
3312.01 Purpose.

The purpose of this chapter is to regulate parking, loading and maneuvering; to ensure the provision of the appropriate number of off-street parking spaces for each use; to enact standards for parking, stacking, and loading; to assure maintenance of existing parking; to prohibit inappropriate parking; and in areas with no minimum vehicular parking requirements, to ensure that if off-street parking is provided, said parking complies with applicable standards. These standards are designed to provide for the parking and loading needs of occupants, customers, visitors or others involved in the use or occupancy of any building or parking lot; to balance needs associated with different transportation modes, including automobile, pedestrian, transit and bicycle; ensure that off-street parking, loading, stacking and access demands will not adversely affect other nearby land uses and surrounding neighborhoods; require appropriate landscaping and buffering of off-street parking lots for pedestrian safety and traffic separation, visually break up large expanses of pavement, visually screen off-street parking lots, loading and stacking areas; and encourage the incorporation of environmentally sustainable design elements; all to enhance convenience and to protect the public health, safety and general welfare.

This chapter regulates parking, stacking, and loading designed for either principal or accessory uses. The standards in this chapter are those that will be reviewed by the director before issuing a certificate of zoning clearance. Other parking or parking lot requirements may be regulated by the Department of Public Service and the ~~Department of Public Utilities~~Columbus Water & Power.

3312.21 Landscaping and screening.

This section shall not apply to parcels with a 2024 Zoning Code district designation.

Landscaping and screening may be combined with storm water control measures as approved by the Director of ~~Public Utilities~~Columbus Water & Power, providing the requirements of this section are fulfilled. The applicant should consider the use of low-impact development strategies for managing storm water runoff and alternative pavements for reducing glare and mitigating the heat island effect from parking lot surfaces. Appropriate native plant species are recommended for landscaping and screening requirements.

Applicability. Interior landscaping, parking setback landscaping, and perimeter screening required by this section shall be indicated on the original site plan filed to obtain a certificate of zoning clearance for any newly created or newly expanded parking lot. In the case of expansion, the landscaping and screening regulations apply to new portions of a parking lot. Landscaping and screening shall be installed upon development of a parking lot or parking lot expansion.

- A. Interior landscaping. The interior of any parking lot containing ten parking spaces or more and not in a parking structure shall be landscaped. Interior landscaping shall be provided at a minimum ratio of one shade tree for every ten parking spaces or fraction thereof. Interior shade trees shall conform to the following standards:
1. Trees shall be a minimum of two inches in caliper at the time of planting.
 2. Trees shall be planted in landscaped islands or peninsulas containing a minimum soil area of 145 square feet per tree, allowing for flexible arrangement but designed in such a way that each tree is surrounded by a minimum radius of four feet of soil area. All trees shall be planted in a suitable soil volume, in a normal surface planting environment free from construction debris, with average soil depths greater than or equal to three feet. Islands and peninsulas shall be curbed and covered with live vegetation, decorative gravel, or mulch. Curbs on landscaped islands or peninsulas may contain openings to receive storm water runoff if islands or peninsulas are part of bioretention or other storm water control measure approved by the Director of ~~Public Utilities~~Columbus Water & Power.

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3. Space devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening area. Landscaped islands, shade trees, and peninsulas do not need to be uniformly spaced, but shall be contained within and dispersed proportionally throughout the interior of the parking lot or lots.
 4. Planting beds for parking lot shade trees shall be arranged and constructed with suitable curbing materials so as to minimize damage to tree trunks and roots from vehicles, pedestrians and parking lot maintenance.
- B. Parking setback and perimeter landscaping. Landscaping in the parking setback area shall be required to buffer automobile and pedestrian areas and uses; to provide headlight screening; to provide adequate visibility and safety; and to avoid the illegal use of said area for parking. Landscaping in the perimeter shall be required to visually buffer residentially zoned property from parking lots.
1. The lot area between the right-of-way and the parking setback line shall be landscaped with plant material and shall not be paved except for approved walkways, bikeways, driveways, graphics, and other approved amenities and site elements, such as, but not limited to, electric vehicle charging stations or bike racks. Vision clearance at driveways shall be maintained.
 2. Plant species shall be installed and maintained per the following standards: Shade trees shall be a minimum of two inches in caliper at the time of planting, ornamental trees shall be a minimum of one and one-half inches in caliper at the time of planting, shrubs shall be a minimum of 24 inches in height at the time of planting.
 3. Perimeter parking lot screening is required when any part of a parking lot is located within 80 feet of residentially zoned property. In such instances, the parking lot shall be screened on the perimeter affecting any residentially zoned property. For purposes of this section, "parking lot" shall include any driveway thereto. Screening is not required for those portions of parking lot perimeters used for vehicular access or in required vision clearance.
 4. In addition, any portion of a parking lot abutting any public street shall be screened for headlights on the perimeter adjacent to the public street regardless of the orientation of the parking spaces.
- C. Screening indicated on site plan. Setback and perimeter screening required by this section shall be indicated on the original site plan filed to obtain a certificate of zoning clearance for any parking lot. Parking lot screening shall be provided to reduce headlight glare and to visually screen a parking lot from residentially zoned property within 80 feet thereof. Such parking lot screening shall be installed in accordance with the site plan and this section.
- D. Parking lot screening.
1. Parking lot screening shall conform to the following standards:
 - a. For headlight screening, screening shall be provided in a landscaped area at least four feet in width and shall consist of an opaque fence (except a chain link fence), landscaped earth mound of 1:3 (vertical: horizontal) slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of no less than three feet above the parking lot grade and to an opacity of not less than 75 percent.
 - b. For buffering residentially zoned property, screening shall be provided in a landscaped area at least four feet in width and shall consist of an opaque fence (except a chain link fence), landscaped earth mound of 1:3 (vertical: horizontal) slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of no less than five feet above the parking lot grade and to a year-round opacity of not less than 75 percent.
 - c. If a parking lot perimeter is both abutting a street and within 80 feet of residentially zoned property, screening along that perimeter shall comply with three foot high headlight screening as provided in section 3312.21D(1)(a), above.

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2. Screening shall be installed and maintained in a neat and orderly manner.
 3. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one foot of the ground.
 4. The percentage of opacity shall be determined by measurement of any square foot of the vertical surface of the screening from a point perpendicular thereto. Permissibly open area shall not be included in the opacity determination.
 5. When screening consisting of live plants is installed, alone or in combination with other materials, the plants shall:
 - a. Be selected for dense branching or foliage adequate to shade residences and adjacent rights-of-way from headlight glare;
 - b. Be selected to achieve the height and density specified in D(1) above within three years of installation;
 - c. Be a minimum height of two feet at the time of installation; and
 - d. Be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth.
 - e. Exemptions. No screening shall be required for a parking lot effectively screened to this section's standards and specifications by a densely planted planting strip of at least 75 percent opacity; or existing natural or artificial barriers; providing the existing barrier has opacity of not less than 75 percent, as measured above. A parking lot need not be screened from the use it serves.
- E. All plants shall be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth. Dead plants shall be replaced within the next growing season.

3318.07 Residential development credits.

Additional improvements made to the dedicated land by the applicant may result in credit toward the land dedication requirement. Such credit shall be reviewed on a case-by-case basis by the recreation and parks commission or its designee.

Credit may be given for private outdoor recreational facilities provided in residential developments. The maximum credit is 50 percent of the required land dedication. Such credit shall be reviewed by the recreation and parks commission or its designee.

In the event that a wet storm water retention area is proposed to be dedicated, it shall constitute no more than 25 percent of the area dedication required. Maintenance shall be provided by ~~the department of public utilities~~ Columbus Water & Power for wet storm water retention areas.

Credit shall be given for previous land dedications for land to be rezoned from one residential classification to another residential classification based on the incremental increase in density.

3345.10 Cluster design of housing groups.

- (a) Two or more buildings containing dwelling units shall be termed a cluster if the buildings have design and architectural unity, and are located around a common point of activity, including parking lots, culs-de-sac, open space, service area, plazas and recreational areas. Such activity must be of a scale and scope that the

residents of the dwelling within the group are directly benefited and the central point of activity is designed integrally within the site plan for all buildings in the cluster. Buildings in the cluster are located close enough to one another, that as a group, all buildings taken together as a unit are separated from other such clusters by buffers or open space, including landscaping, streets, or parking areas.

- (b) Each cluster must abut and have access to a public street. Streets included in the interior of the cluster are considered private driveways with direct access to public streets. Public streets serving such clusters may terminate in a cul-de-sac no longer than 600 feet in length. Public streets may be designed and laid out in subdivisions and large developments on one site in a super blockform, with more than one cluster abutting and having access to the public street.
- (c) The design of each cluster, submitted as a site plan, shall be approved by the director, who may refer the site plan to the department of public service, division of fire, division of environmental health, recreation and parks, and ~~the department of public utilities~~ Columbus Water & Power for their review and recommendation.

3372.905 Standards for preserving existing natural features.

Development of a lot or parcel within the Hellbranch Run Watershed Protection Overlay is subject to the following standards intended to preserve existing natural features of the property that promote flood control and protect water quality.

- A. **Watercourse Preservation.** All watercourses shall remain open and shall not be enclosed within a storm sewer or other engineered structure. Channelization or other physical alterations may only be permitted when no other practicable alternative exists and when natural channel design principles are implemented in a manner approved by the director of ~~public utilities~~ Columbus Water & Power or the director's designee. Compliance with the requirements of this section does not supplant any other applicable federal or state permitting requirements.
- B. **Floodplain Preservation.** Neither the total 100 year flood storage capacity nor the total area of the 100 year floodplain shall be reduced. Floodplain fill permits may be granted for fill outside the limits of the stream corridor protection zone upon demonstration by the applicant that any net loss of both the area and the flood storage volume of the 100 year floodplain will be fully mitigated within the watershed at a site as close as practicable to the area of fill through either the creation of new floodplain or the management and treatment of additional flood volumes equal to those which would have been managed and treated within the lost floodplain.
- C. **Stream Corridor Protection.** The stream corridor protection zone shall be kept in as natural state as possible so that it can perform its inherent function of flood storage and water quality protection.
 - 1. The applicant shall identify on the plat or plan and visibly delineate on the site the stream corridor protection zone prior to any development of the site to prevent excursions onto the zone during construction. Such delineation must be submitted to the director of ~~public utilities~~ Columbus Water & Power or the director's designee for review and approval prior to construction.
 - 2. No later than the conclusion of construction, the applicant shall permanently delineate the stream corridor protection zone in an aesthetically harmonious manner, approved by the director, such that the location of the zone is apparent to a casual observer and that permits access to the zone.
 - 3. Land managed in compliance with this overlay and designated as a stream corridor protection zone may, at the option of the land owner, be deeded in fee simple to the city of Columbus.

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4. That portion of a lot or parcel reserved as the stream corridor protection zone may be included in the total area for computing the density permitted by the particular underlying zoning district for that parcel even if ownership of the stream corridor protection zone is subsequently transferred. The resulting increase in net density permitted on that portion of the lot or parcel located outside of the stream corridor protection zone is acceptable to the extent that the gross density for the total area does not exceed the density prescribed by the underlying zoning district.
 5. Designated stream corridor protection zones, located outside of the floodway, shall be credited toward the open space or parkland set aside required in Chapter 3318 of the Columbus City Codes; provided, however, the stream corridor protection zone may not constitute more than 50 percent of such open space or parkland set aside requirement without the express written consent of the director of recreation and parks.
 6. Permitted Uses. No use permitted under these regulations shall be construed as allowing trespass on privately held lands.
 - a. Passive Uses. Uses that are passive in character shall be permitted in stream corridor protection zones, including, but not limited to, passive recreational uses, as permitted by federal, state, and local laws, such as hiking, fishing, hunting, picnicking, and similar uses. Construction of paved trails to further such passive recreation uses is also authorized. However, trails that become damaged due to natural erosion shall not be repaired but shall be moved upland or removed altogether.
 - b. Removal of Damaged or Diseased Trees. Damaged or diseased trees may be removed. Due to the potential for felled logs and branches to damage downstream properties and/or block ditches or otherwise exacerbate flooding, logs and branches resulting from the removal of damaged or diseased trees that are greater than six inches in diameter at the cut end shall be cut into sections no longer than six feet, anchored to the shore, or removed from the 100 year floodway.
 - c. Revegetation and/or Reforestation. Revegetation and/or reforestation of the stream corridor protection zone using approved species pursuant to Appendix B. Appendix B lists species of shrubs and vines recommended for stabilizing flood prone areas and/or constructing wetlands for the Hellbranch Run watershed.
 - d. Public Utilities. Sanitary sewer, storm sewer and/or water lines and public utility transmission lines may be located within the stream corridor protection zone, and disturbances of the zone necessary to place and/or maintain such utilities are also authorized. The placement, construction and maintenance of such utilities shall minimize disturbance to riparian areas and shall mitigate any necessary disturbances.
 - e. Existing Crossings and New Arterial Streets. Construction and operation, including maintenance, widening, and new construction of any existing crossing or bridge or new arterial street or arterial street bridge, as that term is defined in C.C.C. § 3123.03. A new crossing or new roadway for a street other than an arterial may be permitted to cross the stream corridor protection zone only in those circumstances when the parcel has no other existing access or when such crossing is necessary for public health or safety. Such activity shall minimize disturbance to stream corridor protection zones and shall mitigate any necessary disturbances.
 - f. Disturbances of the zone necessary to accomplish the uses described in paragraphs a through e of this subsection are also authorized. However, all such disturbances shall be minimized and any necessary disturbances shall be mitigated.
 7. Prohibited Uses. Any use not authorized under these regulations shall be prohibited in the stream corridor protection zone. By way of example, the following uses are specifically prohibited, however, prohibited uses are not limited to those examples listed here:

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- a. Construction. There shall be no structures of any kind.
 - b. Dredging or Filling. There shall be no drilling, filling, dredging, grading, or dumping of soil, spoils, liquid, or solid materials. No floodplain fill permits may be granted for area within the steam corridor protection zone.
 - c. Roads or Driveways. There shall be no new roads or driveways other than arterial streets as that term is defined in C.C.C. § 3123.03.
 - d. Motorized Vehicles. There shall be no use of motorized vehicles.
 - e. Disturbance of Natural Vegetation. There shall be no disturbance of the natural vegetation at any time including during construction on the remainder of the site, except for such conservation maintenance that the landowner deems necessary to control noxious weeds; for such plantings as are consistent with these regulations; and for the passive enjoyment, access, and maintenance of landscaping or lawns existing at the time of passage of these regulations.
 - f. Parking Lots. There shall be no parking lots or other human made impervious cover.
 - g. New Surface and/or Subsurface Sewage Disposal or Treatment Areas. Stream corridor protection zones shall not be used for the disposal or treatment of sewage except for those treatment and/or disposal systems existing at the time of passage of these regulations when such systems are properly permitted in accordance with the city of Columbus or Franklin County health departments and/or Ohio Environmental Protection Agency regulations.

Appendix B.

Native Plants for Use in Hellbranch Area

* Plants must be the species to ensure the use of natives. Go by exact scientific name (not common name).

Conifers

Eastern Red Cedar (*Juniperus virginiana*)

Vines

Virginia Creeper (*Parthenocissus quinquefolia*)

Shrubs

Spicebush (*Lindera benzoin*)

Serviceberry (*Amelanchier arborea*)

Buttonbush (*Cephalanthus occidentalis*)

Mapleleaf Viburnum (*Viburnum acerifolium*)

Arrowwood Viburnum (*Viburnum dentatum*)

Silky Dogwood (*Cornus amomum*)

Trees

Boxelder (*Acer negundo*)

Sugar Maple (*Acer saccharum*)

Red Maple (*Acer rubrum*)

Hackberry (*Celtis occidentalis*)

Tulip (*Liriodendron tulipifera*)
Bur Oak (*Q. macrocarpa*)
Black Oak (*Quercus velutina*)
Red Oak (*Quercus rubra*)
Shingle Oak (*Quercus imbricaria*)
Swamp White Oak (*Quercus bicolor*)
White Oak (*Quercus alba*)
Chinquapin Oak (*Quercus muhlenbergii*)
Black Willow (*Salix nigra*)
Sycamore (*Platanus occidentalis*)
Eastern Hophornbeam (*Ostrya virginiana*)
Ironwood (*Carpinus caroliniana*)
Flowering dogwood (*Cornus florida*)
Staghorn Sumac (*Rhus typhina*)
Butternut (*Juglans cinerea*)
Mockernut Hickory (*Carya tomentosa*)
Shagbark Hickory (*Carya ovata*)
Pignut Hickory (*Carya glabra*)
Green Ash (*Fraxinus pennsylvanica*)
Blue Ash (*Fraxinus quadrangulata*)
White Ash (*Fraxinus americana*)
Honeylocust (*Gleditsia tricanthos*)
American Elm (*Ulmus americana*)
Slippery Elm (*Ulmus rubra*)
Black Cherry (*Prunus serotina*)
Common Chokecherry (*Prunus virginiana*)
American Basswood (*Tilia americana*)
Ohio Buckeye (*Aesculus glabra*)
Pawpaw (*Asimina triloba*)

Grasses, Sedges, Rushes and Horsetails

Big Bluestem (*Andropogon gerardi*)
Sideoats Grama (*Bouteloua curtipendula*)
Little Bluestem (*Schizachyrium scoparium*)
Indian Grass (*Sorghastrum nutans*)
Nodding Wild Rye (*Elymus Canadensis*)

Fowl Manna Grass (*Glyceria striata*)

Blunt Spike Rush (*Eleocharis obtusa*)

Bristly Sedge (*Carex comosa*)

Awl-fruited Sedge (*Carex stipata*)

Fox Sedge (*Carex vulpinoidea*)

Hardstem Bulrush (*Scirpus acutus*)

River Bulrush (*Scirpus fluviatilis*)

Soft-stem Bulrush (*Scirpus validus*)

Common Rush (*Juncus effusus*)

Flowers

New England Aster (*Aster nova angliae*)

Spotted Jewelweed (*Impatiens capensis*)

Black-eyed Susan (*Rudbeckia hirta*)

Common Milkweed (*Asclepias syriaca*)

Butterfly Milkweed (*Asclepias tuberosa*)

Thistle (*Cirsium discolor*)

Purple Coneflower (*Echinacea purpurea*)

Joe Pye Weed (*Eupatorium maculatum*)

Boneset (*Eupatorium perfoliatum*)

Rough Blazing Stars (*Liatris aspera*)

Wild Bergamot (*Monarda fistulosa*)

Common Evening Primrose (*Oenothera biennis*)

Stiff Goldenrod (*Solidago rigida*)

Late Goldenrod (*Solidago gigantea*)

Early Goldenrod (*Solidago juncea*)

Prairie False Indigo (*Baptisia lactea*)

Virginia Bluebells (*Mertensia virginica*)

Hairy Penstemon (*Penstemon hirsutus*)

Grayhead Prairie Coneflower (*Ratibida pinnata*)

Rosinweed (*Silphium trifoliatum*)

Cup Plant (*Silphium perfoliatum*)

Golden Alexanders (*Zizia aurea*)

Queen-of-the-prairie (*Filipendula rubra*)

Bloodroot (*Sanguinaria canadensis*)

Jack-in-the-pulpit (*Arisaema triphyllum*)

Large-flowered Trillium (*Trillium grandiflorum*)

Wild Geranium (*Geranium maculatum*)

Wild Blue Phlox (*Phlox divaricata*)

Yarrow (*Achillea millefolium*)

Columbine (*Aquilegia canadensis*)

Biennial Gaura (*Gaura biennis*)

Moist Areas

Swamp Milkweed (*Asclepias incarnata*)

Marsh marigold (*Caltha palustris*)

Blue Flag Iris (*Iris virginica*)

Cardinal Flower (*Lobelia cardinalis*)

Michigan Lily (*Lilium michiganense*)

Common Water Plantain (*Alisma subcordatum*) Nodding Beggarticks (*Bidens cernua*)

Common Beggarticks (*Bidens frondosa*)

Common Sneezeweed (*Helenium autumnale*)

Blue Vervain (*Verbena hastata*)

Turtlehead (*Chelone glabra*)

3372.907 Standards for implementing stormwater best management practices.

Development of a lot or parcel within the Hellbranch Run watershed overlay is subject to the following general principles intended to implement stormwater best management practices within the development site. The director of public utilities Columbus Water & Power shall promulgate through regulations standards to implement these general principles.

- A. Detention and Treatment. Stormwater generated as the result of development shall be managed using best management practices such as extended detention, natural or constructed wetlands, or other approved means to the extent necessary to meet water quality pollutant removal goals, reduce channel erosion, prevent overbank flooding, and pass extreme floods. The applicant shall demonstrate that the stormwater management practices for the development site are designed to:
1. Capture and treat 90 percent of the average annual stormwater runoff volume (water quality volume - WQv);
 2. Provide 24-hour extended detention of the post-developed one year, 24-hour storm event (channel protection storage volume - Cpv);
 3. Control the peak discharge of the post-development runoff volume from the ten-year, 24-hour storm event to the ten-year predevelopment peak discharge rate (overbank flood protection discharge volume) unless a watershed hydraulic model indicates the ten-year control is not needed on the site; and
 4. Control the peak discharge of the post-development runoff volume from the 100-year, 24-hour storm event to the 100-year pre-development peak discharge rate (extreme flood volume - Qf), unless the site is smaller than five acres or a regional flood model indicates the 100-year control is not needed for the site.

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- B. Conveyance. All stormwater generated as the result of development shall flow into the nearest receiving stream or approved storm sewer drainage system without increasing flood depths or causing standing water either upstream or downstream. To assure that this goal will be achieved, the applicant must affirmatively demonstrate that: between the proposed development site and the point in the receiving watercourse at which the proposed development site is ten percent of the total area tributary, post-development stormwater peak rate of runoff for the ten-year, 24-hour storm event will be less than or equal to the pre-development stormwater peak rate of runoff.