

Title 34 Revisions

Article B

Chapter B.20: General 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~~that 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.

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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.

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

Building. See Section 3303.02 - Letter B.

Building, Accessory. A structure customarily incidental and subordinate to a principal building or use on the same lot. A building attached to a principal or secondary 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 part of the main structure. Refer to B.40.020.J - "Accessory Use".

Building, Principal. The building or buildings located along a street frontage or other public realm, that serve as the focal point for all activities related to the principal use of the parcel.

Building, Secondary. The building or buildings that are occupied by one or more principal uses of the site, but do not front a public realm or extension of the public realm.

~~**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.

Building Facade, Front. The exterior wall of a building facing a front parcel line.

Building Facade, Side Street. The exterior wall of a building facing a side street or public realm.

Building Facade, Interior Side. The exterior wall of a building facing an interior parcel line(s).

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.

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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.**

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~~ which 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).

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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.

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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.

Chapter B.30: Measurements

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.
 - d. The ground floor of parking structures may utilize other decorative elements, such as grillwork, mesh, louvers, or a similar treatment, as a substitution for glass. On second floors and above, parking structures may utilize unglazed openings, with or without decorative treatments, as a substitution for glass.
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.

Chapter B.40: Land Use Definitions

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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:
 - ea. 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.
 - eb. 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 for walk-in customers which that also utilizes a building design, site layout, or operating procedure that permits allows customers to receive goods or services while remaining in a motor vehicle. Does not include 'Eating and Drinking Establishment, Pickup Unit/Drive Thru' or 'General Retail Drive Thru'.

General Retail Drive Thru. An establishment that utilizes a building design, site layout, or operating procedure that only allows customers to receive goods or services while remaining in a motor vehicle.

~~**Marijuana-Medical**~~ **Ohio Division of Cannabis Control (ODCC) Dispensary.** An entity licensed or receiving a certificate of operation under ~~Chapter 3796 (Medical Marijuana Control Program)~~ Title 37 of the Ohio Revised Code and any rules promulgated thereunder in this Chapter to sell adult use or medical marijuana to qualifying ~~patients and caregivers~~ customers.

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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 that utilizes a building design, site layout, or operating procedure that permits allows 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.

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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."

B.40.020 Definitions

I. Industrial and 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.

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.

Article E

Chapter E.20: Mixed-Use Zoning Districts

E.20.030 General Requirements

A. Design and Development Standards. Design and development standards in this Chapter apply to each building type, as follows: 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.

1. Principal Buildings: All design and development standards in this chapter apply.
2. Secondary Buildings:
 - a. A secondary building can only exist when located behind a principal building that addresses the public realm.
 - b. Side and Rear Setbacks (Division C), Footprint (Division C), Open Space (Division C), Height (Division D), Adjacency Requirements (Division D), Encroachments (Division E), and On-Site Parking (Division G).
 - c. Secondary buildings shall be architecturally compatible to the principal building.
 - d. ~~Secondary~~ For secondary buildings shall not that exceed the height of the tallest principal building, **Facade (Division F) also applies.**
3. Accessory Buildings:
 - a. Side and Rear Setbacks (Division C), Footprint (Division C), Height (Division D), Encroachments (Division E), and On-Site Parking (Division G).
 - b. Accessory buildings may not encroach into the façade zone, and shall be located behind a principal building.
 - c. The total area of all accessory buildings on a site may not exceed 720 square feet.

B. Facade Zone

1. Principal Buildings must be placed on a parcel pursuant to the façade 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, f~~For a minimum depth of 12 feet, the ground floor is intended to provide be used for active interior spaces for all commercial or residential uses. P~~Areas associated with parking, driveway access, utility rooms, 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. This requirement only applies to front street and side street ground floors per the following standards:~~
 - a. Front Streets: Applies to all portions of the building frontage that abut or are located within the facade zone. Where driveway access to a site or where utility room placement is only possible along a front street frontage, up to 25% of the building frontage may be exempted from the ground floor depth requirements, only for these purposes.
 - b. Side Street: Applies to the first 30 feet of the building facade measured from the front corner of the building. Where a side street frontage is not contiguous to a front street, ground floor depth requirements do not apply.
- 3. Any pickup unit or canopy must be attached to the principal or secondary 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.~~ Chain link fencing, barbed wire, and razor wire are prohibited.

2. Any fences or walls located between the maximum building setback line and public street right-of-way are limited to a maximum of four feet in height.
 - a. Exception: Fences or walls proposed within this area that are oriented parallel to a side property line for the purpose of screening from abutting properties may be a maximum of six feet in height.
3. 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 jurisdiction of these commissions 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).

L. East Franklinton District

3. 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).
4. 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:
 - d. Facade Zone standards within Division C (Building Placement).
 - e. Ground Floor Height (Floor-to-Floor) standards within Division D (Building Form).
 - f. 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.D., E.20.050.D., E.20.060.D., E.20.070.D., E.20.080.D., E.20.090.D. Building Form; all districts

GRAPHIC EDIT: revise Building Form chart in Division D of each district to align with defined terms in Article B.

D. Building Form		
Height ¹		
Principal and Secondary Buildings		
Stories	4 max.	
Height	48' max.	E
Height Allowed with Bonus	Not Applicable	
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 <u>Building</u>		
Height	20' max.	
Adjacency Requirements for Buildings Abutting ² 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).

E.20.040.G., E.20.050.G., E.20.060.G., E.20.070.G., E.20.080.G., E.20.090.G., On-Site Parking and Setback; all districts

GRAPHIC EDIT 1: revise formatting for “On-Site Parking” so that “up to 20 spaces” only applies to non-residential uses (space added before "Non-Residential Uses" line to clarify that it aligns with "1 min./5,000 sf up to 20 spaces.”

G. On-Site Parking	
Required Spaces	
Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
(Space added.)	
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

GRAPHIC EDIT 2: remove “Structured Parking,” revise Footnote 2, and delete Footnotes 3 and 4 from “Setback” as it is covered under E.20.040 through E.20.090 “C. Building Placement” for each district.

	L	M	N	O
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Structured Parking³	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.				

Revised Footnote 2:

No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages shall meet the requirements for ground floor depth per E.20.030.C.2 and building placement requirements per Division B.

Table E.20.100 Uses:

GRAPHIC EDIT: Changes reflected on the Use Table on the following two pages.

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	●	--	●	●	--	●	●
ODCC 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	●	--	●	●	--	●	●
General Retail Drive Thru						●	●

X = Deletion

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)	X	--	●	●	--	●	●
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	●	●	●	●	●	●	●
<u>Industrial and</u> Manufacturing							
Artisan Food and Beverage Production (≤ 10,000 sf)	●	--	●	●	--	●	●
Artisan Manufacturing (≤ 10,000 sf)	●	--	●	●	--	●	●
Miscellaneous							
Accessory Use	●	●	●	●	●	●	●
Temporary Uses per CC 3390 (Temporary Uses)	●	●	●	●	●	●	●

X = Deletion⁴Temporary 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.~~A~~.
- 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. Existing site conditions that are not related to an expansion as allowed by this Section may be maintained.
 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. Existing site conditions that are not related to an expansion as allowed by this Section may be maintained.
 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.

Article F

Chapter F.20: Massing and Articulation Standards

F.20.020 Applicability

1. The standards of this Chapter apply to all new development adjacent to the public realm 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).

F.20.030 Modules - B. Applicability

GRAPHIC EDITS below:

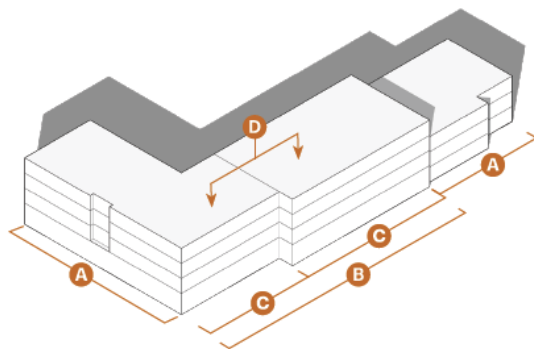
B. Applicability			
Building facades within a facade zone are required to be organized into modules pursuant to F.20.030.C.			
Building Length	Module Length		
≤ 80'	Modulation not required		
> 80' - 160' > 80' and ≥ 160'	20' min.	80' max.	¹
> 160'	40' min.	80' max.	

¹Module length is allowed up to 160' if vertical facade articulation elements are applied per the requirements of Division C (Module Standards).

Figure F.20.030.1 Modules

Incorrect:

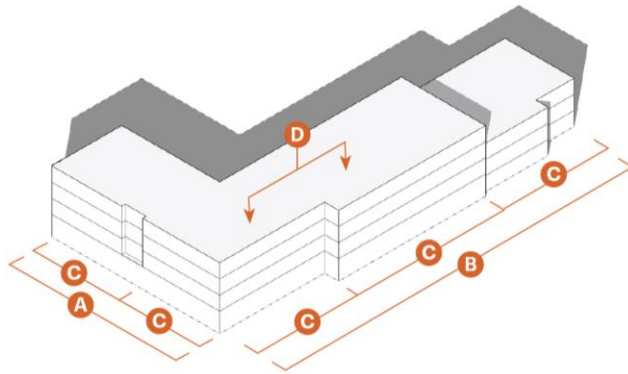
Figure F.20.030.1 Modules



- 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

Correct:

Figure F.20.030.1 Modules

**A** Building > 80' and ≤ 160'**B** Building > 160'**C** Module within a building**D** Adjacent modules**A** ~~Module/Building over 80' wide and up to 120' wide~~ > 80' and ≤ 160'**B** ~~Building wider than~~ ≥ 160' wide**C** ~~Module within a building wider than 160'~~**D** Adjacent modules**F.20.030 C. Module Standards****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.

D. Vertical Facade Articulation Elements

1. ~~Allowed only on modules up to 160' max. length~~ Per Division F.20.030.B, vertical facade articulation elements are allowed on facades up to 160'. Additional facade length beyond 160' must use A to C (above).

Chapter F.30: Frontage Type Standards

F.30.050 Shopfront

B. Required Elements

GRAPHIC EDITS below:

Incorrect:



Key

--- ROW/Parcel Line

--- Setback Line

Correct:



Key

--- ROW/Parcel Line

--- Setback Line

B. Required Elements

Distance between Glazing and/or 2' max. **(A)**

Door(s)

Shopfront Base/Bulkhead 6" min.; 32" max. **(B)**

Recession and/or Cover, Depth 18" min. **(C)**

F.30.060 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~~ the Common Entry ~~can be included as allowed by the district.~~ Galleries require the Department of Public Service approval of any encroachment into the ROW.

F.30.070 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 Common Entry is included Courtyard, Stoops, and Dooryards.~~ Arcades require the Department of Public Service approval of any encroachment into the ROW.

Chapter F.40: Large Site Standards**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)~~9~~;
 - 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 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.89, 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.

Article G.

Chapter G.20: General Site Development Standards

G.20.040 Screening

A. Headlight Screening

1. Except in cases of approved vehicular access, Hheadlight 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 minimum 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.20.060 Graphics 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 monument style, and 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: Each order point may provide an aggregate area of up to 30 square feet for menu boards.
1. Menu boards must not be located between the building and a street right-of-way.
 2. Menu boards must not be located within 50 feet of a Residential Zoning District.
 3. Freestanding menu boards must not exceed a height of six feet from grade.
 4. 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

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.

Letter of Eligibility. A letter from the Department of Development advising an Applicant of the Area Designation in which the proposed Development Project parcels are located and what the Affordable Housing Unit Requirements will be for the project.

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

G.30.050 General Provisions

- A. An Affordable Housing Height Bonus Applicant must ~~indicate submit an application for~~ a Height Bonus on a form approved by the Director. Applicant must submit a preliminary site compliance plan for the Development Project along with the Application. The plan shall include a data table showing the proposed total number of units, proposed number of affordable units with bedroom counts, and proposed number of bonus stories.
- B. The Director is authorized to promulgate Rules and Regulations to establish a process to ~~review issue conditional construction permits granting a Height Bonus applications and plans to Affordable Housing Height Bonus applicants.~~

- C. A Letter of Eligibility from the Department of Development must be submitted with the engineering plans for final site compliance review of the Height Bonus Development Project.

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.30.0870 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.