

### **3301.02 Scope and application of provisions.**

The provisions of the Zoning Code shall be held to be minimum requirements adopted for the promotion of the public health, safety and welfare and shall be so interpreted and applied.

It is not intended by this code to repeal, abrogate, annul or in any way impair or interfere with other laws or ordinances or public or private restrictions placed upon property by covenant, deed or other agreement, except that where the Zoning Code imposes higher or more restrictive standards the provisions of this code shall control.

Provisions of this Zoning Code may apply where specifically referenced in the 2024 Zoning Code found in Title 34 in order to maintain procedures in accordance with the established zoning practices of the City of Columbus.

## **Chapter 3303 DEFINITIONS**

### **3303.00 Meaning of words and phrases.**

- (A) The definitions in this chapter shall apply in the interpretation and enforcement of this Zoning Code as well as the interpretation and enforcement of the 2024 Zoning Code unless otherwise specifically provided for in Title 34.
- (B) Italicized words or phrases contained within or as part of a definition in this chapter or otherwise as used throughout the Zoning Code have specific meanings and definitions.
- (C) Tense—Number—Lot—Building. For the purposes of this Zoning Code, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number.
- (D) The word "lot" includes the word "plot," and the word "building" includes the word "structure."

## **Chapter 3304 - APPLICABILITY OF TITLE 33 TO THE 2024 ZONING CODE**

### **3304.01 Purpose**

The 2024 Zoning Code, as described in Title 34 of the Columbus City Codes, will be adopted in phased implementations in accordance with provisions of Chapters 3309 and 3310. Parcels that have not been rezoned in accordance with the Zone In Initiative to 2024 Zoning Code district designations will continue to be governed by this Zoning Code. Furthermore, administrative and technical sections of Title 33 as specified in this Chapter will apply to parcels rezoned into the 2024 Zoning Code in accordance with Sections 3301.02 and 34.A.10.050. This Chapter provides general guidelines for which chapters and sections of this Zoning Code will apply to the 2024 Zoning Code.

### **3304.02 Applicability**

In accordance with Sections 3301.02 and 34.A.10.050, provisions of this Zoning Code may apply where referenced specifically in the 2024 Zoning Code.

**3304.03 Zoning Code application to the 2024 Zoning Code**

The following chapters of this Zoning Code contain specific provisions for application to the 2024 Zoning Code:

- A. 3303: Definitions
- B. 3305: Zoning Administration, Enforcement, and Penalties
- C. 3307: Board of Zoning Adjustment; Appeals and Variances
- D. 3309: Zoning Map and Zoning Map Districts
- E. 3310: Amendments of the Code and Map
- F. 3312: Off-Street Parking and Loading
- G. 3323: East Franklinton District
- H. 3325: University District Zoning Overlay
- I. 3375: General Provisions
- J. 3377: On -Premises Signs In Institutional, Commercial, 2024 Zoning Code Mixed-Use, and Manufacturing Districts
- K. 3378: Billboards and Other-Off Premises Signs
- L. 3379: The Interstate System
- M. 3380: Standards for Areas of Special Graphics Control
- N. 3381: Implementation
- O. 3382: Graphics Commission
- P. 3387: Prohibited Uses
- Q. 3389: Special Permit Uses
- R. 3390: Temporary Uses
- S. 3392: Junk, Impound, and Salvage Yards
- T. 3393: Swimming and Wading Pools

**3304.04 Chapters that Do Not Apply to the 2024 Zoning Code**

The following chapters of this Zoning Code, and any references within these Zoning Code chapters, do not apply to the 2024 Zoning Code:

- A. A. 3311: Administration of Development Standards
- B. B. 3318: Parkland Dedication
- C. 3320: Traditional Neighborhood Development
- D. 3321: General Site Development Standards
- E. 3332: Residential Districts
- F. 3333: Apartment Districts
- G. 3343: Manufactured Home Park District
- H. 3345: Planned Unit Development District
- I. 3347: Planned Community District
- J. 3349: Institutional Use District
- K. 3351: C- Neighborhood Commercial District
- L. 3353: C-2 Office Commercial District
- M. 3355: C-3 Community Scale Commercial Development
- N. 3356: C-4 Regional Scale Commercial District
- O. 3357: Highway Oriented Commercial District
- P. 3359 Downtown District
- Q. 3361: Planned or Regional Commercial Development
- R. 3363: M-Manufacturing District
- S. 3365: M-1 Manufacturing District

- T. 3367: M-2 Manufacturing District
- U. 3369: EQ Excavation and Quarrying District
- V. 3370: Limited Overlay
- W. 3371: P-1 Private Parking District
- X. 3372: Planning Overlay
- Y. 3373: P-2 Public Parking District
- Z. 3374: University-College Research-Park District
- AA. 3376: On-Premises Signs in Residential Districts
- BB. 3384: Airport Environs Overlay
- CC. 3391: Nonconformities

## **Chapter 3305 ZONING ADMINISTRATION, ENFORCEMENT AND PENALTIES**

### **3305.01 Certificate of zoning clearance.**

A certificate of zoning clearance is required and shall be obtained from the Director prior to the construction or alteration of any building or structure; the establishment, change, or modification in the use of any building, structure or land; or the grading, excavating or filling of land.

Further, no person shall maintain or permit the continuation of any use unless and until a certificate of zoning clearance has first been issued for said use.

The Director will issue a certificate after determining that the application is in conformity with the provisions of this Zoning Code, or the 2024 Zoning Code as applicable, or as permitted by variance, special permit or decision from an appeal. The Director shall have the authority to determine what districts an unnamed use is of similar enough character and nature to warrant inclusion in.

Unless otherwise required by this Zoning Code, or the 2024 Zoning Code as applicable, no certificate shall be required for interior remodeling of buildings or structures which is not intended to cause a change in the intensity of the use of the buildings or structures.

However, a certificate of zoning clearance shall always be required prior to development or placement of a use in a special flood hazard area or the construction or alteration of any building or structure in or proposed for a special flood hazard area regardless of size or use.

### **3305.02 Application for zoning clearance.**

An application for a certificate of zoning clearance shall be filed on approved forms and shall contain such information as the director deems reasonably necessary to determine compliance with and to provide for the enforcement of this Zoning Code, or the 2024 Zoning Code as applicable. For any proposed new use or enlargement of an existing use in any district; for any alteration of any building, structure, or parking lot; or for the grading, excavating, or filling of land; sufficient copies of the application and site plan for a zoning clearance shall be submitted to enable the director to refer such site plans to various other city departments and divisions as appropriate for their review and recommendations. The site plan shall contain information the director deems necessary to determine compliance with city codes. The applicant shall sign the application attesting to the truth and exactness of the information included in the application. Information not required by the director and volunteered by the applicant may be freely amended at any time.

The director shall either approve or disapprove an application for a certificate of zoning clearance as required. Upon approval, a certificate shall be issued forthwith. If disapproved, the reasons for disapproval shall be stated on the application.

### **3305.03 Authority and compliance.**

A certificate of zoning clearance authorizes the use and plans denoted in the application. An alteration, construction, or use of a premises not in compliance with the authorized zoning clearance shall be deemed a violation of this Zoning Code, or the 2024 Zoning Code as applicable, subject to the penalties specified and may cause the Director to void the certificate.

Failure to comply with any administrative authorization, requirement or condition of any variance, special permit or rezoning approved or passed by a designated board or by city council shall be deemed a violation of this Zoning Code, or the 2024 Zoning Code as applicable, subject to the penalties specified and may cause the Director to void such administrative authorization or approval.

### **3305.04 Expiration or revocation of certificate of zoning clearance.**

A certificate of zoning clearance shall automatically expire one year after issuance if the use authorized by the certificate is not commenced within said one year period, unless the work in preparation for the authorized use will take longer than one year to complete. If the work will take longer than one year to complete, the one year period shall be extended to allow for completion of the work provided that the work is commenced within a reasonable period of time and diligently carried to completion. Whenever a building permit has been issued for work to be done in preparation for the authorized use, the certificate shall not expire so long as the building permit remains in effect.

Upon discovery that a certificate has been issued contrary to this Zoning Code, or the 2024 Zoning Code as applicable, the Director shall revoke such erroneous certificate.

If the certificate is revoked, the Director shall post notice of the revocation on the premises covered by the certificate which notice shall state that further work as authorized by the certificate shall not proceed unless and until a new certificate is obtained.

### **3305.05 Fees.**

- A. Council shall by ordinance establish and periodically adjust fees for all types of applications, permits and other specialized services provided under the Zoning Code or the 2024 Zoning Code by the Department and such document shall be referred to as the "fee schedule." All fees are for the purpose of defraying the costs of preparing necessary maps, plats, reports, legislation, notices, acquiring data, conducting surveys and related work. The fee in effect on the date of receipt of any application shall be the fee charged.
- B. In accordance with the provisions of C.C. 121.05, the Director shall set the charges to be made for administrative services reasonably in line with the cost of providing such services and revise same as necessary when such administrative costs change. Administrative service charges which are hereby authorized shall include, but not necessarily be limited to charges for making copies; searching records; setting up a customer's account; handling electronic mail; preparing special reports and making microfilm copies. The charges so set shall be published in the City Bulletin and become effective on the tenth day following such application.
- C. Any person desiring to do or cause to be done anything for which a certificate of zoning clearance, change in zoning, special permit or variance is required by this Zoning Code, shall upon application or prior to issuance pay to the Department through the cashier the fee prescribed by the then current fee schedule. The fee schedule shall be posted in the offices of the department and shall be made available upon request.
- D. An application or service request by a city employee or official for the benefit of the city, shall require no fee or service charge.

- E. All fees and service charges shall be paid to the city treasurer for deposit in the Development Services Special Revenue Fund.

**3305.06 ~~Protection of complainant.~~ Complaint Process.**

Any person may file a complaint with the department whenever a violation of this Zoning Code or the 2024 Zoning Code occurs or is alleged to have occurred. ~~The director shall keep the identity of a complainant confidential.~~

**3305.07 Enforcement.**

The Director of the Department of Building and Zoning Services, or their designee, shall have the power to enforce all provisions of this Zoning Code and the 2024 Zoning Code and may institute any appropriate action or judicial proceeding to prevent the unlawful construction or alteration of any building or structure or the unlawful establishment, change or modification or any use; to restrain, correct or abate such violations; or to prevent occupancy of the unlawful building or structure. Strict liability shall be the standard for enforcement.

**3305.075 Construction work stop order.**

Whenever any construction or alteration to any building or structure; the establishment, change or modification in the use of any building, structure or land; the grading or filling of land; or exterior modification without receiving a certificate of appropriateness or certificate of approval where applicable, occurs contrary to the provisions of this Zoning Code or the 2024 Zoning Code, the director or designee shall order the work stopped by posting at the site a printed notice to stop work or a notice in writing served on any persons engaged in the doing or causing of such work to be done, and any such persons shall forthwith stop such work until authorized otherwise by the director or designee.

**3305.08 Responsibility of owner.**

The owner of premises subject to the provisions of this Zoning Code or the 2024 Zoning Code shall be responsible for compliance with the standards set forth herein and for the elimination of any violation found on the premises regardless of whether certain responsibilities may also be placed on operator or agents and regardless of any agreement between the owner and anyone else.

**3305.10 Contents of notice of violation.**

Whenever the director, or designee, determines that there is a violation of any provision of the Zoning Code or the 2024 Zoning Code or of any rule or regulation adopted pursuant to either thereto, the director or designee may give notice of such violation to the owner as the term is defined in C.C. 3303.15, as hereinafter provided. Such notice shall:

- A. Be in writing;
- B. Include a statement of the reasons why it is being issued;
- C. Allow a reasonable time for the performance of any act it requires;
- D. Be served by any one of the following methods:
  - 1. Personal service; or
  - 2. Certified mail; or
  - 3. Residence service; or

4. Publication; or
  5. Regular mail service to an address that is reasonably believed to be either a place of residence or a location at which the owner regularly receives mail; or
  6. Posting the notice of violation on or in the property, except that if a structure is vacant, then the notice shall be posted on the structure and one of the above methods of service shall also be used.
- E. Be available to any person upon request after payment of a reasonable fee to cover the cost of making a copy of the same.

Any notice served shall automatically become an order if a written petition for a hearing before either the board of zoning adjustment, the graphics commission or the board of commission appeals is not filed with the director or designee within 20 calendar days after such notice is served.

### **3305.99 Violation and penalties.**

- A. A person or owner as defined in Chapter 3303 or the 2024 Zoning Code and any employee of such person or owner who fails to comply with any provision of this Zoning Code, or the 2024 Zoning Code as applicable, or any valid order issued pursuant to either ~~thereto~~ is guilty of a misdemeanor of the first degree. Each day that such violation or noncompliance continues shall constitute a separate and complete offense. Separate penalties may be imposed for each offense. This penalty is in addition to and separate from any civil or administrative penalties or remedies provided for by this ~~Zoning Code code~~, the 2024 Zoning Code, or pursuant to Ohio law. Strict liability is intended to be imposed for a violation of this code.
- B. Nothing in this chapter shall be construed to prohibit the director from pursuing the enforcement of any provision of this Zoning Code, the 2024 Zoning Code, or the Ohio Revised Code through any other remedy available by law, including but not limited to causing to be filed in the environmental division of the Franklin County Municipal Court a civil complaint for injunctive relief or a criminal misdemeanor complaint.

## **Chapter 3307 BOARD OF ZONING ADJUSTMENT; APPEALS AND VARIANCES**

### **3307.01 ~~Administration and enforcement of Zoning Code.~~ Reserved**

### **3307.03 Creation of board of zoning adjustment.**

A board of zoning adjustment consisting of five members is hereby created. Members shall be appointed by the mayor for a term of three years and shall be residents of Franklin ~~County county~~ or a county abutting Franklin ~~County county~~. The majority of board members shall be residents of the city of Columbus. The term of each board member shall continue until a successor is appointed. The mayor may remove any ~~commissioner~~ board member for incompetence, neglect of duty, malfeasance, or misconduct in office. Vacancies caused by death, resignation or otherwise shall be filled for the unexpired term in the same manner as original appointments are made.

Appointments shall be made so at least three members are actively engaged as an architect, attorney, building contractor, professional engineer, real estate broker, or mortgage banker. Members shall be paid for board service in accordance with the administrative salary ordinance.

#### **3307.04 Board rules of procedure.**

The board of zoning adjustment shall adopt rules necessary to ~~the~~ ~~conduct of~~ its affairs in keeping with the provisions of this Zoning Code and the 2024 Zoning Code. Three members shall constitute a quorum for the purpose of conducting business.

The concurring vote of three members shall be necessary to reverse or modify any order, requirement, decision or determination; to grant a variance or special permit or to take any other action authorized by this chapter and such action shall be final. Whenever a quorum is present and an applicant fails to obtain at least three votes in favor of an appeal, variance or special permit then the order, requirement, decision or determination appealed from shall be deemed affirmed or the variance or special permit deemed denied and such action shall be final.

#### **3307.05 Duties of board.**

The board of zoning adjustment shall hear and decide appeals from any persons affected by any order, requirement, decision or determination made by the director in the administration or enforcement of this Zoning Code and the 2024 Zoning Code, except for those matters subject to the jurisdiction of the graphics commission or the board of commission appeals, or as otherwise provided for in this Zoning Code or the 2024 Zoning Code. The board shall also hear and decide requests for special permits and variances (except for those under the jurisdiction of city council, the graphics commission, or the board of commission appeals) and any other matter ~~upon~~ which it is required to consider ~~pass~~ under this the Zoning Code or the 2024 Zoning Code.

#### **3307.06 Special permits.**

The board of zoning adjustment shall have the power:

- A. To grant special permits for uses listed in Chapter 3389 and the 2024 Zoning Code as applicable where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. To grant special permits for the relocation or expansion of nonconforming uses for parcels governed by this Zoning Code, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of the Zoning Code, or the 2024 Zoning Code as applicable, and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.

#### **3307.07 Appeals to the board.**

The board of zoning adjustment shall hear appeals upon application and within such time as shall be set by rule of the board. The board may reverse, affirm, or modify the order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination, as in its

opinion and consistent with this Zoning Code, or the 2024 Zoning Code as applicable, ought to be made and to that end shall have the powers of the office from which the appeal is taken.

The board shall not entertain any appeal applied for more than 20 days after the date of the order, requirement, decision or determination appealed from or within such different time as may be specifically provided in this Zoning Code or the 2024 Zoning Code.

**3307.08 Variances in general.**

Requests for variances from this Zoning Code or the 2024 Zoning Code (except those to be considered by the graphics commission) shall be heard and decided by the city council or the board of zoning adjustment as permitted under the provisions of this chapter.

The department shall submit recommendations within such time as provided by rule of the body hearing the request. The department is authorized to request and receive reports from the various city departments as to their opinions concerning the effect of any variance on their operation and administration, and to ~~correlate~~ compile such reports into the department's recommendation concerning the variance request.

**3307.09 Variances by Board of Zoning Adjustment.**

- A. The board of zoning adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code and the 2024 Zoning Code (except for those under the jurisdiction of the graphics commission and except for use variances under the jurisdiction of the council). No variance shall be granted unless the board finds that the applicant has demonstrated practical difficulties that unreasonably deprive the applicant of the permitted use of the property. The board shall weigh the following factors in determining whether the applicant has encountered practical difficulties in the use of the property.
  - 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
  - 2. Whether the variance is substantial.
  - 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
  - 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
  - 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
  - 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
  - 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of this Zoning Code and the 2024 Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the board to affect changes in the zoning map or to add to the uses permitted in any district.



**3307.10 Variances by city council.**

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from ~~the~~ this Zoning Code or the 2024 Zoning Code, in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code or the 2024 Zoning Code and to otherwise safeguard the public safety and welfare.

- C. Permit a substitution of a nonconforming use if the new use is sufficiently similar to the existing use, and if the new use will be no less compatible with surrounding uses than the existing use, and if the new use meets applicable regulations set forth in Chapter 3391.
- D. Permit an expansion over 25 percent of the total floor area originally occupied by a Pre-Existing Use for a property with a 2024 Zoning Code district designation within the exceptions and provisions set forth in the 2024 Zoning Code.

**3307.11 Application for appeals, special permits or variances.**

Any application for an appeal, special permit, or variance shall be submitted on a form provided for that purpose and filed with the department. Any required fees shall be paid as provided by this Zoning Code, the 2024 Zoning Code, or other ordinances of council. Applications may include more than one lot or parcel of land, provided that all such lots or parcels are contiguous to each other and located within the city. For the purpose of this section, lots or parcels separated only by a public highway, street or alley are considered contiguous.

**3309.12 ~~Flood plain district.~~ Reserved.**

~~There is hereby established the following flood plain district and its designating symbol shall be:~~

~~Flood Plain District .....FPD~~

**3309.15 ~~Uniform second story height.~~ Reserved.**

**3311.11 Site plan to accompany building permit application.**

Applications for all building permits for new construction or remodeling shall be accompanied by ~~with~~ a site plan, showing the description of land and any proposed building construction so as to readily identify and definitively locate said land and building, showing the distances from the side lot lines to adjacent buildings on the same lot or adjacent lots, showing any off-street parking areas as designated by this Zoning Code for the various use districts, and showing the location of existing rights-of-way.

**Administration and Enforcement of Commercial Planned Developments**

**3311.12 Approved commercial planned development district register.**

Upon approval of ~~the~~ an application for ~~the~~ a commercial planned development district by city council, the director shall register a copy of the approved development plan as part of the records of the department.

**Chapter 3312 OFF-STREET PARKING AND LOADING**

**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; ~~and~~ 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.

**3312.051 Short North Special Parking Area.**

- A. Any parcel located within the geographic boundaries of the Short North Parking Area that has been rezoned to a 2024 Zoning Code district designation is thereby excluded from the Short North Parking Area and will not be indicated on the Digital Zoning Map as being in the Short North Parking Area.
- B. The Short North Special Parking Area is that area indicated on the official ~~city~~ zoning map and bounded as follows:

On the north by the centerline of Fifth Avenue, on the east by the centerline of the first set of railroad tracks east of North Fourth Street, on the south by the centerline of Interstate 670, and on the

west by the centerline of first alley or street east of Neil Avenue, said western boundary being more particularly described, following centerlines, as follows:

Beginning at the intersection of Hunter Avenue and West Goodale Street;  
Thence northerly along Hunter Avenue to West Poplar Avenue;  
Thence westerly along West Poplar Avenue to the first alley east of Neil Avenue;  
Thence northerly along the first alley east of Neil Avenue to Collins Avenue;  
Thence easterly along Collins Avenue to Highland Street;  
Thence northerly along Highland Street to Division Alley;  
Thence westerly and northerly along Division Alley to West Second Avenue;  
Thence westerly along West Second Avenue to Sunside Alley;  
Thence northerly along Sunside Alley to West Third Avenue,  
Thence westerly along West Third Avenue to Sunside Alley,  
Thence northerly along Sunside Alley to the first nameless alley south of West Fourth Avenue;  
Thence westerly and northerly along the first nameless alley south of West Fourth Avenue to West Fourth Avenue;  
Thence westerly along West Fourth Avenue to Forsythe Avenue;  
Thence northerly along Forsythe Avenue to West Fifth Avenue.

~~B.C.~~ Non-residential, off-street vehicle parking requirements in the Short North Special Parking area shall be One-Half (1/2) of the off-street parking as required in this chapter, except as follows:

Art Gallery - No off-street parking shall be required;  
Extended Stay Hotel - 1 space per unit;  
Retail, Office, and Medical Office, 2,500 square feet or less - No off-street parking shall be required;  
Two-, Three-, and Multi-Unit Dwellings - 1 per unit;  
Single-Unit Dwellings - No off-street parking shall be required for single-unit dwellings when located as a single unit on its own parcel that was subdivided prior to the effective date of this ordinance. For single-unit dwellings that do not meet the requirements in the preceding sentence, 1 space per unit shall be required.

No other off-street parking reductions, including any provided by any commercial overlay, shall apply.

Loading spaces and any required bicycle parking shall be as required in this chapter. Where there is no feasible means to locate bicycle parking spaces in a usable location on the subject parcel, the bicycle parking requirement may be satisfied by payment of a fee in lieu of providing the required bicycle parking spaces, as determined by the Department of Public Service.

In the Short North Special Parking area, no further reduction or variance to the number of required off-street parking spaces shall be granted by a variance by the Board of Zoning Adjustment or City Council.

~~E.D.~~ The Director of the Department of Public Service shall promulgate rules and regulations for the administration of the Short North Special Parking Area and shall have the authority to collect a fee

in lieu of providing the required number of off-street vehicle and bicycle parking spaces as set out in these rules and regulations.

~~D.E.~~ Upon the submission of an application for zoning clearance, the Director of the Department of Public Service, or designee, shall determine the cost of the payment in lieu of providing the required number of off-street vehicle and bicycle parking spaces in the Short North Special Parking area.

~~E.F.~~ Payments shall be dedicated for the establishment, operation, and maintenance of facilities and programs to address and/or mitigate parking demands and deficiencies within the boundaries of the Short North Special Parking Area.

### **3312.053 East Franklinton Special Parking Area.**

A. Any parcel located within the geographic boundaries of the East Franklinton Parking Area that has been rezoned to a 2024 Zoning Code district designation is thereby excluded from the East Franklinton Parking Area and will not be indicated on the Digital Zoning Map as being in the East Franklinton Parking Area.

B. The East Franklinton Special Parking Area is that area indicated on the official ~~city~~ zoning map and bounded as follows:

Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the northern right-of-way boundary of I-70;

Thence easterly to the intersection of the northern right-of-way boundary of I-70 and the northern bank of the Scioto River;

Thence easterly along the northern bank of the Scioto River to its intersection with the western boundary of the Downtown District;

Thence northerly along the western boundary of the Downtown District;

Thence westerly along the southern boundary of the Downtown District until it intersects with the eastern boundary of State Route 315;

Thence southerly until the place of the beginning.

~~B.C.~~ Non-residential, off-street vehicle parking requirements in the East Franklinton Special Parking Area shall be One-Half (1/2) of the off-street parking as required in this chapter, except as follows:

Art Gallery - No off-street parking shall be required;

Eating and Drinking Establishment without a pickup unit, 1,500 square feet or less - No off-street parking shall be required;

Retail, Office, and Medical Office, 2,500 square feet or less - No off-street parking shall be required

Extended Stay Hotel - 1 space per unit;

Single-Unit Dwellings - No off-street parking shall be required for single-unit dwellings when located as a single unit on its own parcel that was subdivided prior to the effective date of this ordinance. For single-unit dwellings that do not meet the requirements in the preceding sentence, 1 space per unit shall be required;

Two-Unit Dwelling - 1 Space

Three-Unit Dwelling - 2 Spaces.

Four-Unit Dwelling - 3 Spaces

Multi-Unit Dwellings above Four-Units - 1 space per dwelling unit.

No other off-street parking reductions, including any provided by any commercial overlay, shall apply.

- ~~C.D.~~ Loading spaces and any required bicycle parking shall be as required in this chapter. Where there is no feasible means to locate bicycle parking spaces in a usable location on the subject parcel, the bicycle parking requirement may be satisfied by payment of a fee in lieu of providing the required bicycle parking spaces, as determined by the Department of Public Service, or designee.
- ~~D.E.~~ In the East Franklinton Special Parking Area, no further reduction or variance to the number of required off-street parking spaces shall be granted by the East Franklinton Review Board, the Board of Zoning Adjustment or City Council.
- ~~E.F.~~ The Director of the Department of Public Service shall promulgate rules and regulations for the administration of the East Franklinton Special Parking Area and shall have the authority to collect a fee in lieu of providing the required number of off-street vehicle and bicycle parking spaces as set out in these rules and regulations.
- ~~F.G.~~ Upon the submission of an application for zoning clearance, the Director of the Department of Public Service, or designee, shall determine the cost of the fee in lieu of providing the required number of off-street vehicle and bicycle parking spaces in the East Franklinton Special Parking Area.
- ~~G.H.~~ Fees in lieu shall be dedicated for the establishment, operation, and maintenance of facilities and programs to address and/or mitigate parking demands and deficiencies within the boundaries of the East Franklinton Special Parking Area.

### **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, 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.

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.
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.

**3312.55 Electric vehicle parking requirements purpose and applicability.**

A. Purpose. The requirements of Sections 3312.55 to 3312.58 are intended to provide equitable electric vehicle charging access distributed throughout the City to support electric vehicle adoption, improve air quality, and achieve City climate and equity goals.

B. Applicability. The requirements of Sections 3312.55 through 3312.58 shall apply only to applications for certificate of zoning clearance for newly constructed parking lots or parking structures received on or after the effective date of January 1, 2024. For parcels with a 2024 Zoning Code district designation, vehicular parking is not required; however, if vehicular parking is provided then the requirements provided for in Sections 3312.55 through 3312.58 must be followed.

C. Exemptions. The following building types and structures are exempt from the requirements of Sections 3312.55 through 3312.58:

1. Very Low Income Housing, where 50% or more of the units are constructed to serve tenants with incomes 50% or below the Area Median Income.
2. Permanent Supportive Housing, as defined by the U.S. Department of Housing and Urban Development.
3. Transitional Housing, as defined by the U.S. Department of Housing and Urban Development.
4. Parking lots or structures that do not meet the minimum parking space requirement as noted in Sections 3312.57 or 3312.58 below.

### **3312.56 Electric vehicle parking administrative requirements**

A. General Requirements.

1. An Electric Vehicle (EV) is defined as a motor vehicle that uses one or more electric motors for propulsion. Onboard batteries provide electricity for propulsion, which can be charged using Electric Vehicle Supply Equipment (EVSE).
2. For EVSE Installed pursuant to this Chapter, the owner or their designee shall provide to the City on an annual basis such standard utilization data as may be required by rules promulgated under this chapter.
3. Electric Vehicle parking spaces shall meet all performance standards of Chapter 3312.
4. EV Readiness requirements are categorized in three levels as follows:
  - a. *EV Capable*: These parking spaces provide dedicated conduit from the planned location of a breaker or sub panel expansion to the EV Capable parking spaces.
  - b. *EV Ready*: These parking spaces provide dedicated electrical panel capacity, conduit, and wiring installed with termination at an outlet to the EV Ready parking space.
  - c. *Electric Vehicle Supply Equipment (EVSE Installed)*: These parking spaces provide dedicated panel capacity, conduit, and EVSE Installed, as defined by rules promulgated under this chapter.

B. Technical Specifications, Rules. The Director of the Department of Building and Zoning Services shall promulgate rules and regulations for the administration of the Technical Specifications of Sections 3312.55 through 3312.58 which may change over time due to changing technologies for EVSE in electric-powered vehicles, as well as any other rules reasonably necessary for the effective implementation of EV Ready parking such as are not in conflict with applicable provisions of Columbus City Code.

C. Number of Spaces Required.

1. The parking requirements of this Chapter are intended to provide minimum standards. For parcels with a minimum vehicular parking requirement, the EV parking requirements are based on a percentage of the minimum required parking spaces per a project's approved zoning after approval of any variance thereto. If the project includes parking above the minimum requirements of this Zoning Code, such additional parking shall be exempt from the minimum EV Capable, EV Ready, or EVSE Installed requirements herein. For parcels with no minimum vehicular parking requirements, including those with 2024 Zoning Code district designations, EV parking requirements are based on the number of provided parking spaces.
2. Where the calculation of percent served results in a fractional parking space, it shall be rounded up to the next whole number.
3. The total number of EV Capable or EV Ready spaces required shall decrease by the total number of EVSE Installed spaces that exceed the minimum required percentages for EVSE Installed provided in Sections 3312.57 and 3312.58 below.



4. These standards are subject to variance as provided for in Chapter 3307.
5. For existing parking lots, the removal or displacement of parking spaces due to the installation of EV charging stations and associated equipment, are permitted without a parking space reduction variance so long as the minimum number of required parking spaces is not reduced by more than one parking space, or 2% of the total number of required spaces, whichever is greater (standard rounding rules apply).

**D. Design.**

1. Charging equipment must be mounted on the wall or on a structure adjacent to the EV parking space.
2. No charging devices may be placed within the dimensions of a space.
3. When cords and connectors are not in use, retraction devices or locations for storage shall be located sufficiently above the pedestrian surface and the parking lot as to reduce conflicts with pedestrians and vehicle maneuvering.
4. Cords, cables, and connector equipment shall not extend across the path of travel in any sidewalk.
5. Equipment mounted on structures such as pedestals, lighting posts, bollards, or other devices shall be located in a manner that does not impede pedestrian, bicycle, or transit travel.
6. Upon a showing of good cause, alternative designs may be approved by the Director or their designee.
7. Per rules adopted by the Director, screening shall be required for charging stations and/or related mechanical equipment such as transformers in excess of 60 inches in height and 30 square feet consistent with screening requirements in Section 3321.11 Screening of mechanical systems.

**E. Accessibility.**

1. A minimum of one (1) EVSE Installed space must be located adjacent to an Americans with Disabilities Act (ADA) Accessibility designated space to provide access to the charging station.
2. The EVSE Installed accessible spaces must comply with ADA Guidelines referenced in Section 3312.31 Parking space for ADA compliance.
3. The EVSE Installed accessible spaces shall have all relevant parts located within accessible reach, and in a barrier-free access aisle for the user to move freely between the EVSE and the EV.

**F. Enforcement.** The owner shall retain exclusive authority to enact and enforce reasonable rules governing access to and use of EVSE Installed parking space(s) not in the public right of way. Any EVSE Installed parking space that the owner designates as exclusively for EV charging, in whole or in part, shall include signage in compliance with the Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA MUTCD) standards applicable to EV charging, as such manual may be amended, or re-issued, by its successor in interest. All other EVSE Installed parking spaces shall include signage denoting the availability of EV charging and shall be substantially similar in design to FHWA MUTCD standards applicable to EV charging. EV parking spaces shall not be required to be exclusively reserved for EV vehicles. Owners shall have the right to enforce EV parking restrictions and reserve the use of EV spaces for residents, employees, and patrons, unless otherwise required by local, state, or federal rules, regulations, or laws.

**3312.57 EV parking minimum requirements effective January 1, 2024.**

The following table lists the EV parking requirements for land use categories effective January 1, 2024. Parcels within Special Parking Districts are included.

Building Category	Building Types Includes	Minimum Number of Spaces*	EV Capable	EV Ready	EVSE Installed
1, 2, or 3 dwelling units	Single-, two-, and three-unit dwellings (R-	N/A	N/A	One EV Ready	N/A

	<del>rural, LRR, RRR, RR, SR, R-1, R-2, R-3, R-2F, or R-4 Zoning Code Districts, including those in Special Parking Districts)</del>			outlet per dwelling unit	
4 or more dwelling units,	Market-rate multi-unit residential buildings; <del>(AR-12, ARLD, AR-1, AR-2, AR-3, and AR-4 Zoning Code Districts)</del> including those in Special Parking Districts; standalone surface lots and parking structures, <del>including those in Special Parking Districts</del>	N/A	20%	N/A	2%
Office, and workplace	Administrative offices, corporate offices, financial offices, educational facilities, etc.; <del>(C-2 Zoning Code District), including those in Special Parking Districts;</del> medical offices and healthcare facilities; standalone surface lots and parking structures, <del>including those in Special Parking Districts</del>	50	20%	N/A	2%
Retail/Commercial (0 - 99,999 sf)	Retail, grocery, restaurants, etc. <del>(C-1, C-3, C-4, and C-5 Zoning Code Districts)</del>	50	10%	N/A	1%
Retail/Commercial (100,000 sf or greater)	Retail, grocery, restaurants, etc. <del>(C-1, C-3, C-4, and C-5 Zoning Code Districts)</del>	N/A	15%	N/A	1%
Affordable multi-unit residential housing	Multi-unit residential housing where 50% or more of the units have income and/or rent restrictions that are monitored by a government agency	N/A	15%**	N/A	2%**
City of Columbus parking	All off-street parking constructed, owned, or	N/A	35%**	N/A	15%**

	operated by the City of Columbus (excluding garages built for use by third parties)				
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*\* Projects with less than the stated number of parking spaces shall be exempt from the EV Capable, EV Ready, and EVSE Installed requirements. For parcels with no minimum vehicular parking requirements, including those with 2024 Zoning Code district designations, EV parking requirements are based on the number of provided parking spaces.*

*\*\*EVSE installation subject to availability of specific city funding to cover the purchase and installation costs for compliance.*

**3312.58 EV parking minimum requirements effective January 1, 2028.**

The following table lists the EV parking requirements for land use categories effective January 1, 2028. Parcels within Special Parking Districts are included.

Building Category	Building Types Includes	Minimum Number of Spaces *	EV Capable	EV Ready	EVSE Installed
1, 2, or 3 dwelling units	Single-, two-, and three-unit dwellings ( <del>R-rural, LRR, RRR, RR, SR, R-1, R-2, R-3, R-2F, or R-4 Zoning Code Districts, including those in Special Parking Districts</del> )	N/A	N/A	One EV Ready outlet per dwelling unit	N/A
4 or more dwelling units,	Market-rate multi-unit residential buildings; ( <del>AR-12, ARLD, AR-1, AR-2, AR-3, and AR-4 Zoning Code Districts</del> ) including those in Special Parking Districts; standalone surface lots and parking structures, including those in Special Parking Districts	N/A	20%	N/A	5%
Office, and workplace	Administrative offices, corporate offices, financial offices, educational facilities, etc.; ( <del>C-2 Zoning Code District</del> ), including those in Special Parking Districts; medical offices and healthcare facilities; standalone surface lots and parking structures, including	50	20%	N/A	5%

	<del>those in Special Parking Districts</del>				
Retail/ Commercial (0 - 99,999 sf)	Retail, grocery, restaurants, etc. <del>(C-1, C-3, C-4, and C-5 Zoning Code Districts)</del>	50	10%	N/A	1%
Retail/ Commercial (100,000 sf or greater)	Retail, grocery, restaurants, etc. <del>(C-1, C-3, C-4, and C-5 Zoning Code Districts)</del>	N/A	15%	N/A	2%
Affordable multi-unit residential housing	Multi-unit residential housing where 50% or more of the units have income and/or rent restrictions that are monitored by a government agency	N/A	15%**	N/A	5%**
City of Columbus parking	All off-street parking constructed, owned, or operated by the City of Columbus (excluding garages built for use by third parties)	N/A	35%**	N/A	15%**

*\* Projects with less than the stated number of parking spaces shall be exempt from the EV Capable, EV Ready, and EVSE Installed requirements. For parcels with no minimum vehicular parking requirements, including those with 2024 Zoning Code district designations, EV parking requirements are based on the number of provided parking spaces.*

*\*\*EVSE installation subject to availability of specific city funding to cover the purchase and installation costs for compliance.*

**Chapter 3313 ~~AREA COMMISSIONS~~ — ~~PROCEDURES FOR ESTABLISHMENT~~ Reserved.**

**Chapter 3315 ~~ESTABLISHMENT OF COMMISSION AREAS AND AREA COMMISSIONS~~ Reserved.**

**Chapter 3317 ~~AMENDMENTS TO CODE OR MAP~~ Reserved.**

**Chapter 3319 ~~CAPITOL SQUARE COMMISSION~~ Reserved.**

**Chapter 3322 ~~DRIVING PARK AREA COMMISSION~~ Reserved.**

**Chapter 3323 EAST FRANKLINTON DISTRICT**

**3323.01 Purpose and intent.**

The purpose of the East Franklinton District (the District) is to provide for development consistent with the urban character of the neighborhood by establishing use, development and performance standards that reflect its urban, mixed use character and to ensure the health, safety and general welfare of the residents and businesses of this district through design review. For those properties within the

geographic boundaries of the District as described in Section 3323.03 that have a 2024 Zoning Code district designation, the provisions of this Chapter shall be applied in the form of an overlay keeping with the standards of the 2024 Zoning Code.

The District is established to meet the following objectives:

- A. Implement the vision, recommendations, policies and standards of the East Franklinton Creative Community District Plan (the East Franklinton Plan or the Plan), as amended;
- B. Preserve, stabilize and improve the East Franklinton neighborhood through a design review process;
- C. Encourage a dense, walkable and mixed-use development pattern that is sensitive to and complements existing development, consistent with adopted plans, standards and guidelines;
- D. Promote preservation and/or conservation of existing contributing buildings and ensuring new buildings are sensitive to their context in the built environment;
- E. Facilitate an increased presence and integration of the arts and related cultural and arts-related support uses and businesses, as well as design, technology, research, institutional, office and retail uses;
- F. Promote expansion of the housing supply by supporting a broad variety of housing product options to support a mixed income neighborhood;
- G. Establish the East Franklinton Review Board (the Review Board) to regulate changes to the built environment through the issuance of a Certificate of Approval; and
- H. Promote the public health, safety and general welfare.

### **3323.03 Designated area.**

The District is the area indicated on the official ~~city~~ zoning map and bounded as follows:

- A. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the northern right-of-way boundary of I-70;
- B. Thence easterly to the intersection of the northern right-of-way boundary of I-70 and the northern bank of the Scioto River;
- C. Thence easterly along the northern bank of the Scioto River to its intersection with the western boundary of the Downtown District;
- D. Thence northerly along the western boundary of the Downtown District;
- E. Thence westerly along the southern boundary of the Downtown District until it intersects with the eastern boundary of State Route 315;
- F. Thence southerly until the place of the beginning.

### **3323.05 Definitions.**

As used in this Chapter, the following terms shall have the meaning given herein; For parcels and properties with a 2024 Zoning Code district designation, the definitions contained within the 2024 Zoning Code prevail in the event of a conflict.

- A. Agriculture: The commercial practice of cultivating, processing, and distributing food, in this case in an urban neighborhood. Agriculture can also involve small animal husbandry and beekeeping.

- B. Artist: Person(s) working in all art forms and mediums, including, but not limited to, painters, sculptors, authors, screenwriters, play writes, film makers, dancers, potters, weavers, jewelers, exhibitors, printers, costumers, musicians and photographers.
- C. 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, and alcoholic beverage manufacturing. This may include on-site sales and consumption.
- D. 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 permitted.
- E. Artist Work or Sales Space: Floor space devoted to the production, showing or sale of art, such as art galleries and artist studios. This includes space for work-only (visual studio, performing rehearsal), sale-only (gallery, store, theater, etc.), or a combination of work and sale space.
- F. Board Staff: A reference to city staff assigned to support the East Franklinton Review Board.
- G. Certificate of Approval: "Certificate of Approval", "Certificate" or "COA" means a certificate issued by the East Franklinton Review Board to an applicant stating that the proposed construction, alteration or demolition of a structure, site improvements per an approved site plan, architectural feature or graphic pursuant to the application filed therefor is appropriate under the terms of this Chapter pertinent thereto and consistent with the design characteristics, guidelines and standards affecting same or due to unusual and compelling circumstances or substantial economic hardship does not require such consistency; and that, therefore, a permit can be issued therefor.
- H. District: "District" when used in this Chapter, shall mean the East Franklinton Zoning District, unless otherwise stated.
- I. East Franklinton Plan: "East Franklinton Plan" or the "Plan" reference the East Franklinton Creative Community District Plan, adopted by Columbus City Council on November 12, 2012 and as subsequently amended.
- J. Live/Work Space: A dwelling unit that is also is used for non-residential uses such as, but not limited to, the production, showing and sale of art, both visual and performing arts, office uses, and related uses.
- K. Mixed Use Buildings: Buildings in which a mix of permitted uses is included in the same building.
- L. Review Board: "Review Board" shall mean the East Franklinton Review Board.
- M. Overlay: "Overlay" when used in this Chapter, shall mean the East Franklinton Overlay that includes all of those parcels with a 2024 Zoning Code district designation located within the geographic boundaries of the District as described in Section 3323.03.

**3323.07 Applicability and extent.**

- A. Except for those parcels with a 2024 Zoning Code district designation, the ~~The~~ standards of the District shall apply to all uses, changes to land or development, construction or exterior renovations, demolition, site improvements and/or graphics on properties located wholly or in part within the district boundaries. More specifically, the standards shall apply to:

1. The placement, demolition, construction or reconstruction of a building or structure is subject to these standards and requirements, except as applied to non-conforming buildings as provided in Chapter 3391 and except as applied to routine maintenance. Facade renovations or exterior renovations are not considered reconstruction of a principal building, but still require a Certificate of Approval.
  2. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. Standards do not apply to the re-stripping or reconfiguration of existing parking lots.
- B.** Those parcels located within the geographic boundaries of the District with a 2024 Zoning Code district designation are hereby designated as being within the East Franklinton Overlay and will be indicated on the official zoning map. For those parcels located in the East Franklinton Overlay, the 2024 Zoning Code shall govern. Wherever there is a conflict between this Chapter and the 2024 Zoning Code as applied to parcels within the East Franklinton Overlay, the 2024 Zoning Code shall prevail.
- ~~**B.C.**~~ In addition to being subject to the standards of this District, historic buildings listed on the Columbus Register of Historic Places (Chapter 3117) fall under the jurisdiction of the Historic Resources Commission. In such cases the Review Board's action, including staff review, of an application shall take place after review and final action by the Historic Resources Commission or Historic Preservation Office in instances of staff review. Such action shall be conveyed to the Review Board in writing by the preservation office. This section is not intended to prohibit coordinated and parallel consideration of proposals, particularly conceptual review.
- ~~**C.D.**~~ Rezoning and all variances shall be submitted to the Review Board for review and recommendation, prior to consideration by the applicable body.
- ~~**D.E.**~~ Where the District does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed.
- ~~**E.F.**~~ In cases where the standards of this District or conditions placed by the Review Board on a Certificate of Approval are in conflict with the Plan, the standards or conditions shall govern.
- ~~**F.G.**~~ Wherever there is a conflict between this chapter and the remainder of the Zoning Code, this chapter shall prevail.

**3323.09 East Franklinton review board.**

- A.** Creation, Terms, Membership and Officers.
1. **Creation.** The Review Board shall consist of seven members appointed by the Mayor and approved by City Council.
  2. **Organization.** Unless otherwise specified, as soon as convenient after the members of the Review Board are appointed by the Mayor and approved by City Council, the Review Board shall meet and organize by the election of a chairperson and secretary.
  3. **Initial Terms.** When the Review Board is first constituted, one member shall be appointed for an initial term of one year; three members shall be appointed for an initial term of two years; and three members shall be appointed for an initial term of three years. All subsequent terms shall be for a period of four years.
  4. **Membership.** At least four members of the Review Board shall reside or own a business or property in Franklinton. Among the professions that shall be represented on the Board, one member shall be engaged as a developer or realtor with experience in the sale or management of urban properties; one member shall be an architect, landscape architect or urban planner;

one member shall be a design professional or contractor with historic rehabilitation experience; and one member shall be a lawyer with land use experience. One member of the board shall be recommended by the Franklinton Area Commission as its representative and one member shall be recommended by the Franklinton Board of Trade as its representative. A member may represent more than one required role.

5. **Nomination Process.** Candidates for seats on the Review Board shall be recommended by the Development Department to the Mayor's Office for review and approval before submittal to City Council for final action. The Franklinton Area Commission and Franklinton Board of Trade shall each submit two candidates for consideration by the city in fulfilling each organization's seat on the Board. The Development Department will review and select one of the nominees for submittal to the Mayor's Office.
  6. **Term.** A member whose term has concluded may continue to temporarily serve on the Review Board until the member's appointment is renewed or is officially concluded through the appointment of a replacement member for that seat, provided that such temporary service shall not extend for more than 120 days after the conclusion of a member's term.
  7. **Removal.** By a majority vote of the Review Board, a member of the board may be removed from service for missing four consecutive meetings or a total of five meetings in one calendar year.
  8. **Pay.** Members shall serve without compensation.
  9. **Officers.** The Review Board shall elect a chair and vice-chair each year at an organizational meeting each January. At that same meeting, the board shall review the list of Staff Approvable Items and vote to ratify, expand or modify the list (see Section 3323.13, Certificate of Approval- Staff Review).
  10. **Bylaws.** The Review Board shall establish a set of bylaws for the conduct of its business.
- B. **Proceedings.** The Review Board shall adopt rules of procedure providing for regular and special meetings, provided that those rules do not conflict with this Chapter. Such rules shall not be deemed operative until reviewed and approved by the City Attorney or designee. The Board members shall take official action only by a vote of a majority of the Board members voting on the question on the table during a public meeting at which there is a quorum. A quorum exists when a majority of the Board members appointed to and serving on the Review Board are physically present at the meeting. All board meetings shall take place in a publicly accessible building and shall be open to the public. A record of proceedings shall be maintained and available for public inspection. Notices of all regular board meetings shall be published no less than 20 days prior to the meeting in the City Bulletin. Notice of special meetings shall be published no less than five days prior to the meeting in the City Bulletin or a newspaper of general circulation.
- C. **Duties.** The Review Board shall have the following duties:
1. **Design Review.** The Review Board shall hear and decide applications for Certificates of Approval. A Certificate of Approval is issued by the board in accordance with the standards of this Chapter, East Franklinton Plan and guidelines as approved by City Council. The board shall conduct such review for any projects requiring a Certificate of Approval as outlined in Section 3323.11, Certificate of Approval - Required. Project review may include preliminary consideration of conceptual or interim proposals.

Design review shall be based upon the following considerations:

- a. Compliance with the provisions and standards of this Chapter.



- b. Consistency with adopted development standards and design guidelines that are part of the East Franklinton Plan.
- c. Consistency with other adopted plans, guidelines and policies.
- d. The parcel's 2024 Zoning Code district designation, as applicable;
- ~~d~~e. Other code and regulatory requirements as may be applicable.

In granting a Certificate of Approval, the Review Board may impose reasonable requirements and conditions regarding the location, dimensions, character, access, building materials, and other features of the proposed uses or structures to carry out the intent and purpose of Chapter 3323, East Franklinton District, and to otherwise safeguard the public health, safety and welfare.

For parcels with an East Franklinton District (EFD) designation, the ~~The~~ Review Board may modify applicable development and performance standards of this district as necessary in reviewing and approving a site plan, building, structure, graphic or other related improvement under its jurisdiction.

For parcels with a 2024 Zoning Code district designation, the Review Board maintains design review and demolition authority only.

For all parcels within the District, parking ~~Parking~~ standards regulated by Chapter 3312 and the 2024 Zoning Code shall not be modified by the Review Board.

The Review Board may delegate final review of minor items to a subcommittee of the Board or to the city staff. In so doing, the board should provide clear direction regarding its expectations for final resolution of such design issues. Subcommittee meetings shall be subject to public notice provisions and a written record of the deliberations shall be provided to the board.

- 2. Public Plan Review. Within its jurisdiction, the Review Board shall review and provide a recommendation to City Council regarding adoption for any public plan, including but not limited to neighborhood plans, streetscape plans, park plans, bicycle and pedestrian plans, and major street, parking and circulation plans.
- 3. Design Guidelines. The Review Board may recommend approval or disapproval to City Council of design guidelines or amendments thereto for use in reviewing applications that come before the board, including staff approvals.
- 4. Zoning Change, Variance, Special Permit or Temporary Use. With the exception of those council-initiated amendments in Section 3310.02(B) of this Zoning Code, ~~t~~The Director of the Department of Building and Zoning Services shall promptly transmit a copy of agendas or notices as issued for public hearing related to rezoning, special permits, variances, and zoning appeals, regarding property located wholly or partially within the East Franklinton District to the chairperson of the East Franklinton Review Board as a matter of information and for comments and advice. In addition, the city clerk shall include such chairperson on the council's mailing list for agendas. However, the Review Board shall be responsible for confirming that the mailing lists contain the currently appropriate name and address for proper notification. Failure of notification shall not constitute grounds for denial of a requested action or reversal of a prior decision; however, such failure may be a cause for postponement if appropriate.
- 5. Amendments. Amendments to CC 3323, East Franklinton District, may be prepared by the city or initiated by the Review Board.
- 6. Review of Public Art. The Review Board shall consider proposals for the placement of public art, as defined in Chapter 3114, Columbus Art Commission, and provide a non-binding recommendation to the art commission as provided for herein.

- D. Appeals of Staff Decisions. Within 30 days of a decision by the city staff regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Review Board.
- E. Appeals of Review Board Decisions. Within 30 days of a decision by the Review Board regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Board of Commission Appeals, as provided for in Chapter 3118.

**3323.11 Certificate of approval—Required.**

- A. General. The following activities require a Certificate of Approval as defined in section 3323.09(C)(1), Design review:
  - 1. Any exterior construction activity requiring a building permit, including new construction, reconstruction, expansion, alteration or rehabilitation of buildings or structures;
  - 2. Site work requiring a permit, such as installation of parking lots, landscaping, plaza or similar improvements;
  - 3. Any alteration to a building requiring a Demolition Permit;
  - 4. Any graphics requiring a permit as provided by the Graphics Code and all graphics plans;
  - 5. Any activity requiring a Certificate of Zoning Clearance;
  - 6. Any activity requiring a Special Permit;
  - 7. Encroachment into the public right-of-way (Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way. A Certificate of Approval for these actions does not constitute City approval.); and
  - 8. Location and design of public parks.

The Department of Building and Zoning Services shall not issue a Certificate of Zoning Clearance, any permit for construction, graphics permit, demolition permit or other permit for projects requiring a Certificate of Approval in the District or Overlay, unless:

- 1. The Review Board or its designee has issued a Certificate of Approval; or
- 2. On appeal, as provided herein, the Review Board's denial of a certificate has been reversed; or
- 3. Demolition is necessary in order to comply with an emergency order issued pursuant to Title 41, Columbus Building Code.

The Department of Building and Zoning Services shall void any permit or approval issued prior to a required Certificate of Approval.

Any construction, alteration, work, action, or site improvement not in compliance with, or contrary to that specifically approved in the Certificate of Approval or Certificate of Zoning Clearance shall be a violation of this code.

- B. Development Plan. The Review Board may consider a Development Plan for a parcel or parcels that are proposed for a mix of uses, buildings or tax parcels that require master planning as a single development site. The Development Plan may delineate permitted uses, site plan, configuration of buildings and development sites, phasing, development standards, circulation and parking, landscaping and buffering, graphics and related site improvements. The Review Board may approve a single Certificate of Approval for the Development Plan and the individual components of the development or may require the submittal of subsequent COAs as deemed approved by the Board.
- C. Change in Use. The establishment, change, modification or expansion of a use requires a Certificate of Zoning Clearance and a Certificate of Approval.

- D. Interior Changes. The Review Board does not have review authority over interior improvements or alterations to buildings and structures that are not establishing, changing or expanding a use.
- E. Single- and Two-Family Buildings and Accessory Buildings. Exterior changes to existing single- and two-family units and accessory buildings do not require a Certificate of Approval unless such change is an expansion or addition that extends the front elevation. Such expansions require a COA from the Review Board. The construction of a new single- or two-family building shall require a COA from the Review Board. The construction of a new accessory building shall require a COA from the city staff.
- F. Routine Maintenance. Nothing in this chapter shall preclude a property owner from conducting routine maintenance, which shall include replacement of roofs and siding, as well as HVAC units provided that required setbacks are met. Such maintenance does not require a COA.
- G. Exterior Colors. A change of exterior colors of any existing building or structure does not require a COA.
- H. Demolition Permits. Except in cases of public emergency as determined by the Chief Building Official or by court order, no permit for the demolition of a building or structure within the East Franklinton District shall be granted without the approval of the Review Board through issuance of a Certificate of Approval. No certificate shall be issued unless:
  1. A replacement use has been reviewed and approved by the board, and Historic Resources Commission (HRC) approval has been issued, if applicable, or
  2. If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the board, and HRC if applicable.

In instances where buildings proposed for demolition are of historic significance the Review Board may condition issuance of a Certificate of Approval for demolition upon the filing of a building permit application for a replacement use or structure consistent with an approved COA issued by the board. Historic significance is demonstrated by listing on the Columbus or National Registers of Historic Places or eligibility for such listing, following an evaluation by the Columbus Historic Preservation Office or a historic preservation professional.

In cases where the Review Board has issued a COA for demolition of a historically or architecturally contributing building, the board may require the applicant to document the building prior to its demolition. Such documentation standards should be established in consultation with the Historic Preservation Officer. Copies of the documentation should be delivered by to the Historic Preservation Office, Columbus Landmarks Foundation and the Columbus Metropolitan Library.

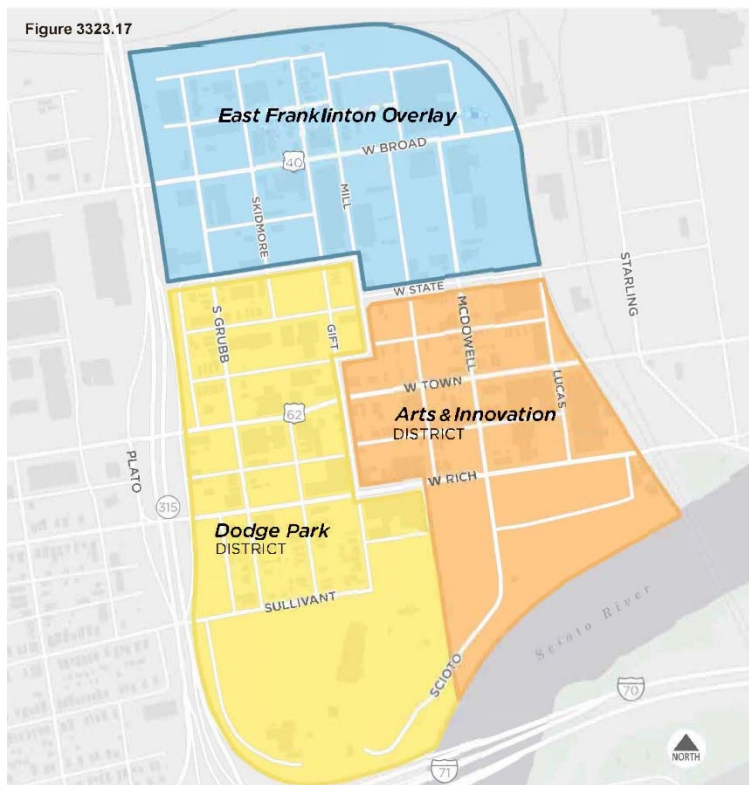
**3323.17 Sub-districts and Overlay established.**

The East Franklinton District is divided into the following ~~three~~ two sub-districts and the East Franklinton Overlay, as described in Figure 3323.17. The East Franklinton Plan establishes the land use policies for each sub-district.

- A. Arts and Innovation Sub-District. Beginning at the point where the northern bank of the Scioto River intersects with the western boundary of the Downtown District, thence northerly along the western bank of the Downtown District until it intersects with the centerline of West State Street, thence westerly until the centerline of West State Street intersects with the centerline of South Mill Street, thence south until the centerline of South Mill Street intersects with the centerline of West Chapel Street, thence westerly until the centerline of West Chapel Street intersects with the centerline of South Gift Street, thence southerly until the centerline of South Gift Street intersects with the centerline of West Rich Street, thence easterly until the centerline of West Rich Street intersects with the centerline of May Avenue, thence southerly

until that line intersects with the northern bank of the Scioto River, thence easterly until the place of the beginning.

- B. Dodge Park Sub-District. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence easterly until the centerline of Culbertson Street intersects with the centerline of South Mill Street, thence southerly until the centerline of South Mill Street intersects with the centerline of West Chapel Street, thence westerly until the centerline of West Chapel Street intersects with the centerline of South Gift Street, thence southerly until the centerline of South Gift Street intersects with the centerline of West Rich Street, thence easterly until the centerline of West Rich Street intersects with the centerline of May Avenue, thence southerly until that line intersects with the northern bank of the Scioto River, thence southerly until the northern bank of the Scioto River intersects with the northern right-of-way boundary of I-70, thence westerly until the northern right-of-way boundary of I-70 intersects with the western right-of-way boundary of State Route 315, thence northerly until the place of the beginning.
- ~~C. Broad Street Sub-District. East Franklinton Overlay. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence northerly along the eastern right-of-way boundary of State Route 315 until it intersects with the southern boundary of the Downtown District, thence easterly along the southern boundary of the Downtown District until it intersects with the centerline of West State Street, thence westerly along the centerline of West State Street until it intersects with the centerline of South Mill Street, thence northerly along the centerline of South Mill Street until it intersects with the centerline of West Culbertson Street, thence westerly until the place of the beginning.~~



**3323.19 Uses.**

- A. Policy. The East Franklinton Plan establishes broad land use policy to direct future development and redevelopment.
- B. Land Use Categories. The East Franklinton District provides for the following use categories. The detailed list of uses is not intended to be exhaustive nor to be an inclusive listing. The Director of the Department of Development or designee has the authority to decide if an unlisted use is of similar enough character and nature to warrant inclusion into the District, overlay, or a sub-district.
  - 1. Permitted Uses. Permitted uses shall be allowed by right. Certificates of Approval are required to be issued by the Review Board as provided for herein.
  - 2. Accessory Uses. Accessory Uses means a subordinate use, building or structure located on the same lot with and of a nature incidental to the principal use, building or structure. Certificates of Approval are required to be issued by the Review Board as provided for herein.
  - 3. East Franklinton Overlay. Land use within the East Franklinton Overlay must follow use regulations for the Urban Core (UCR) district as defined and set forth in the 2024 Zoning Code, Chapter E. Mixed-Use Districts; specifically, Section 34.E.20.100 Use Table and Section 34.E.20.110 Pre-Existing Use unless otherwise allowed by City Council as a use variance.
  - 34. Prohibited Uses. Prohibited uses are not permitted in the East Franklinton District unless otherwise allowed by City Council as a use variance.
- C. Land Use Table. The following table classifies land uses by category.

**Table 1. Land Uses**

Land Use	Sub-District		
	Broad Street	Arts and Innovation	Dodge Park
<u>For the East Franklinton Overlay, see the 2024 Zoning Code for land use regulations corresponding to the Urban Core (UCR)</u>			
<b>RESIDENTIAL</b>			
1 dwelling unit building	PU	PU	PU
2 and 3 dwelling unit buildings	PU	PU	PU
4 or more dwelling unit buildings	PU	PU	PU
Ground floor residential in mixed use building	PU	PU	PU
Residential units in a building with non-residential uses	PU	PU	PU
Live/work space	PU	PU	PU
Rest home, nursing home, home for the aged, assisted living facility	PU	NP	NP
Civic spaces, plazas, clubhouses, recreational areas, and public parks	PU	PU	PU
Detached garage	AU	AU	AU
Accessory structure	AU	AU	AU
<b>EATING AND DRINKING ESTABLISHMENTS</b>			
Eating and drinking establishment	PU	PU	NP
Pickup unit	AU	AU	NP
Accessory eating and drinking establishment	AU	AU	NP
Live entertainment venue, excludes outdoor amphitheaters	PU	PU	NP

Live entertainment space as an accessory use	AU	AU	NP
Commercial patios and outdoor dining areas	AU	AU	NP
RETAIL			
Greater than 10,000 SF provided the building footprint doesn't exceed 15,000 SF	PU	NP	NP
5,000 to 10,000 SF	PU	PU	NP
Less than 5,000 SF	PU	PU	NP
Ground floor commercial uses in any building	PU	PU	NP
Artist work or sales space	PU	PU	PU
Pickup unit	AU	AU	NP
Accessory retail	AU	AU	NP
OFFICE AND MEDICAL USES			
Greater than 5,000 SF	PU	PU	NP
Less than 5,000 SF	PU	PU	PU
Blood and organ banks, plasma donor centers	NP	NP	NP
LODGING			
Hotel or motel	PU	PU	NP
Rooming house	PU	PU	NP
Hostel	PU	PU	NP
Apartment hotel	PU	NP	NP
Bed and breakfast	PU	PU	PU
Dormitory	PU	PU	NP
AUTOMOBILE			
Auto repair or installation facility	PU	PU	NP
Retail filling station or service station	PU	NP	NP
Car wash	PU	NP	NP
Boat and RV sales	PU	NP	NP
Car and truck sales	PU	NP	NP
PLACES OF ASSEMBLY			
Civic, social, religious, or other assembly or institutional organizations, primary uses	PU	PU	PU
Civic, social, religious, or other assembly or institutional organizations, non-assembly areas	AU	AU	AU
Funeral parlor	PU	NP	NP
Stadium	PU	NP	NP
Theater	PU	PU	NP
SCHOOLS			
Elementary, middle school, or high school	PU	PU	PU
Business, technical or trade school	PU	PU	NP
University or college	PU	PU	NP
Education space as an accessory use	AU	AU	AU
ATHLETIC FACILITIES			
Bowling alley	PU	PU	NP
Fitness club	PU	PU	NP
Skating rink	PU	PU	NP
Spectator sports other than stadium	PU	PU	NP
Swimming pool	PU	PU	PU

Tennis, racquetball or basketball	PU	PU	PU
Other athletic facilities	PU	PU	PU
CULTURAL USES			
Art gallery	PU	PU	NP
Library	PU	PU	NP
Museum and auxiliary use	PU	PU	PU
Murals, non-commercial	PU	PU	PU
MANUFACTURING			
Warehousing, not to exceed 10,000 SF	PU	PU	NP
Self-storage, not to exceed 10,000 SF	PU	PU	NP
M, M-1 and M-2 uses, not to exceed 10,000 SF and unless otherwise stipulated herein	PU	PU	NP
Artist manufacturing, not to exceed 10,000 SF	PU	PU	AU
Food and beverage, not to exceed 10,000 SF	PU	PU	NP
Insecticides, fungicides, disinfectants and related industrial and household chemical compounds	NP	NP	NP
CC 3363.09 - Other chemicals, petroleum, coal and allied products—more objectionable uses	NP	NP	NP
CC 3363.16 - Other more objectionable uses permitted only in M-manufacturing districts	NP	NP	NP
CC 3363.17 - Atomic energy products	NP	NP	NP
Excavation and quarrying	NP	NP	NP
Material recycling	NP	NP	NP
Salvage dealers, including automobile	NP	NP	NP
Salvage dealers, architectural only	PU	PU	NP
OTHER			
Adult entertainment establishment, adult booth and adult stores as defined in CC 3303	NP	NP	NP
Alternative energy (wind, solar, geothermal) generation for on-site use	PU	PU	PU
Agriculture	PU	PU	PU
Billboards and other off-premises graphics	NP	NP	NP
Bulk storage, liquids	NP	NP	NP
Community gardens	PU	PU	PU
Exterior storage, non-residential	PU	PU	NP
Mixed use buildings	PU	PU	PU
Non-commercial greenhouse	AU	AU	AU
Outdoor commercial storage of vehicles	NP	NP	NP
Public buildings, properties and parks	PU	PU	PU
Structured parking (garages)	PU	PU	AU
Surface parking, accessory	AU	AU	AU

Key:

PU = Permitted Use

AU = Accessory Use

NP = Not Permitted (Prohibited Uses)

**3323.21 Development standards.**

A. Dimensional Standards. The following table summarizes applicable dimensional standards. The East Franklinton Overlay is exempt from the dimensional standards in this Section and will instead be subject to the Urban Core (UCR) standards of the 2024 Zoning Code.

Table 2. Dimensional Standards

<b>DIMENSIONAL STANDARD</b>	<b>ARTS AND INNOVATION SUB-DISTRICT</b>	<b>DODGE PARK SUB-DISTRICT</b>	<b>BROAD STREET SUB-DISTRICT</b>
<b>A. Minimum Front Yard Setback</b>			
1. Single- and Two-Family	Zero (0) Feet	Zero (0) Feet	<del>Zero (0) Feet</del>
2. All Other Uses	Zero (0) Feet	Zero (0) Feet	<del>Zero (0) Feet</del>
<b>B. Maximum Front Yard Setback</b>			
1. Single- and Two-Family	None	None	None
2. All Other Uses	Ten (10) feet, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage	Ten (10) feet for, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage	<del>Ten (10) feet, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage</del>
<b>C. Minimum Parking Setback</b>			
1. Single- and Two-Family	Parking shall be located to the rear of the principle building for single- and two-family uses	Parking shall be located to the rear of the principle building for single- and two-family uses	<del>Parking shall be located to the rear of the principle building for single- and two-family uses</del>
2. All Other Uses	Five (5) Feet	Five (5) Feet	<del>Five (5) Feet</del>
<b>D. Minimum Fences and Masonry Walls Setback</b>	Zero (0) feet	Zero (0) feet	<del>Zero (0) feet</del>
<b>E. Minimum Side Yard</b>			
1. Single- and Two-Family	Three (3) Feet	Three (3) Feet	<del>Three (3) Feet</del>
2. All Other Uses	Zero (0) Feet	Three (3) Feet	<del>Zero (0) Feet</del>
<b>F. Minimum Rear Yard</b>			
1. Single- and Two-Family	Fifteen (15) percent of the total lot area	Fifteen (15) percent of the total lot area	<del>Fifteen (15) percent of the total lot area</del>
2. All Other Uses	None	None	None
<b>G. Minimum Lot Width</b>	None	None	None
<b>H. Minimum Lot Area</b>	None	None	None
<b>I. Minimum Building Frontage</b>			
1. Single- and Two-Family	None	None	None



2. All Other Uses	Sixty (60) percent of the lot width	Sixty (60) percent of the lot width	<del>Sixty (60) percent of the lot width</del>
<b>K. Maximum Building Height</b>	Five (5) stories or sixty (60) feet	Three (3) stories or thirty-five (35) feet	<del>Five (5) stories or sixty (60) feet</del>

Note: Minimum front yard setback for buildings of zero (0) feet can be adjusted to accommodate footers and other construction considerations.

- B. Development Standards. By reference herein, the Development Standards of the East Franklinton Plan shall be applied by the Review Board and staff in consideration of applications for Certificates of Approval. The following standards shall also apply:
  - 1. All buildings shall front on a public street unless otherwise approved by the Review Board.
  - 2. The provisions of Chapter 3321 General Site Development Standards shall apply as appropriate, but in cases of conflict the standards of this chapter shall govern.
- C. Lighting Standards. The height of a light fixture when located within twenty-five (25) feet of a residential use shall not exceed eighteen (18) feet above grade. In all other locations the height of a light fixture shall not exceed twenty-eight (28) feet.
- D. Graphics. Graphics standards are as follows:
  - 1. Within the District graphics that require a permit as determined by Chapter 3375, require the issuance of a Certificate of Approval from the Review Board prior to issuance of a graphics permit by the Department of Building and Zoning Services.
  - 2. Graphics are subject to the provisions of Chapter 3375 and Chapter 3381. Whenever there is a conflict between the graphics code and this Chapter, this Chapter shall govern.
  - 3. Nonconforming graphics are defined and regulated by the provisions of Section 3381.08, Nonconforming Graphics.
  - 4. In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, rotating signs, pole signs, automatic changeable copy signs, and roof signs.
- E. Parking Lot Circulation. Parking standards in the Plan and Chapter 3312, Off-Street Parking and Loading, and the applicable standards of Chapter 3323 as provided for herein, shall apply in the District. In addition, the following standard shall apply. In cases of conflict, the standard provided below shall govern.
 

Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line. This standard does not apply to existing buildings unless they are expanded by fifty (50) percent or more in gross floor area.
- F. Landscaping and Screening. Parking standards in the Plan and Chapter 3312, Off-Street Parking and Loading, and the applicable standards of Chapter 3323 as provided for herein, shall apply in the District. In addition, the following standards shall apply. In cases of conflict, the standards provided for below shall govern.
  - 1. Interior landscaping. The interior of any parking lot containing ten parking spaces or more shall be landscaped with shade trees.
  - 2. Parking setback and perimeter landscaping. Landscaping and/or screening in the parking setback area shall be required to buffer automobile and pedestrian areas and uses; to provide

headlight screen; to provide adequate visibility and safety; and to avoid the illegal use of said area for parking.

- a. The lot area between the right-of-way and the parking setback line shall be screened with landscaped plant material and/or a wall or fence and shall not be paved except for approved walkways, bikeways, driveways, graphics, and other approved amenities and site elements. Note: Vision clearance will be reviewed per Chapter 3312.
  - b. 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.
3. Parking lot screening shall conform to the following standards:
- For any buffering or headlight screening, screening shall be provided in a landscaped area at least four feet in width and shall be a total height of no less than three feet above the parking lot grade and to an opacity of not less than 75 percent. For screening with plantings, the opacity shall be determined when plants are in leaf.

### **3323.25 Historic Preservation - Parking Reduction.**

In recognition of the development pattern associated with ~~this zoning district~~ the District, and in an effort to preserve the character of the neighborhood while supporting a walkable, mixed use urban environment, the required number of off-street parking spaces shall be reduced in the Arts and Innovation and Dodge Park sub-districts in the following manner:

1. A fifty (50) percent reduction will be applied to the required parking in ~~Chapter~~ Section 3312.053 for:
  - a. Any use within a historic building or structure that qualifies for a fifty percent reduction;
  - b. Any use within a non-contributing addition or expansion to a historic building or structure, where the historic building or structure qualifies for a fifty percent reduction and where the non-contributing addition or expansion is less than twenty percent (20%) of the overall gross floor area of a qualifying structure, and/or
  - c. An outdoor patio or dining area not in excess of 250 square feet that is accessory to a primary use within a historic building or structure that qualifies for a fifty percent reduction.
2. To qualify for a fifty (50) percent parking reduction, a historic building or structure shall meet the following criteria:
  - a. The building or structure shall be forty (40) years old or greater; and
  - b. For building elevations that are visible from the public right-of-way or a private street the following shall be true: no wall or portion of a wall shall be removed, the building footprint shall not be altered, and the window and door openings shall not be altered; and
  - c. At least seventy-five (75) percent of the overall building footprint shall not be altered.
3. A one-hundred (100) percent reduction will be applied to the required parking in ~~Chapter~~ Section 3312.053 for:
  - a. Any use within a historic building or structure that qualifies for a one-hundred percent reduction;
  - b. Any use within a non-contributing addition or expansion to a historic building or structure, where the historic building or structure qualifies for a one-hundred percent

reduction and where the addition or expansion is less than twenty percent (20%) of the overall gross floor area of a qualifying structure, and/or

- c. An outdoor patio or dining area not in excess of 250 square feet that is accessory to a primary use within a historic building or structure that qualifies for a one-hundred percent reduction.
4. To qualify for a one-hundred (100) percent parking reduction, a historic building or structure will meet the following criteria:  

The building or structure shall be listed on the Columbus Register of Historic Properties.
5. Parcels with a 2024 Zoning Code district designation must follow the parking standards set forth in the 2024 Zoning Code.

## Chapter 3325 UNIVERSITY DISTRICT ZONING OVERLAY

### *Definitions and Boundaries*

#### **3325.011 Definitions**

For the purpose of this chapter, the following definitions shall apply: definitions contained within this section; definitions contained in ~~C.C.~~ Sections 3116.011 to 3116.019, inclusive, excepting only those exclusively applicable to architectural review commission areas or historic preservation listed properties; and definitions contained in Chapter 3303, ~~C.C.~~, and not in conflict with Chapter 3116, ~~C.C.~~ or this subchapter. For parcels and properties with a 2024 Zoning Code district designation, the definitions contained within the 2024 Zoning Code prevail in the event of a conflict.

- A. "Average cornice/eave height" means the result obtained by adding the existing cornice or eave heights, as measured from the respective finished grade line, of each principal residentially zoned and used building on each of five contiguous lots on each side of the subject lot on the same side of the street (disregarding any intersecting right-of-way 60 feet or less) and having frontage on the same street; then dividing the sum by the number of buildings measured. For calculation purposes, the cornice/eave height for a mansard-type roof or other double-pitched roof shall be the point where the roof-pitch changes. *Note: See also height standards within the Neighborhood Commercial (NC) and Regional Commercial (RC) subarea sections of this chapter.*
- B. "Balcony" means a platform projecting from a wall of a building. A balcony has a railing or balustrade and is differentiated from a porch in that it is either cantilevered or supported by brackets and serves as a small, open outdoor space.
- C. "Calculated floor area" for Residential and Apartment Residential districts means the gross floor area of all spaces, including attics, basements, cellars and crawl spaces, with a floor to ceiling height of six feet or more. Spaces and areas not included are: (1) a space obstructed by structural members, such as roof trusses; (2) the basement of an original contributing building being substantially rehabilitated, unless such space is designed or intended to be inhabited; (3) an open, covered or enclosed exterior or interior stairway (a stairway includes steps, landings, and 12 square feet of floor area per floor), lift, or other means of access from one story to another; (4) a garage or accessory building; and (5) any non-enclosed space outside the exterior walls such as, but not limited to, a porch (including screened), terrace, balcony, walkway, or deck. *Note: See also Floor Area Ratio standards within the Neighborhood Commercial (NC) and Regional Commercial (RC) subarea sections of this chapter.*

- D. "Certificate of approval" means a certificate issued by the review board to an applicant stating that the proposed construction, alteration or site improvement is appropriate under the terms of the interim development guidelines of this subchapter and subsequent adopted development guidelines.
- E. "Change of use" means an increase or decrease in the number of dwelling units in a building from the number of dwelling units of record.
- F. "Contributing building" means a building determined to exhibit the architectural elements and/or lot position common to the original neighborhood character of the District, arranged in relationships reflective of that character. Although typically found in buildings built before 1950, elements of this neighborhood character may be found in successive generation buildings built to the standards of this overlay Determination of contributing status within the University Impact District is made by the University Impact District Review Board. Determination of contributing status outside the University Impact District is made by staff in consultation with the Historic Preservation Officer.
- G. "Cornice/eave" means a projecting building element at the top of an exterior building wall or the under part of a sloping roof overhanging a wall.
- H. "Deck" means an open and non-roofed platform supported from the ground by piers or posts. A deck's flooring shall allow passage of air and water.
- I. "Dumpster" means a cubic yard container for storing refuse as approved by the director of public service.
- J. "Finished grade line" means a reference plane established by averaging the finished ground level elevation at ten-foot intervals along a line five feet from and parallel to that portion of the foundation wall of the building and any extension thereof that faces a public street.
- K. "Floor area ratio" means the proportion between the floor area of a building(s) and its lot area. Floor area ratio is calculated by dividing the total calculated floor area by the lot area. No portion of any right-of-way shall be considered as part of the lot area. *Note: See also Floor Area Ratio standards within the Neighborhood Commercial (NC) and Regional Commercial (RC) subarea sections of this chapter.*
- L. "Impact district" means the University Impact District as bounded in C.C. 3325.023
- M. "Lot area" means that area of a lot as bounded by its lot lines.
- N. "Landscaped area" means that area required to be planted with grass and/or other live vegetation.
- O. "Noncontributing building" means a building determined by the Review Board to exhibit architectural elements and/or lot position uncharacteristic of the original neighborhood character, arranged in relationships that are not in harmony with that character. Although typically found in buildings built after 1950, in some instances pre-1950 buildings may have been radically altered to the point of non-contributing status. Examples of intrusive, incompatible elements found in the area include, but are not limited to: massive building; facades obliterated by decking, stairs, and multilevel porches; stairs located in the front setback; minimal or blank facade treatment; side entrances; imitation mansard-type roof or shallow-pitched roof; first floor level at or below grade; varying cornice height; varying setbacks; front-yard parking; suburban-type deck substituting as a front porch; exposed wood elements; and uncharacteristic building materials.
- P. "Porch" means a roofed projection from a building, separated from the rest of the building by its walls, and partially supported by foundation, piers, posts or columns. A porch serves as an

open, well-defined area for use as an outdoor room and when required, has a railing or balustrade. A ground floor porch is accessed from either the building's interior or by steps from grade. A porch serving the second floor is accessed from either a building's interior or by stairs located behind the building line.

- Q. "Review Board" means the University Impact District Review Board (UIDRB), formerly known as the University Area Review Board (UARB).
- R. "Study" means University District Planning Study, report to city council, dated February 28, 1991.
- S. "Substantial rehabilitation" means a rehabilitation of a building which meets the following criteria: (1) documentation that the total construction cost, which consists of current project cost plus any cost attributable to rehabilitation of the building within two years prior to the current application, shall exceed fifty percent (50%) of the appraised value of that building, as determined from county tax records; and (2) determination shall be made that such efforts will considerably extend the utility of the building through repair, replacement, alteration or improvement which may include, but is not limited to: structural elements; mechanical, electrical, and plumbing systems; building elements (such as foundation, walls, roof, windows, or doors) and their components; and architectural elements and features (such as porches, dormers, chimneys, gutters or ornamentation).
- T. "Terrace" means a non-roofed outdoor platform serving as the roof of the structure below.
- U. "Total calculated floor area" means the combined calculated floor area of all buildings on a lot.
- V. "Walkway" means an exterior and open pedestrian circulation path either at grade or at any floor level. A walkway may be covered or uncovered, embraced by or extending from the building, and either is cantilevered, supported from the ground by piers or posts, or lies on the ground.

### **3325.091 Zoning Map**

The boundaries of the University District Zoning Overlay, as indicated in this chapter, shall be indicated on the Official Zoning Map. Any parcel located within the geographic boundaries of the University District Zoning Overlay that has been rezoned to a 2024 Zoning Code district designation will not be indicated in the Official Zoning Map as being part of the Neighborhood Commercial (NC) or Regional Commercial (RC) subareas of the University District Zoning Overlay.

### **3325.093 General Application**

The standards contained in this chapter are in addition to the regulations of the underlying zoning districts and the general requirements contained in ~~the Columbus~~ this Zoning Code.

Parcels rezoned to a 2024 Zoning Code district designation are not subject to the requirements of the Neighborhood Commercial (NC) or Regional Commercial (RC) Overlay Standards. However, those parcels rezoned to a 2024 Zoning Code district designation that are within the geographic boundaries of the University Impact District are still subject to the design review guidelines and processes provided for in this Chapter.

Where a specific zoning overlay standard is imposed, it is to be followed in lieu of a general provision of ~~the this~~ Zoning Code: where the zoning overlay does not address a required standard and it is otherwise contained in ~~the this~~ Zoning Code or the 2024 Zoning Code, the applicable code ~~Zoning Code~~ standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment, or the Graphics Commission, the provisions of this zoning overlay are deemed more restrictive.

**University Impact District Review Board (UIDRB)**

**3325.115 Zoning Change, Variance, or Special Permit**

Within the University Impact District (UID), an application for a zoning change, variance, or special permit that may cause a stated guideline to apply, as determined by the department, shall be reviewed by the Review Board prior to being heard by the approving body, with the exception of those Council-initiated amendments to rezone properties in accordance with the Zone In Initiative pursuant to Section 3310.02(B) of this Zoning Code. The Review Board shall consider such application and forward any comments to the appropriate decision-making body.

**3325.117 Columbus Register Listed Properties**

A number of historic properties and districts listed on the Columbus Register of Historic Places (Chapter 3117) are located within the University Impact District (UID). In addition to being subject to the provisions of this chapter, or the 2024 Zoning Code as applicable, these sites fall under the jurisdiction of the Historic Resources Commission (Chapter 3117). In such cases, Review Board action, including administrative review of an application shall take place after review and action by the historic resources commission or historic preservation office in instances of administrative review. This section is not intended to prohibit coordinated and parallel consideration of proposals, particularly conceptual review.

**Chapter 3326 ~~GREATER HILLTOP AREA COMMISSION~~ Reserved.**

**Chapter 3327 ~~ITALIAN VILLAGE COMMISSION~~ Reserved.**

**Chapter 3328 ~~NEAR EAST AREA COMMISSION~~ Reserved.**

**Chapter 3329 ~~NORTH MARKET COMMISSION~~ Reserved.**

**Chapter 3331 ~~VICTORIAN VILLAGE COMMISSION~~ Reserved.**

**Chapter 3335 ~~LOW DENSITY RESIDENTIAL DISTRICTS~~ Reserved.**

**Chapter 3337 ~~LIMITED MEDIUM DENSITY RESIDENTIAL DISTRICTS~~ Reserved.**

**Chapter 3339 ~~MEDIUM DENSITY RESIDENTIAL DISTRICTS~~ Reserved.**

**Chapter 3341 ~~HIGH DENSITY RESIDENTIAL DISTRICTS~~ Reserved.**

**Chapter 3342 ~~OFF STREET PARKING AND LOADING~~ Reserved.**

**Chapter 3372 PLANNING OVERLAY**

## Urban Commercial Overlay

### 3372.07 Map Designation

Upon establishment of a Planning Overlay on a lot or premises by ordinance of council, a designation of that overlay will be included with the designation of the underlying zoning as part of the Official Zoning Map. Any property within a planning overlay area regulated by this Chapter that is rezoned into a 2024 Zoning Code district designation will not be included as part of the overlay on the Official Zoning Map, unless otherwise specifically provided for pursuant to this Chapter.

**3372.401 ~~Definitions~~ Reserved.**

**3372.402 ~~Purpose~~ Reserved.**

**3372.403 ~~Designated Area~~ Reserved.**

**3372.404 ~~Applicability and Extent~~ Reserved.**

**3372.405 ~~Setback Requirements~~ Reserved.**

**3372.406 ~~Design Standards~~ Reserved.**

**3372.407 ~~Parking and circulation~~ Reserved.**

**3372.500 ~~Incorporation~~ Reserved.**

**3372.501 ~~Purpose~~ Reserved.**

**3372.502 ~~Definitions~~ Reserved.**

**3372.503 ~~University area~~ Reserved.**

**3372.505 ~~F.A.R. subarea~~ Reserved.**

**3372.507 ~~Submission of Calculations~~ Reserved.**

**3372.508 ~~Method of calculation~~ Reserved.**

**3372.509 ~~Parking variance~~ Reserved.**

**3372.510 ~~Exemption of parking space loss due to refuse storage requirement~~ Reserved.**

**3372.520 ~~Application~~ Reserved.**

**3372.521 ~~Supplemental parking requirements~~ Reserved.**

**3372.522 ~~Compatibility~~ Reserved.**

**3372.540 ~~Application~~ Reserved.**

**3372.541 ~~Landscaped area and treatment~~ Reserved.**

**3372.542 ~~Maximum Lot Coverage~~ Reserved.**

**3372.543 ~~Building Lines~~ Reserved.**

**3372.544 ~~Maximum Floor Area~~ Reserved.**

**3372.545 ~~Height~~ Reserved.**

**3372.560 ~~Application~~ Reserved.**

**3372.561 ~~Density~~ Reserved.**

**3372.562 ~~Landscaped area and treatment~~ Reserved.**

**3372.563 ~~Maximum Lot Coverage (Repealed)~~ Reserved.**

**3372.564 ~~Parking (Repealed)~~ Reserved.**

**3372.565 ~~Building Lines (Repealed)~~ Reserved.**

**3372.566 ~~Building Separation and Size (Repealed)~~ Reserved.**

**3372.567 ~~Maximum floor area (Repealed)~~ Reserved.**

**3372.568 ~~Height (Repealed)~~ Reserved.**

**3372.569 ~~Refuse Storage (Repealed)~~ Reserved.**

**3372.580 ~~University area review board (Repealed)~~ Reserved.**

**3372.581 ~~Certificate of Approval (Repealed)~~ Reserved.**

**3372.582 ~~Appeal (Repealed)~~ Reserved.**

**3372.583 ~~Issuance of zoning clearance, registration, or permit (Repealed)~~ Reserved.**

**3372.584 ~~Zoning change, variance, or special permit (Repealed)~~ Reserved.**

**3372.585 ~~Development and design guidelines (Repealed)~~ Reserved.**

**3372.598 ~~Severability (Repealed)~~ Reserved.**

**3372.599 ~~Penalty (Repealed)~~ Reserved.**

### **3372.603 Applicability and Extent**

The standards and requirements of the UCO apply as follows:

A. This overlay applies to retail, restaurant, office or medical office uses.

B. Any parcel located within the geographic boundaries of any UCO that has been rezoned to a 2024 Zoning Code district designation is hereby excluded from the UCO and will not be indicated on the Digital Zoning Map as being in the UCO.

~~B.C.~~ The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of this overlay, except as applied to non-conforming buildings as provided in Section 3391.01 and except as applied to routine maintenance and in-kind replacement of materials. Facade renovations or exterior renovations are not considered reconstruction of a principal building.

~~D.C.~~ The expansion of a principal building's gross floor area by up to 50 percent is subject to applicable provisions of C.C. 3372.605 and C.C. 3372.607 and the expansion of a principal building's gross floor area by more than 50 percent is subject to all standards and requirements of this overlay.

~~E.D.~~ The extension or expansion of a principal building toward a public street is subject to all applicable standards and requirements of this overlay.

~~F.E.~~ Exterior alteration of a primary building frontage is subject to C.C. Section 3372.605, items A, C, D, E, F, G, and H. For purposes of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be exterior alteration.



GF. The parking standards in C.C. Section 3372.609 apply to existing buildings, additions, and new construction.

HG. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. Overlay standards do not apply to the re-stripping or reconfiguration of existing parking lots.

IH. In architectural review commission districts properties are subject to C.C. Sections 3372.604, 3372.607, 3372.608 and 3372.609, and are not subject to Sections 3372.605 and C.C. 3372.606. Any standard or requirement of this overlay may be modified or waived by an architectural review commission for structures within that architectural review commission's given boundary.

JJ. The Graphics Commission may consider a variance request to any graphics standard or graphics requirement of this overlay. Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of this overlay and are subject to Section 3381.08.

KJ. The standards contained in the overlay are in addition to the regulations of the underlying zoning districts and the general requirements contained in the Columbus Zoning Code. Where a specific overlay standard is imposed, it is to be followed in lieu of a general provision of the Zoning Code; where the overlay does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment or Graphics Commission, the provisions of this overlay are deemed more restrictive.

**3372.691 ~~University urban commercial overlay. (Repealed)~~ Reserved.**

### **3372.703 Applicability and Extent**

The standards and requirements of the CCO apply as follows:

- A. This overlay applies to retail, restaurant, office or medical office uses.
- B. Any parcel located within the geographic boundaries of any CCO that has been rezoned to a 2024 Zoning Code district designation is hereby excluded from the CCO and will not be indicated on the Digital Zoning Map as being in the CCO.
- BC. The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of this overlay, except as applied to nonconforming buildings as provided in Section 3391.01 and except as applied to routine maintenance and in-kind replacement of materials. Facade renovations or exterior renovations are not considered reconstruction of a principal building.
- CD. The expansion of a building's gross floor area by more than 50 percent is subject to all provisions herein.
- DE. The extension or expansion of a building towards a public street is subject to all the applicable provisions herein..
- EF. Exterior alteration of a primary building frontage is subject to applicable provisions of C.C. Section 3372.705, items D, E, F, G, H, and I. For purposes of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be exterior alteration.

- FG. The parking standards in C.C. Section 3372.709 apply to existing buildings, additions, and new construction.
- GH. The construction or installation of a new parking lot, graphic, exterior lighting, fence, or other accessory structure is subject to all the applicable provisions herein. Overlay standards do not apply to the re-stripping or reconfiguration of existing parking lots.
- HI. In architectural review commission districts properties are subject to C.C. Sections 3372.704, 3372.707 and 3372.708, and C.C. 3372.709 and are not subject to Sections 3372.705 and C.C. 3372.706. Any standard or requirement of this overlay may be modified or waived by an architectural review commission for structures within that architectural review commission's given boundary.
- IJ. The Graphics Commission may consider a variance to any graphics standard or graphics requirement of this overlay. Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of this overlay and are subject to Section 3381.08.
- JK. The standards contained in the overlay are in addition to the regulations of the underlying zoning districts and the general requirements contained in the Columbus Zoning Code. Where a specific overlay standard is imposed, it is to be followed in lieu of a general provision of the Zoning Code: where the overlay does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment or Graphics Commission, the provisions of this overlay are deemed more restrictive.

### **3372.803 Applicability and extent.**

The standards and requirements of the RCO apply as follows:

- A. This overlay applies to retail, restaurant, office or medical office uses.
- B. Any parcel located within the geographic boundaries of any RCO that has been rezoned to a 2024 Zoning Code district designation is hereby excluded from the RCO and will not be indicated on the Digital Zoning Map as being in the RCO.
- BC. The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of this overlay, except as applied to nonconforming buildings as provided in Section 3391.01 and except as applied to routine maintenance and in-kind replacement of materials. Facade renovations or exterior renovations are not considered reconstruction of a principal building.
- CD. The expansion of a building's gross floor area by more than 50 percent is subject to all provisions herein.
- DE. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to any provisions herein. Overlay standards do not apply to the re-stripping or reconfiguration of existing parking lots.
- EF. The Graphics Commission may consider a variance request to any graphics standard or graphics requirement of this overlay. Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of this overlay and are subject to Section 3381.08.
- FG. The standards contained in the overlay are in addition to the regulations of the underlying zoning districts and the general requirements contained in the Columbus Zoning Code. Where a specific overlay standard is imposed, it is to be followed in lieu of a general provision of the

Zoning Code: where the overlay does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment or Graphics Commission, the provisions of this overlay are deemed more restrictive.

GH. In architectural review commission districts properties are subject to C.C. Sections 3372.804, 3372.807, 3372.808 and 3372.809, and are not subject to Sections 3372.806. Any standard or requirement of this overlay may be modified or waived by an architectural review commission for structures within that Architectural Review Commission's given boundary.

**3372.810 ~~Accessibility.~~ Reserved.**

**3372.811 ~~Design Standards.~~ Reserved.**

**3372.812 ~~Landscaping and screening.~~ Reserved.**

**3372.814 ~~Lighting.~~ Reserved.**

**3372.815 ~~Parking and circulation.~~ Reserved.**

**3372.816 ~~Graphics.~~ Reserved.**

**3372.900 ~~Purpose.~~ Reserved.**

**3372.908 ~~Site redevelopment.~~ Reserved.**

**3372.912 ~~Landscaping and screening.~~ Reserved.**

**3372.970 ~~Morse Road Regional Commercial Overlay.~~ Reserved.**

**3372.978 ~~Olentangy River Road Regional Commercial Overlay.~~ Reserved.**

## **Chapter 3375 GENERAL PROVISIONS\***

### **3375.01 Scope and definitions.**

Chapters 3375 to 3383, C.C. inclusive, hereinafter called the "Graphics Code," are established to regulate private graphics within the city. Within the city, no person shall construct, install, relocate, alter, maintain or remove a graphic regulated by this Graphics Code unless done in accordance with this Graphics Code.

Chapters 3375 to 3383 apply to the districts established in this Zoning Code and to the districts established in the 2024 Zoning Code, except as otherwise provided in the 2024 Zoning Code. For parcels and properties with a 2024 Zoning Code district designation, the provisions contained within the 2024 Zoning Code prevail in the event of a conflict.

Chapter 902, C.C., in part, prohibits the display or any other utilization of a private graphic within any public right-of-way. It is not within the scope of this Graphics Code to authorize any graphic to be situated entirely within any public right-of-way.

A graphic attached to a building or other approved structural support situated on a lot of record, may extend over a public right-of-way when installed and maintained in conformance with the provisions of this Graphics Code. No property right shall be conveyed to any person, including but not limited to an owner or occupant, upon the granting of a permit allowing a graphic to extend into any public right-of-way. No interest shall be conveyed other than a temporary interest in the airspace, which shall be subservient to the interests of the city or other applicable governmental body.

In addition, it is not the intent of this Graphics Code to repeal, abrogate, annul, or in any way impair or interfere with provisions of other laws or codes, except those specifically repealed by this Graphics Code. However, where this Graphics Code imposes greater restrictions, the provisions of this Graphics Code shall prevail.

This Graphics Code distinguishes between graphics and signs as defined in Chapter 3303, C.C. A "sign" is a type of "graphic," therefore the term "graphic" shall include the term "sign." A reference to the term "sign" shall not apply to other types of "graphics."

For the purposes of this Graphics Code the terms, phrases, words, and their derivatives use herein shall have the meaning given them in Chapter 3303, C.C.

The definitions of Chapter 3116, C.C. and Chapter 4101, C.C. shall also apply, except where a conflict occurs, Chapter 3303 C.C. takes precedence. Where not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular include the plural number.

**3375.14 ~~Temporary use sign standards. (Repealed)~~ Reserved.**

**3375.16 Projector graphic standards.**

- A. Projector Graphic Display. A projector graphic display shall be allowed only in zoning districts C-3, C-4, C-5, ~~and M~~, and mixed-use districts of the 2024 Zoning Code, for a time period not to exceed 14 consecutive days, and shall be subject to the following additional limitations:
- B. Each image produced by such device shall be projected for a minimum of seven seconds.
- C. The image created by the light beam shall be confined within the outside dimensions of the building, a free-standing screen or other approved surface upon which it is to be projected.
- D. No alteration to any exterior window, door or other required access shall be permitted.
- E. The projected light beam shall be shielded from vehicular and pedestrian traffic.
- F. Where such graphic is to be projected across a lot line, written permission shall be obtained from each affected property owner and submitted with the permit application.
- G. A request for a projector graphic display that exceeds the allowable display time or graphic area of 32 square feet, or both, shall be heard and decided by the graphics commission.

**3375.17 ~~Road construction guide sign standards. (Repealed)~~ Reserved.**

**3375.18 ~~Political sign standards. (Repealed)~~ Reserved.**

**3375.19 ~~Public service announcement standards. (Repealed)~~ Reserved.**

**3375.20 ~~Grand opening display standards. (Repealed)~~ Reserved.**

**3375.21 ~~Going out of business display standards. (Repealed)~~ Reserved.**

**3375.22 ~~Ornamental banner standards. (Repealed)~~ Reserved.**

**3376.11 ~~Temporary construction signs. (Repealed)~~ Reserved.**

**3376.12 ~~Temporary real estate signs. (Repealed)~~ Reserved.**

**3376.13 ~~Temporary off-premises directional signs. (Repealed)~~ Reserved.**

**3376.14 ~~Other allowed temporary signs. (Repealed)~~ Reserved.**

## **Chapter 3377 ON-PREMISES SIGNS IN INSTITUTIONAL, COMMERCIAL, 2024 ZONING CODE MIXED-USE, AND MANUFACTURING DISTRICTS**

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

On-premises signs are permitted in institutional, commercial, and manufacturing districts established in Chapter 3309 of this Zoning Code and mixed-use districts of the 2024 Zoning Code. ~~C.C.~~ Development in the AR-O, Apartment District is treated by this Graphics Code as an office/institutional use subject to the provisions of this chapter.

The following general provisions shall apply to on-premises signs in institutional, commercial and manufacturing districts, and mixed-use districts of the 2024 Zoning Code:

- A. A permanent on-premises sign may be displayed on a lot in an institutional, commercial or manufacturing district pertaining to the established use, and shall be consistent with the development standards contained in the Zoning Code.
- B. A temporary on-premises sign may be displayed on a lot in an institutional, commercial or manufacturing district when displayed in accordance with the temporary, nonilluminated, on-premise sign requirements.
- C. A certificate of zoning clearance and installation permit shall be required for the installation or refacing of any nonilluminated permanent sign over ten square feet in graphic area; and for any illuminated permanent sign, neon graphic or neon outline lighting, regardless of size. A temporary sign shall be displayed in accordance with the temporary, nonilluminated, on-premise sign requirements.
- D. No person shall install any sign allowed by this chapter within any public right-of-way.
- E. A sign required by law shall be no larger than the minimum requirement or, when the size of said sign is not regulated, shall be no larger than necessary to perform the intended function.
- F. A ground sign installed in an institutional, commercial or manufacturing district shall comply with the vision clearance requirements of Chapter 3321, and a ground sign installed in a 2024

Zoning Code mixed-use district must comply with the vision clearance and graphic standards of the 2024 Zoning Code.

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

**3377.02 Special areas.**

Provisions of this chapter may be modified by graphics standards and/or guidelines adopted by city council for:

- A. An area of special graphics control.
- B. An architectural review commission area.
- C. In a special zoning district, such as but not limited to a planned district or limited district, special graphics standards may be adopted by city council. Such standards shall be included within the specific rezoning ordinance.
- D. On a property for which the graphics commission has approved a graphics plan, allowable graphics, including signs, shall be determined by the provisions of the approved plan.
- E. Districts of the 2024 Zoning Code.

**3377.03 Permanent on-premises signs.**

Each institutional, commercial or manufacturing use of this Zoning Code, and mixed-use districts of the 2024 Zoning Code, may display one or all of the following types of permanent on-premises signs, provided that each sign shall be in compliance with the provisions of this Graphics Code:

- A. Either a ground sign or projecting sign serving the use and directed to any street which abuts the subject property.
- B. One or more wall signs, including window signs, serving the use, or each tenant, or activity comprising said use, and directed to each street abutting the subject property and which faces a wall enclosing the activity.
- C. A sign at an entry point serving the use and located adjacent to each driveway or other approved vehicular access to the subject property.
- D. A sign allowed as part of an approved graphics plan.

**3377.05 Tables of elements for on-premises ground signs.**

3377.05 A.                      Ground Signs    Institutional Table of Elements/  
Zoning Districts: AR-O, I, C-2

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	0.5, 15; Ltd. by 3377.07 & 3377.19

	Two lane, over 35 m.p.h.	1.0, 15; Ltd. by 3377.07 & 3377.19
	Multi-lane, 35 m.p.h. or less	1.0, 15; Ltd. by 3377.07 & 3377.19
	Multi-lane, over 35 m.p.h.	1.5, 15; Ltd. by 3377.07 & 3377.19
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	0.5, 15; Ltd. by 3377.07 & 3377.19
	Two lane, over 35 m.p.h.	1.0, 15; Ltd. by 3377.07 & 3377.19
	Multi-lane, 35 m.p.h. or less	1.0, 15; Ltd. by 3377.07 & 3377.19
	Multi-lane, over 35 m.p.h.	1.5, 15; Ltd. by 3377.07 & 3377.19
	Freeway, over 50 m.p.h.	1.5, 15; Ltd. by 3377.07 & 3377.19
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	0.5, 15
	Two lane, over 35 m.p.h.	1.0, 15
	Multi-lane, 35 m.p.h. or less	1.0, 15
	Multi-lane, over 35 m.p.h.	1.5, 15
	Freeway, over 50 m.p.h.	1.5, 15
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	1.0, 15
	Two lane, over 35 m.p.h.	1.5, 15
	Multi-lane, 35 m.p.h. or less	1.5, 20
	Multi-lane, over 35 m.p.h.	2.0, 20
	Freeway, over 50 m.p.h.	2.0, 25
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	1.5, 20
	Two lane, over 35 m.p.h.	2.0, 20
	Multi-lane, 35 m.p.h. or less	2.0, 25
	Multi-lane, over 35 m.p.h.	2.0, 25
	Freeway, over 50 m.p.h.	2.0, 25
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	1.5, 20
	Two lane, over 35 m.p.h.	2.0, 25
	Multi-lane, 35 m.p.h. or less	2.0, 25
	Multi-lane, over 35 m.p.h.	2.0, 25
	Freeway, over 50 m.p.h.	2.0, 25
Over 100 feet	Two lane, 35 m.p.h. or less	1.5, 25
	Two lane, over 35 m.p.h.	2.0, 25
	Multi-lane, 35 m.p.h. or less	2.0, 25
	Multi-lane, over 35 m.p.h.	2.0, 25
	Freeway, over 50 m.p.h.	2.0, 25

3377.05 B.

Ground Signs

Light Commercial - Industrial  
Table of Elements/Zoning

Districts: P-1, P-2, C-1, M-1, M-2,  
 CPD, DD and EQ  
Also Includes: UCR, UCT, UGN-1, and UGN-2 of the 2024 Zoning Code.

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	0.75, 20; Ltd. by 3377.07 & 3377.19
	Two lane, over 35 m.p.h.	1.0, 20; Ltd. by 3377.07 & 3377.19
	Multi-lane, 35 m.p.h. or less	1.5, 20; Ltd. by 3377.07 & 3377.19
	Multi-lane, over 35 m.p.h.	1.5, 20; Ltd. by 3377.07 & 3377.19
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	1.0, 20; Ltd. by 3377.07 & 3377.19
	Two lane, over 35 m.p.h.	1.5, 20; Ltd. by 3377.07 & 3377.19
	Multi-lane, 35 m.p.h. or less	2.0, 20; Ltd. by 3377.07 & 3377.19
	Multi-lane, over 35 m.p.h.	2.0, 20; Ltd. by 3377.07 & 3377.19
	Freeway, over 50 m.p.h.	2.0, 20; Ltd. by 3377.07 & 3377.19
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	1.0, 20
	Two lane, over 35 m.p.h.	1.5, 20
	Multi-lane, 35 m.p.h. or less	2.0, 20
	Multi-lane, over 35 m.p.h.	2.0, 20
	Freeway, over 50 m.p.h.	2.0, 20
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	1.0, 20
	Two lane, over 35 m.p.h.	1.5, 20
	Multi-lane, 35 m.p.h. or less	2.0, 20
	Multi-lane, over 35 m.p.h.	2.5, 20
	Freeway, over 50 m.p.h.	3.0, 25
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	2.0, 20
	Two lane, over 35 m.p.h.	2.5, 20
	Multi-lane, 35 m.p.h. or less	3.0, 25
	Multi-lane, over 35 m.p.h.	3.5, 25
	Freeway, over 50 m.p.h.	4.0, 30
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	3.0, 25
	Two lane, over 35 m.p.h.	3.5, 25
	Multi-lane, 35 m.p.h. or less	4.0, 30
	Multi-lane, over 35 m.p.h.	4.5, 30
	Freeway, over 50 m.p.h.	5.0, 35



Over 100 feet	Two lane, 35 m.p.h. or less	4.0, 30
	Two lane, over 35 m.p.h.	4.5, 30
	Multi-lane, 35 m.p.h. or less	5.0, 35
	Multi-lane, over 35 m.p.h.	5.0, 35
	Freeway, over 50 m.p.h.	5.0, 35

3377.05 C.

Ground Signs

Heavy Commercial - Industrial  
Table of Elements/Zoning  
Districts: C-3, C-4, C-5 and M

Also Includes CAC and RAC of  
the 2024 Zoning Code.

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	1.5, 20; Ltd. by 3377.07 & 3377.19
	Two lane, over 35 m.p.h.	2.0, 20; Ltd. by 3377.07 & 3377.19
	Multi-lane, 35 m.p.h. or less	3.0, 20; Ltd. by 3377.07 & 3377.19
	Multi-lane, over 35 m.p.h.	3.0, 20; Ltd. by 3377.07 & 3377.19
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	2.0, 20; Ltd. by 3377.07 & 3377.19
	Two lane, over 35 m.p.h.	3.0, 20; Ltd. by 3377.07 & 3377.19
	Multi-lane, 35 m.p.h. or less	4.0, 20; Ltd. by 3377.07 & 3377.19
	Multi-lane, over 35 m.p.h.	4.0, 20; Ltd. by 3377.07 & 3377.19
	Freeway, over 50 m.p.h.	3.0, 20; Ltd. by 3377.07 & 3377.19
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	2.0, 20
	Two lane, over 35 m.p.h.	3.0, 20
	Multi-lane, 35 m.p.h. or less	4.0, 20
	Multi-lane, over 35 m.p.h.	4.0, 20
	Freeway, over 50 m.p.h.	4.0, 20
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	2.0, 20
	Two lane, over 35 m.p.h.	3.0, 20
	Multi-lane, 35 m.p.h. or less	4.0, 25
	Multi-lane, over 35 m.p.h.	5.0, 25
	Freeway, over 50 m.p.h.	5.0, 30
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	4.0, 30

	Two lane, over 35 m.p.h.	5.0, 30
	Multi-lane, 35 m.p.h. or less	6.0, 35
	Multi-lane, over 35 m.p.h.	7.0, 35
	Freeway, over 50 m.p.h.	7.0, 35
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	5.0, 35
	Two lane, over 35 m.p.h.	6.0, 35
	Multi-lane, 35 m.p.h. or less	7.0, 35
	Multi-lane, over 35 m.p.h.	8.0, 35
	Freeway, over 50 m.p.h.	8.0, 35
Over 100 feet	Two lane, 35 m.p.h. or less	6.0, 35
	Two lane, over 35 m.p.h.	7.0, 35
	Multi-lane, 35 m.p.h. or less	8.0, 35
	Multi-lane, over 35 m.p.h.	8.0, 35
	Freeway, over 50 m.p.h.	8.0, 35

**3377.06 Tables of elements for on-premises projecting signs.**

3377.06 A.                      Projecting Signs                      Institutional Table of Elements/Zoning Districts: AR-O, I, C-2

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	0.5; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	1.0; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	1.0; Ltd. by 3377.09
	Multi-lane, over 35 m.p.h.	1.5; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	0.5; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	1.0; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	1.0; Ltd. by 3377.09
	>Multi-lane, over 35 m.p.h.	1.5; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	1.5; Ltd. by 3377.09
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	0.5
	Two lane, over 35 m.p.h.	1.0
	Multi-lane, 35 m.p.h. or less	1.0
	Multi-lane, over 35 m.p.h.	1.5
	Freeway, over 50 m.p.h.	1.5
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	1.0
	Two lane, over 35 m.p.h.	1.0
	Multi-lane, 35 m.p.h. or less	1.5
	Multi-lane, over 35 m.p.h.	1.5
	Freeway, over 50 m.p.h.	1.5
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	1.5
	Two lane, over 35 m.p.h.	1.5

	Multi-lane, 35 m.p.h. or less	1.5
	Multi-lane, over 35 m.p.h.	1.5
	Freeway, over 50 m.p.h.	1.5
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	1.5
	Two lane, over 35 m.p.h.	1.5
	Multi-lane, 35 m.p.h. or less	1.5
	Multi-lane, over 35 m.p.h.	1.5
	Freeway, over 50 m.p.h.	1.5
Over 100 feet	Two lane, 35 m.p.h. or less	1.5
	Two lane, over 35 m.p.h.	1.5
	Multi-lane, 35 m.p.h. or less	1.5
	Multi-lane, over 35 m.p.h.	1.5
	Freeway, over 50 m.p.h.	1.5

3377.06 B.

Projecting Signs

Light Commercial - Industrial  
 Table of Elements/Zoning  
 Districts: P-1, P-2, C-1, M-1, M-2,  
 CPD, DD and EQ

Also Includes: UCR, UCT, UGN-1, and UGN-2 of the 2024 Zoning Code.

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	1.0; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	1.5; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	2.0; Ltd. by 3377.09
	Multi-lane, over 35 m.p.h.	2.0; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	1.0; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	1.5; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	2.0; Ltd. by 3377.09
	Multi-lane, over 35 m.p.h.	2.0; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	2.0; Ltd. by 3377.09
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	1.0
	Two lane, over 35 m.p.h.	1.5
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	2.0
	Freeway, over 50 m.p.h.	2.0
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	1.5
	Two lane, over 35 m.p.h.	2.0
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	2.5

	Freeway, over 50 m.p.h.	2.5
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	2.0
	Two lane, over 35 m.p.h.	2.5
	Multi-lane, 35 m.p.h. or less	3.0
	Multi-lane, over 35 m.p.h.	3.5
	Freeway, over 50 m.p.h.	3.5
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	3.0
	Two lane, over 35 m.p.h.	3.5
	Multi-lane, 35 m.p.h. or less	4.0
	Multi-lane, over 35 m.p.h.	4.5
	Freeway, over 50 m.p.h.	4.5
Over 100 feet	Two lane, 35 m.p.h. or less	3.0
	Two lane, over 35 m.p.h.	4.0
	Multi-lane, 35 m.p.h. or less	5.0
	Multi-lane, over 35 m.p.h.	5.0
	Freeway, over 50 m.p.h.	5.0

3377.06 C.

Projecting Signs

Heavy Commercial - Industrial  
Table of Elements/Zoning  
Districts: C-3, C-4, C-5 and M

Also Includes: CAC and RAC of  
the 2024 Zoning Code.

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	1.0; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	1.5; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	2.0; Ltd. by 3377.09
	Multi-lane, over 35 m.p.h.	3.0; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	2.0; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	2.0; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	3.0; Ltd. by 3377.09
	Multi-lane, over 35 m.p.h.	4.0; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	4.0; Ltd. by 3377.09
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	2.0
	Two lane, over 35 m.p.h.	2.0
	Multi-lane, 35 m.p.h. or less	3.0
	Multi-lane, over 35 m.p.h.	4.0
	Freeway, over 50 m.p.h.	4.0
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	3.0
	Two lane, over 35 m.p.h.	3.0
	Multi-lane, 35 m.p.h. or less	4.0

	Multi-lane, over 35 m.p.h.	5.0
	Freeway, over 50 m.p.h.	5.0
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	3.0
	Two lane, over 35 m.p.h.	3.5
	Multi-lane, 35 m.p.h. or less	4.5
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	4.0
	Two lane, over 35 m.p.h.	4.0
	Multi-lane, 35 m.p.h. or less	5.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0
Over 100 feet	Two lane, 35 m.p.h. or less	4.0
	Two lane, over 35 m.p.h.	5.0
	Multi-lane, 35 m.p.h. or less	6.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0

**3377.07 Tables of elements for on-premises wall signs.**

3377.07 A.

Wall Signs

Institutional Table of  
Elements/Zoning Districts: AR-O,  
I, C-2

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	1.0; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	1.0; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	1.0; Ltd. by 3377.09
	Multi-lane, over 35 m.p.h.	1.0; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	1.0
	Two lane, over 35 m.p.h.	1.0
	Multi-lane, 35 m.p.h. or less	1.0
	Multi-lane, over 35 m.p.h.	1.0
	Freeway, over 50 m.p.h.	1.5
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	1.0
	Two lane, over 35 m.p.h.	1.0
	Multi-lane, 35 m.p.h. or less	1.0
	Multi-lane, over 35 m.p.h.	1.0
	Freeway, over 50 m.p.h.	1.5
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	1.0
	Two lane, over 35 m.p.h.	1.0
	Multi-lane, 35 m.p.h. or less	1.5
	Multi-lane, over 35 m.p.h.	1.5
	Freeway, over 50 m.p.h.	2.0

Over 50 - 75 feet	Two lane, 35 m.p.h. or less	1.5
	Two lane, over 35 m.p.h.	1.5
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	2.0
	Freeway, over 50 m.p.h.	2.0
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	1.5
	Two lane, over 35 m.p.h.	1.5
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	2.0
	Freeway, over 50 m.p.h.	2.0
Over 100 feet	Two lane, 35 m.p.h. or less	1.5
	Two lane, over 35 m.p.h.	1.5
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	2.0
	Freeway, over 50 m.p.h.	2.0

3377.07 B.

Wall Signs

Light Commercial - Industrial  
Table of Elements/Zoning  
Districts: P-1, P-2, C-1, M-1, M-2,  
CPD, DD and EQ

Also Includes: UCR, UCT, UGN-1, and UGN-2 of the 2024 Zoning Code.

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	2.0; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	2.0; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	2.0; Ltd. by 3377.09
	Multi-lane, over 35 m.p.h.	3.0; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	2.0
	Two lane, over 35 m.p.h.	2.0
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	3.0
	Freeway, over 50 m.p.h.	3.5
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	2.0
	Two lane, over 35 m.p.h.	2.0
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	3.0
	Freeway, over 50 m.p.h.	3.5
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	3.0
	Two lane, over 35 m.p.h.	3.5

	Multi-lane, 35 m.p.h. or less	4.0
	Multi-lane, over 35 m.p.h.	4.0
	Freeway, over 50 m.p.h.	4.0
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	4.0
	Two lane, over 35 m.p.h.	4.5
	Multi-lane, 35 m.p.h. or less	6.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	4.0
	Two lane, over 35 m.p.h.	5.0
	Multi-lane, 35 m.p.h. or less	6.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0
Over 100 feet	Two lane, 35 m.p.h. or less	5.0
	Two lane, over 35 m.p.h.	6.0
	Multi-lane, 35 m.p.h. or less	6.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0

3377.07 C.

Wall Signs

Heavy Commercial - Industrial Table of Elements/Zoning Districts: C-3, C-4, C-5 and M

Also includes: CAC, and RAC of the 2024 Zoning Code.

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor, Height
In r.o.w.	Two lane, 35 m.p.h. or less	3.0; Ltd. by 3377.09
	Two lane, over 35 m.p.h.	3.0; Ltd. by 3377.09
	Multi-lane, 35 m.p.h. or less	3.0; Ltd. by 3377.09
	Multi-lane, over 35 m.p.h.	4.0; Ltd. by 3377.09
	Freeway, over 50 m.p.h.	Prohibited
0 - 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	3.0
	Two lane, over 35 m.p.h.	3.0
	Multi-lane, 35 m.p.h. or less	3.0
	Multi-lane, over 35 m.p.h.	4.0
	Freeway, over 50 m.p.h.	5.0
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	3.0
	Two lane, over 35 m.p.h.	3.0
	Multi-lane, 35 m.p.h. or less	3.0
	Multi-lane, over 35 m.p.h.	4.0
	Freeway, over 50 m.p.h.	5.0

Over 25 - 50 feet	Two lane, 35 m.p.h. or less	4.5
	Two lane, over 35 m.p.h.	4.5
	Multi-lane, 35 m.p.h. or less	5.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	7.0
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	6.0
	Two lane, over 35 m.p.h.	6.0
	Multi-lane, 35 m.p.h. or less	7.0
	Multi-lane, over 35 m.p.h.	7.0
	Freeway, over 50 m.p.h.	8.0
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	6.0
	Two lane, over 35 m.p.h.	6.0
	Multi-lane, 35 m.p.h. or less	8.0
	Multi-lane, over 35 m.p.h.	8.0
	Freeway, over 50 m.p.h.	8.0
Over 100 feet	Two lane, 35 m.p.h. or less	6.0
	Two lane, over 35 m.p.h.	6.0
	Multi-lane, 35 m.p.h. or less	8.0
	Multi-lane, over 35 m.p.h.	8.0
	Freeway, over 50 m.p.h.	8.0

**3377.10 Permanent on-premises ground signs.**

This section contains general provisions for regulating permanent on-premises ground signs serving uses located in institutional, commercial and manufacturing districts of this Zoning Code, and mixed-use districts of the 2024 Zoning Code. Permanent on-premises ground signs are also subject to the provisions of ~~C.C. Sections 3377.11 to C.C. 3377.18, inclusive,~~ or 34.G.20.060 for mixed-use districts of the 2024 Zoning Code.

- A. A use situated in an institutional, commercial or manufacturing district of this Zoning Code, or a mixed-use district of the 2024 Zoning Code, shall display no more than one permanent ground sign directed to each street which abuts the lot, except as provided in C.C. 3377.05(B), (C), (D) and (E), and erected in accordance with the provisions of this Graphics Code.
- B. Where such ground sign or signs are utilized, the use shall not display a projecting sign or a side wall sign directed to the same street.
- C. The graphic area and height of a permanent ground sign shall not exceed the maximum allowed by the Tables of Elements for each particular sign location, except where otherwise provided by this Graphics Code or the 2024 Zoning Code.
- D. No additional graphic elements shall be attached to any part of a ground sign, other than on a sign face approved as part of such sign. No attach-on signs shall be used.
- E. A ground sign identifying a use located in an AR-O, I or C-2 Zoning District, or other institutional district, shall display permanent copy only, no tenant panels or changeable copy.
- F. A ground sign identifying a use located in a P-1, P-2, C-1, M-1, M-2, CPD, EQ, C-3, C-4, C-5 or M Zoning District, other light or heavy commercial or manufacturing district, and a mixed-use district of the 2024 Zoning Code may display tenant panel(s) and/or changeable copy.



**3377.11 Tenant panels and changeable copy.**

The following provisions shall apply to any tenant panel or changeable copy displayed on a permanent on-premises ground sign in an institutional, commercial or manufacturing district of this Zoning Code, or a mixed-use district of the 2024 Zoning Code:

- A. No more than four tenant panels shall be utilized and each tenant panel shall identify no more than one tenant.
- B. Changeable copy, either manual or automatic, in compliance with the provisions of C.C. 3377.08(C), may be used in lieu of one or more of the allowed four tenant panels.
- C. The portion of such ground sign utilized to display tenant panels and changeable copy shall be no more than 50 percent of the total graphic area of the sign.
- D. Where a commercial or manufacturing use contains five or more tenants or activities, no less than 50 percent of the total graphic area of said sign shall be utilized to identify the entire use.
- E. When any tenant for whom a tenant panel is displayed vacates the premises, the owner of the subject property shall remove said tenant panel from the subject ground sign within 30 calendar days following such tenant's vacating. Said removed tenant panel shall be replaced with either a new tenant panel or an infill panel which is designed to visually integrate with the subject ground sign.

**3377.12 Street address requirements.**

Chapter 907, C.C., requires that the street address of each use or activity shall be displayed so as to be readable from the street fronting the use. Where that requirement is to be met by displaying the house number on a ground sign or ingress/egress sign serving an institutional, commercial or manufacturing use of this Zoning Code, or a mixed-use district of the 2024 Zoning Code, the following size standards shall be utilized:

- A. Where the speed limit of the fronting street is greater than 35 miles per hour (35 mph), the numeral size shall be no less than six inches.
- B. Where the speed limit of the fronting street is 35 miles per hour (35 mph) or less, the numeral size shall be no less than four inches.

**3377.13 Large lot frontage provisions.**

An institutional, commercial or manufacturing use in a district of this Zoning Code, situated on a lot with more than 600 continuous lineal feet of frontage along an arterial street, shall display no more than two ground signs adjacent to and directed to said arterial street and with the following additional limitations:

- A. Each such ground sign shall be in compliance with the provisions of C.C. 3377.10 to C.C. 3377.12, inclusive.
- B. No more than one such sign shall be allowed for each major vehicular entrance to the subject property, and, in general, said sign shall be located adjacent to such entrance.
- C. Such ground signs shall be separated from each other by at least 300 lineal feet.
- D. The aggregate graphic area for all ground signs on said street frontage shall not exceed the maximum allowable graphic area for that street frontage.

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This Section does not apply to mixed-use districts of the 2024 Zoning Code.

### **3377.15 Ground signs requiring graphics plan approval.**

The following types of ground signs may be approved by the graphics commission as part of a graphics plan:

- A. Where a property with more than 600 continuous lineal feet of frontage along an arterial street is being developed with an institutional, commercial or manufacturing use in a district of this Zoning Code, the graphics commission may approve a graphics plan to allow the installation of three or more ground signs for a district of this Zoning Code, as noted above, or of two or more ground signs for a mixed-use district of the 2024 Zoning Code, adjacent to and directed to said arterial street. Each such sign shall otherwise be in compliance with C.C. 3377.10 to C.C. 3377.12, inclusive, or with Section 34.G.20.060 for a mixed-use district of the 2024 Zoning Code.
- B. Where a property is being developed with one or more free-standing uses adjacent to a fronting arterial street, typical of but not limited to outparcel development, along with a larger institutional, commercial or manufacturing use in a district under this Zoning Code, or a mixed-use district of the 2024 Zoning Code, the graphics commission may approve a maximum of one additional monument-type ground sign to identify each free-standing use, subject to the following limitations:
  1. Where such ground sign is to be utilized, said free-standing use shall not display or be served by any other ground sign, projecting sign or side wall sign directed to the same street.
  2. Graphic area, height, setback and other applicable development standards shall be determined by the graphics commission for each such sign.
- C. One or more on-premises ground signs, including directory signs, may be utilized to identify or provide direction to functions or destinations within an institutional, commercial or manufacturing use in a district under this Zoning Code, or a mixed-use district of the 2024 Zoning Code, including, but not limited to, parking facilities, service facilities or emergency facilities. Size, height, setback and other standards shall be determined by the graphics commission.

### **3377.17 Setback regulations for permanent on-premises ground signs.**

No portion of a permanent on-premises ground sign, including supporting structure and decorative elements, shall be located within a required sign setback, or in conflict with the vision clearance provisions of the general site development standards chapter of this zoning code except an ingress/egress sign in compliance with C.C. 3377.14.

- A. Setback from Abutting Street Required. The required sign setback line shall apply to each street which abuts the property. Except as otherwise provided by this Graphics Code or the graphics standards of the 2024 Zoning Code, a permanent ground sign shall be set back no less than 15 feet from any street right-of-way line.
- B. Side Yard Setback Required. In addition, a side yard setback of ten feet shall be required from the side lot line of a residentially zoned district; a side yard setback of five feet shall be required from the side lot line of an institutional, commercial or manufacturing district of this Zoning Code, or a mixed-use district of the 2024 Zoning Code.
- C. Special Area Setback Exceptions. Exceptions to the required sign setback line, as determined by the Tables of Elements, shall be as follows:

1. Where the sign setback line is determined by the adopted standards and/or guidelines of an area of special graphics control or architectural review commission area.
  2. Where the sign setback line is determined by the provisions of a special zoning district, such as but not limited to a planned-district or limited-district.
  3. Where the sign setback line is determined by the provisions of an approved graphics plan.
- D. Visual Obstruction by Existing Building or Structure. Where a building or structure that constitutes a visual obstruction, other than another on-premises sign, precedes the subject property in the direction of traffic flow and lies within 160 feet of the mid-point of the street frontage of the subject property and is less than 20 feet behind the public right-of-way line, an on-premises ground sign may be erected with the trailing edge at the setback of the obstruction. Such ground sign may encroach upon the public right-of-way, subject to the provisions of C.C. 3377.09, Right-of-way encroachments.
- E. Visual Obstruction by Existing Vegetation. In a location where the existing vegetation would prevent a conforming ground sign or projecting sign from being read by passing motorists, a ground sign may be located in advance of the required ~~15-foot~~ setback, subject to the following conditions:
1. Maximum sign height shall be four feet measured from the established grade of the public right-of-way adjacent to the sign location.
  2. Minimum sign setback shall be five feet from the fronting street right-of-way line.
- F. Removal of Obstruction. Setback reductions allowed herein shall be temporary. The owner of any sign erected at reduced setback due to visual obstruction shall move said sign to a conforming location when the obstruction is removed.

### **3377.18 Permanent on-premises projecting signs.**

This section contains general provisions for regulating permanent on-premises projecting signs serving uses located in an institutional, commercial or manufacturing zoning district under this Zoning Code, or a mixed-use district of the 2024 Zoning Code. Permanent on-premise projecting signs are also subject to the provisions of C.C. 3377.19.

- A. Projecting Sign On a Building. A use situated in an institutional, commercial or manufacturing district under this Zoning Code, or a mixed-use district of the 2024 Zoning Code, shall display no more than one permanent on-premises projecting sign directed to each street which abuts the lot, and erected in accordance with the provisions of this Graphics Code, subject to the following additional limitations:
1. Where such projecting sign is utilized, the use shall not display a ground sign or a side wall sign directed to the same street.
  2. For the purpose of calculating allowable graphic area, the sign setback line for a permanent projecting sign shall be that of the wall of the building to which it is attached, except that where any part of a projecting sign encroaches upon any public right-of-way, the setback of the leading edge of said sign shall be utilized.
  3. A side yard setback of ten feet shall be required from any residentially zoned district.
  4. When installed entirely within private property a projecting sign shall clear the established grade at the sign location by at least eight feet.
  5. No portion of a projecting sign shall extend above the wall or fascia to which it is attached.

6. A projecting sign may extend over the right-of-way of a street, regardless of the building location relative to the right-of-way line, subject to the provisions of C.C. 3377.09, Right-of-way encroachments.
- B. Projecting Signs for Ground Floor Activities. Where a building contains two or more ground floor uses or activities which abut a fronting street, each ground floor use or activity shall utilize no more than one projecting sign, subject to the following conditions:
1. Such individual projecting signs shall be allowed only in lieu of a projecting sign or ground sign serving the entire use or building, and shall be subject to the provisions of C.C. 3377.18(A).
  2. The maximum allowable graphic area for each such projecting sign shall be calculated by dividing the allowable graphic area for a single projecting sign serving the entire ground floor by the total number of ground floor tenant spaces along that frontage.
  3. Individual projecting signs serving each use or tenant shall be of uniform size and shall be installed on, or directly above, the portion of the wall enclosing said use or tenant and at a uniform height above grade.

### **3377.19 Projecting signs requiring graphics plan approval.**

The graphics commission may consider for approval as part of a graphics plan, one or more on-premises projecting signs to be utilized to identify or provide direction to functions within an institutional, commercial or manufacturing use under this Zoning Code, or a mixed-use district of the 2024 Zoning Code. Size, setback and other such standards shall be determined by the commission.

### **3377.20 Permanent on-premises wall and window signs.**

This section contains the general provisions for regulating permanent on-premises wall and window signs serving institutional, commercial or manufacturing use under this Zoning Code, or a mixed-use district of the 2024 Zoning Code. Where a lot is developed with a single use or activity, regardless of size, wall and/or window signs shall be allowed based on the characteristics of the entire use. Permanent on-premises wall and window signs are also subject to the provisions of C.C. 3377.21 to C.C. 3377.25, inclusive.

The following provisions shall apply to all wall and window signs allowed by this chapter:

- A. In order to qualify for a wall and/or window sign to be installed on the subject building, the use or activity to be served by the sign must occupy a portion of said building. Said sign shall be displayed only on a wall, or that portion of a wall, enclosing said use or activity.
- B. Permanent wall signs serving individual uses or activities shall be displayed only on a wall enclosing the ground and first (or first and second) floor levels of the building. However, an allowable permanent wall sign which serves to identify the entire use or building may be displayed on any part of said wall or facade including its parapet.
- C. Along each facade of a building, in addition to allowable window signs and/or under-canopy signs, each individual use or activity shall utilize no more than one of the following types of wall signs: Direct-mounted wall sign, awning sign, or canopy sign.
- D. The aggregate graphic area of wall signs on each facade shall not exceed the allowable graphic area as determined by this Graphics Code.
- E. Where a use or activity qualifies for a wall sign facing an abutting street, and provided said use or tenant is not also served by a ground sign or projecting sign directed to the same street,

some or all of the allowable graphic area for wall signs may be utilized on the adjacent side walls enclosing the same use or activity.

- F. A wall sign shall not extend across, cover, or interfere with the functioning of major architectural features such as, but not limited to, windows and doors.
- G. A wall sign shall not extend beyond the perimeter of the wall to which it is attached, except as part of an approved awning or canopy.
- H. Only the primary face of a wall sign shall be used to display any sign copy. The primary face is that plane which is closest to parallel to the wall to which it is attached.

**3377.27 Temporary on-premises signs—General provisions.**

A single, temporary on-premises sign may be displayed on a lot in an institutional, commercial and manufacturing district under this Zoning Code, or a mixed-use district of the 2024 Zoning Code, subject to the following general provisions:

- A. A temporary permit shall be required to authorize the installation of any temporary sign with a graphic area larger than 10 square feet.
- B. Proof of approval, in a format determined by the director, shall be displayed on any temporary sign
- C. A temporary sign shall be displayed for no more than 365 consecutive days, renewable for one, consecutive, 365 day period without a fee. The maximum size shall be 32 square feet with a maximum height of 8 feet.
- D. No temporary sign shall be illuminated.
- E. A temporary sign shall be a rigid ground sign only, except in a situation where no conforming location for a ground sign exists. No temporary projecting sign or roof sign shall be permitted. No banner shall be used as a temporary sign.
- F. A temporary ground sign shall be set back at least two feet from the right-of-way line of any abutting street, or the setback required by this chapter, whichever is greater, and no less than two feet from any public sidewalk or shared-use path. Vision clearance shall be maintained. Where wall-mounted, allowable setback shall be that of the wall to which said sign is attached.

**3377.28 ~~Temporary construction signs. (Repealed)~~ Reserved.**

**3377.29 ~~Temporary real estate signs. (Repealed)~~ Reserved.**

**3377.30 ~~Other allowed temporary signs. (Repealed)~~ Reserved.**

**3379.01 Signs along the Interstate System.**

- A. Any sign along the Interstate System not permitted by this chapter is declared to be illegal and a threat to the safety of travelers on the Interstate System. The director shall ensure compliance with this chapter, and with the 2024 Zoning Code, by:
  - 1. Issuing orders to remove, alter, or relocate any sign not allowed.
  - 2. Removing or causing to be removed without notice any sign which is within the Interstate System right-of-way.
  - 3. Taking or causing to be taken legal proceedings for the enforcement of this chapter.

- B. Except as otherwise provided in this chapter, no sign shall be erected or permitted to remain in existence which:
  - 1. Is within or overhangs any portion of the right-of-way of the Interstate System.
  - 2. Is located or illuminated so as to obstruct or impair the vision of the operator of a motor vehicle who is proceeding in a lawful direction within the Interstate System right-of-way.
  - 3. Is prohibited by Ohio Revised Code Chapter 5516 (Control of Advertising Devices).
- C. Mandatory signs under the laws of the United States, the state of Ohio, or authorized by the city of Columbus are permitted.
- D. A permanent on-premises sign may be erected within 660 feet of any interstate system right-of-way line in conformance with this Graphics Code. No mechanical movement, automatic changeable copy, or flashing lights or other special effect shall be utilized.
- E. Temporary on-premises signs may be displayed along Interstate System frontages. Such signs shall be subject to all standards pertaining to temporary signs in the underlying zoning district of the subject property.
- F. An off-premises sign may be erected in conformance with this Graphics Code, provided that no off-premises sign shall be located within 660 feet of any Interstate System right-of-way line, which can be perceived at any time by the operator of a motor vehicle proceeding in any lawful direction within the Interstate System.

**3380.101 ~~Morse Road special graphics control area.~~ Reserved.**

**3380.103 ~~Olentangy River Road Special Graphics Control Area.~~ Reserved.**

**3381.01 Compliance and authority.**

The zoning administration, enforcement and penalties provisions of ~~the~~ this Zoning Code, and the 2024 Zoning Code, shall apply to the implementation of this Graphics Code. The director or an authorized representative shall ensure compliance with this Graphics Code. The authority of the director shall extend to any duly authorized subordinate.

It shall be unlawful for any person to construct, install, relocate, alter, maintain or remove any graphic within the city, except in accordance with the provisions of this Graphics Code. In addition, it shall be unlawful for any person to sell or lease any graphic, including a sign to be located within the corporate limits of the city, for which a certificate of zoning clearance, an installation permit, a temporary permit, or a miscellaneous graphic permit is required by this Graphics Code, or to contract, sell, or lease any such sign, without first notifying the buyer or lessee in writing of the applicable Graphics Code requirements with regard to permits, installation and sign erector licensing.

**3382.03 Duties of the graphics commission.**

The duties of the graphics commission shall be as follows:

- (A) Hear and decide all requests, except as provided for in C.C. 3323 and 3359, for appeals or variances from the application of this Graphics Code;
- (B) Hear and decide all requests, except as provided for in C.C. 3323 and 3359, for special permits where required by this Graphics Code;

- (C) Hear and decide all requests, except as provided for in C.C. 3323 and 3359, for approval of a graphics plan and any other action required by this Graphics Code to be heard by the graphics commission;
- (D) Hear and decide all requests included in the 2024 Zoning Code for approval of a graphics plan, and any other action required by this Graphics Code or the graphics standards in the 2024 Zoning Code to be heard by the graphics commission.
- ~~(D)~~(E) Review, except as provided for in C.C. 3323 and 3359, special graphics control area design criteria and standards proposed for adoption and to make a recommendation to city council;
- ~~(E)~~(F) Serve as a board of appeals from rulings or procedures of the board of examiners of general and limited sign erectors;
- ~~(F)~~(G) Review the existing Graphics Code and propose new legislation to be prepared by the department;
- ~~(G)~~(H) Review all pending legislation pertaining to graphics and make recommendations to city council; and
- ~~(H)~~(I) Recommend changes to the City Codes pertaining to graphics.

### **3382.05 Variance.**

Any request for a variance from this Graphics Code or the graphics standards in the 2024 Zoning Code shall be heard and decided by the graphics commission as provided by this Graphics Code.

- A. The graphics commission shall have the power, upon application, to grant a variance from one or more provisions of this Graphics Code. No variance shall be granted unless the commission finds that a hardship exists, based upon special physical conditions which:
  - 1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
  - 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
  - 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
  - 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of this Graphics Code.
- B. In granting a variance, the graphics commission may impose such requirements and conditions regarding the location, character, and other features of the graphics as the commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district in this Zoning Code or the 2024 Zoning Code.

**3387.01 Prohibited uses specified.**

Within the City, no buildings or premises shall be used, and no buildings or structures shall be erected which are arranged, intended or designed to be used for any of the following uses, on any property or parcel zoned into districts in this Zoning Code, or in the 2024 Zoning Code:

- (1) Acid manufacture or sale including hydrochloric, nitric, sulfuric, sulfurous or hydrofluoric acid;
- (2) Bronze powder or other metallic powder manufacture or sale;
- (3) Explosives manufacture, storage or sale;
- (4) Fireworks manufacture, storage or sale;
- (5) Landfill or dump for refuse;
- (6) Outdoor firing range.

Exception: Use prohibitions 1, 2, 3, and 4 listed above shall not apply to facilities in experimental and analytical laboratories when permission for such use has been obtained in writing from the state Department of Industrial Relations, nor in laboratories of state accredited schools, colleges, and other similar institutions for the purpose of instruction or experiment when approved by the Fire Chief of the City of Columbus, or designee.

**Chapter 3389 SPECIAL PERMIT USES**

**3389.01 Purpose.**

The purpose of this chapter is to identify land uses which require a special permit due to unique characteristics relative to location, design, size, operation, circulation or need for public services; to provide supplemental criteria which shall be applied by the board of zoning adjustment to proposed uses in addition to Section 3307.06 guidelines; and to guide person in the preparation of applications. The provisions of this Chapter shall also apply to properties or parcels with a 2024 Zoning Code district designation.

**3389.05 Day care center. Reserved.**

**3389.087 Outdoor amphitheaters**

An outdoor amphitheater requires a Special Permit and shall only be located in any zoning district permitting C-4 Commercial District uses in this Zoning Code, or in the UCT, UCR (excluding UCR-R), CAC, or RAC districts of the 2024 Zoning Code. In addition to complying with the underlying zoning standards, an outdoor amphitheater shall provide a minimum 100-foot setback between any stage, speaker, or other audio amplification source, and any parcel line

**3389.11 Halfway house or "community residential treatment center."**

In order to provide opportunities for location of halfway houses or community residential treatment centers, to avoid over-concentration of halfway houses or community residential treatment centers, and to establish the suitability of the requested use at the proposed location, a halfway house or community residential treatment center requires a special permit. No application for a special permit shall be accepted for review unless accompanied by sufficient documentation from the appropriate licensing or certifying agency determining the need for such a halfway house or community residential treatment center at the proposed location. The applicant is responsible for demonstrating compliance with this section.



The board of zoning adjustment shall consider the following criteria in determining whether a location is appropriate for a halfway house or community residential treatment center and may attach conditions which it deems to be appropriate to such special permit and consistent with the purposes of this chapter.

- A. The halfway house or community residential treatment center shall:
- (1) Be occupied by no more than 30 residents, exclusive of staff, limited by the size of the existing or proposed building and its allocation of space for sleeping quarters, except that the board of zoning adjustment may approve a larger number solely for the reason that the proposal's economic feasibility is tied to such larger number of residents;
  - (2) Be located no closer to another halfway house or community residential treatment center; to any institution similar in nature but occupied by more than 30 residents; or to a school, nursing home, rest home or home for the aging all as defined in Chapter 3303, C.C. than 1,000 feet measured on a straight line radius from the building so used to the building proposed to be used; and
  - (3) Be located in an eligible census tract. A census tract shall be eligible for such location if it contains no halfway house or community residential treatment center.
- B. Prior to occupancy and continuously thereafter the applicant halfway house or community residential treatment center shall:
- (1) Be licensed or certified by a federal, state or local agency which requires screening potential residents;
  - (2) Be licensed as a rooming house by the department; and
  - (3) Comply with all applicable city codes.
- The applicant shall submit a copy of the (B)(1) license or certificate to the department initially prior to occupancy and thereafter subsequent to each renewal.
- C. A halfway house or community residential treatment center shall be located only in an I-institutional district, a C-4 commercial district, or an M-manufacturing district of this Zoning Code, or a mixed-use district of the 2024 Zoning Code.

**3389.13 ~~Non-accessory parking lot.~~ Reserved.**

**3389.131 Temporary parking lot.**

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

1. The lot is located in a C-3 or C-4 commercial district or M-manufacturing district of this Zoning Code, or a mixed-use district of the 2024 Zoning Code and qualifies as a nonaccessory parking lot.
2. The parking to be provided is not code-required.
3. The site is on a lot where development can reasonably be expected to occur within two years.

4. The parking lot shall be graded and maintained so as to prevent damage from surface water drainage, accumulation of stagnant surface water, and improper diversion of surface water. Drainage shall conform to the division of sewerage and drainage standards.
5. The parking lot shall be developed in accordance with provisions of Chapter 3312 not in conflict with this section. The parking lot plan shall be approved by the director of public service and/or their designee.
6. Access and curb cuts shall be provided in accordance with guidelines issued by the director of public service and/or their designee.
7. A surface consisting of at least No. 304 aggregate compacted and covered with No. 8 stone, or any other surface approved in writing by the director of public service and/or their designee, shall be installed and shall be maintained in a dust-free condition.
8. Parking spaces, traffic pattern and layout shall be controlled by striping, numbering, bumper blocks, signs or other suitable means approved by the director of public service and/or their designee.
9. A buffer shall be provided adjacent to any adjacent street. Such buffer shall consist of a ten-foot wide grass strip, a three-foot high brick or masonry wall, or a combination of grass, landscaping, walls, fences or similar materials which in the opinion of the board of zoning adjustment is a reasonable alternative to a ten-foot wide grass strip. Such a buffer shall be installed and maintained in a live, neat, clean and orderly condition adjacent to any street. Buffering requirements may be waived when the site is not adjacent to a residential zoning district and the board of zoning adjustment finds that unbuffered parking will not negatively impact any commercially developed frontage; however, parking shall be restrained so as to prevent encroachment upon the sidewalk.
10. The special permit applicant for the subject lot has certified in writing that the parking lot shall conform to any and all special permit conditions stated herein plus any special condition to be imposed thereon.
11. Any additional special condition that the board of zoning adjustment may reasonably require due to special circumstances.
12. The special permit shall be limited to a term of not exceeding two years.
13. The special permit shall not be renewed. Rather, if necessary and upon a showing of good cause, a new application may be filed, notice shall be given, public hearing shall be held and decision shall be made based on then existing circumstances.
14. The special permit granted and the responsibilities assumed by the applicant hereunder shall run with the use of the land and shall be applicable to any subsequent owner or operator so long as the temporary parking lot operation continues.

**3389.14 Monopole telecommunication antennas.**

- A. The siting of a monopole telecommunication antenna requires a special permit to be located in any of the following areas:
  1. Any property or parcel listed on the Columbus Register of Historic Properties, or that is included in an architectural review commission area, and that is zoned C-2, C-3, C-4, C-5, M, M-1, or M-2 in this Zoning Code,
  2. Any property or parcel located in the CAC or RAC districts of the 2024 Zoning Code.

- B. The board of zoning adjustment shall grant a special permit only when it finds that the following conditions and standards have been met:
1. Affidavits have been submitted by the applicant and placed on file with the board of zoning adjustment attesting to the lack of any reasonable alternative, including collocation and concealment to the construction of the monopole antenna as well as documentation of this finding.
  2. Affidavits have been submitted by the applicant and placed on file with the board of zoning adjustment attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna.
  3. The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.
  4. At no time shall any antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission. All exterior finishes shall be, unless otherwise required, neutral grey in color.
  5. The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially-zoned districts. All support structures shall meet district setbacks.
  6. Monopole telecommunication antennas shall be exempt from C.C. 3312 and C.C. 3309.14, and the height limits in the CAC or RAC districts of the 2024 Zoning Code, up to a maximum height of:
    - a. 100 feet if built for one or more providers;
    - b. 150 feet if built for two or more providers.
  7. Within 180 days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or shall be declared a nuisance as per C.C. 4107.

**3389.151 Ohio Medical Marijuana Control Program Retail Dispensary.**

An Ohio Medical Marijuana Control Program Retail Dispensary requires a Special Permit and shall only be located in any zoning district permitting C-4 Commercial District uses of this Zoning Code, or in the following districts of the 2024 Zoning Code: UGN-1, UCT, UCR (excluding UCR-R), CAC, and RAC. In addition to complying with the underlying zoning standards, an Ohio Medical Marijuana Control Program Retail Dispensary shall provide proof that their proposed location provides a minimum 500-foot separation from other Ohio Medical Marijuana Control Program Retail Dispensaries. Distance separation as required in this section is measured from the closest point on a parcel line containing the Ohio Medical Marijuana Control Program Retail Dispensary and the closest point on a parcel line containing the zoning district or use it is to be separated from.

The board of zoning adjustment shall grant a special permit for a Medical Marijuana Retail Dispensary only when it finds that the following conditions have been met:

- (a) Applicants shall provide proof of compliance of providing notice to all property owners within 250 feet of the proposed location.

- (b) Applicant shall also provide a presentation to the applicable area commission or civic association, if established, that shall include the following information:
  - (i) an introduction of the company along with background, anticipated earliest opening date, operating hours and days of the week, and an emergency contact name and number.

**3390.02 No temporary use permit required.**

For purposes of ~~the~~ this Zoning Code and the 2024 Zoning Code, and subject to the provisions of this chapter, the following temporary uses are permitted without a temporary use permit in accordance with the conditions specified.

- (A) A carnival or a circus is permitted on any lot developed with an existing religious, educational or social organization building in any residential district, ~~or on any lot in any commercial or industrial district,~~ or on a mixed-use district of the 2024 Zoning Code, for a period not to exceed 15 days and a maximum of two times each year. No structure or equipment shall be placed within 20 feet of any residential building or structure.
- (B) A Christmas tree sales lot is permitted on any lot developed with an existing religious, educational or social organization building in any residential district, ~~or on any lot in any commercial or industrial district,~~ or on a mixed-use district of the 2024 Zoning Code, for a period not to exceed 60 days; provided, however, that any such lot shall be cleared by the first day of January. In a commercial or manufacturing district, a temporary structure or portable building may be used on such a lot but only if a temporary use permit has been obtained for such structure or portable building.
- (C) A garage or yard sale is permitted on any lot in any residential, commercial or industrial district, or a mixed-use district of the 2024 Zoning Code, for a maximum of two times each year and a maximum of four days at a time.
- (D) An assembly in a tent is permitted on any lot developed with an existing religious, educational or social organization building in any residential district, ~~or on any lot in any commercial or industrial district,~~ or on a mixed-use district of the 2024 Zoning Code, for a period not to exceed 30 days and a maximum of two times each year. No structure or equipment shall be placed within 20 feet of any residential building or structure.

Off-street parking requirements for subject lot shall not be enforced during the period that such temporary use complies with this chapter.

- (E) A temporary parking lot for special events open to the general public is permitted on any lot, properly zoned to permit parking for a period not to exceed 21 days and a maximum of one time each year.

Parking lot requirements for the subject lot shall not be enforced during the period that such temporary use complies with this chapter.

- (F) Portable Storage Containers. Portable storage containers are a temporary structure designed for storage that are less than 169 square feet in size and eight feet in height that may be delivered onsite by a commercial enterprise then picked up and removed to a commercial storage facility or the customer's destination. Portable storage containers are permitted as a non-permanent accessory use to provide temporary storage for moving and similar short-term purposes.

One portable storage container may be located on any parcel for two non-sequential periods, not exceeding 14 days for each period, per calendar year. The portable storage container shall be situated on an improved surface when possible and not block any sidewalk or shared-use path. A portable storage

container is not permitted as a permanent accessory storage structure regardless of the proposed location of the unit on a parcel.

#### **3390.04 Temporary use permit required.**

No person shall use any building structure or premises or erect any building or structure for particular uses specified in this section except in compliance with a temporary use permit issued by the director as provided in this chapter.

- (A) A real estate office is permitted in any residential subdivision or development actively under construction, as determined by the director, for the purpose of selling lots in such subdivision, or for leasing units. A model home may be used as a temporary sales or leasing office. A temporary use permit for such use may be issued for one year. At the end of a year, a new permit may be issued if the director determines that such subdivision or development is still actively under construction. A temporary use permit may be issued for a mobile home or portable building to be used as a temporary sales or leasing office to allow earlier sales or leases for new developments pending completion of a furnished model home. Off-street parking requirements for the subject lot shall not be enforced during the term of either permit.
- (B) A mobile home for emergency housing for the victim of a fire or catastrophic loss is permitted on the lot where such loss occurred. A portable storage unit may be used in conjunction with such temporary housing. A temporary use permit for such use may be issued for 90 days, renewable for an additional maximum term of 90 days and may be subject to additional restrictions.
- (C) A temporary use of a building for seasonal celebrations such as a "haunted house" is permitted in any residential, commercial or industrial district, or a mixed-use district of the 2024 Zoning Code, for a period not to exceed 30 days one time each year.
- (D) A temporary structure or portable building is permitted on a Christmas tree sales lot in a commercial or manufacturing district. A temporary use permit may be issued for a period not to exceed 60 days and shall provide that such structure or building shall be removed by the first day of January.

#### **3390.041 ~~Temporary use permit for a temporary parking lot.~~ Reserved.**

#### **3390.06 Application.**

An application for a temporary use permit shall contain such information as the director deems reasonably necessary for a determination of compliance or noncompliance with ~~the~~ this Zoning Code or the 2024 Zoning Code and to assist enforcement thereafter. The applicant shall sign the application and each copy thereof, attesting to the truth and exactness of the information supplied and to the applicant's intent to terminate such use within the period set forth therein.