial or M-manufacturing district and qualifies as a nonaccessory parking lot.

2. The parking to be provided is not code-required.

3. The site is on a lot where development can reasonably be expected to occur within two years.

4. The parking lot shall be graded and maintained so as to prevent damage from surface water drainage, accumulation of stagnant surface water, and improper diversion of surface water. Drainage shall conform to the division of sewerage and drainage standards.

5. The parking lot shall be developed in accordance with provisions of Chapter ~~3342~~ 3312 not in conflict with this section. The parking lot plan shall be approved by the director of public service and/or their designee.

6. Access and curb cuts shall be provided in accordance with guidelines issued by the director of public service and/or their designee.

7. A surface consisting of at least No. 304 aggregate compacted and covered with No. 8 stone, or any other surface approved in writing by the director of public service and/or their designee, shall be installed and shall be maintained in a dust-free condition.

8. Parking spaces, traffic pattern and layout shall be controlled by striping, numbering, bumper blocks, signs or other suitable means approved by the director of public service and/or their designee.

9. A buffer shall be provided adjacent to any adjacent street. Such buffer shall consist of a ten-foot wide grass strip, a three-foot high brick or masonry wall, or a combination of grass, landscaping, walls, fences or similar materials which in the opinion of the board of zoning adjustment is a reasonable alternative to a ten-foot wide grass strip. Such a buffer shall be installed and maintained in a live, neat, clean and orderly condition adjacent to any street. Buffering requirements may be waived when the site is not adjacent to a residential zoning district and the board of zoning adjustment finds that unbuffered parking will not negatively impact any commercially developed frontage; however, parking shall be restrained so as to prevent encroachment upon the sidewalk.

10. The special permit applicant for the subject lot has certified in writing that the parking lot shall conform to any and all special permit conditions stated herein plus any special condition to be imposed thereon.

11. Any additional special condition that the board of zoning adjustment may reasonably require due to special circumstances.



12. The special permit shall be limited to a term of not exceeding two years.

13. The special permit shall not be renewed. Rather, if necessary and upon a showing of good cause, a new application may be filed, notice shall be given, public hearing shall be held and decision shall be made based on then existing circumstances.

14. The special permit granted and the responsibilities assumed by the applicant hereunder shall run with the use of the land and shall be applicable to any subsequent owner or operator so long as the temporary parking lot operation continues.

**3389.14 - Monopole telecommunication antennas.**

A. The siting of a monopole telecommunication antenna requires a special permit to be located in any of the following areas:

1. Any property or parcel listed on the Columbus Register of Historic Properties, or that is included in an architectural review commission area, and that is zoned C-2, C-3, C-4, C-5, M, M-1 or M-2.

B. The board of zoning adjustment shall grant a special permit only when it finds that the following conditions and standards have been met:

1. Affidavits have been submitted by the applicant and placed on file with the board of zoning adjustment attesting to the lack of any reasonable alternative, including collocation and concealment to the construction of the monopole antenna as well as documentation of this finding.

2. Affidavits have been submitted by the applicant and placed on file with the board of zoning adjustment attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna.

3. The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.

4. At no time shall any antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.

5. The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially-zoned districts. All support structures shall meet district setbacks.

6. Monopole telecommunication antennas shall be exempt from C.C. ~~3342.28~~ 3312 and C.C. 3309.14 up to a maximum height of:

a. 100 feet if built for one or more providers;

b. 150 feet if built for two or more providers.

7. Within 180 days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.