

## 1871-2023 Attachment Title 33 Updates and Typographic Corrections

### **3303.00 - ~~Italicized words~~ Meaning of words and phrases.**

(A) The definitions in this chapter shall apply in the interpretation and enforcement of this Zoning Code.

(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."  
~~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.~~

### **3303.01 Letter A.**

"Abutting" means bordering.

"Accessory" 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.

"Accessory Parking" and "Non-accessory Parking."

1. "Accessory parking" means automobile parking as a subordinate use and of a nature incidental to but supportive of the principal use, building or structure. Accessory parking is characterized as a free service for employees and/or customers of the principal use, building or structure.

2. "Non-accessory parking" means automobile parking as a principal rather than a subordinate land use and is neither accessory nor code-required. Non-accessory parking is generally characterized as a commercial service.

"Activities, specified sexual." (See "Specified sexual activities.")

"Activity" means an individual tenant, business, or other commercial or noncommercial establishment or occupancy.

"Addition" means a part added to a building either by constructing so as to form one architectural whole, or by joining, as by a passage, so that each is a necessary adjunct or appurtenance of the other or so that they constitute the same building.

"Administrator" when used without clarification means the director or designee.

"Adult booth" means an area of an adult entertainment establishment or adult store separated from the rest of a building by a divider, partition or wall and used to:

1. Demonstrate, play, or show adult material, or

2. View a live performance distinguished or characterized by an emphasis on the depiction description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities

"Adult entertainment establishment" means an auditorium, bar, cabaret, concert hall, nightclub, restaurant, theater or other similar commercial establishment that recurrently features or provides one or more of the following

1. Persons who appear in the nude;

2. A live performance distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities, or

3. Audio or video displays, computer displays, films, motion pictures, slides or other visual representations or recordings characterized or distinguished by an emphasis on the depiction, description, exposure or representation of specified anatomical areas, or the conduct or simulation of specified sexual activities.

"Adult material" means items consisting of one or more of the following

1. Digital or printed books, magazines, periodicals, audio, video displays, computer displays, films, motion pictures, slides, or other visual representations or recordings that are characterized or distinguished by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities, or
2. Devices, instruments, novelties or paraphernalia designed for use in connection with specified sexual activities, or that depict or describe specified anatomical areas.

"Adult store" means one or more of the following:

1. An establishment which has a majority of its shelf space or square footage devoted to the display, rental, sale, or viewing of adult material for any form of consideration
2. An establishment with an adult booth.

"Aggregate Graphic Area." (See "Graphic area.")

"Alley" means a right-of-way not less than ten feet wide but less than 35 feet wide located at the rear or side of lots, dedicated to public use for travel or transportation and generally affording secondary access to abutting property.

"Alley line" means a lot line bordering on an alley.

"Alter" or "Alteration," and "Structural Alteration."

"Alter" or "alteration" means any change, rearrangement or modification in construction or in the exit facilities or the moving of partitions from one location or position to another.

"Structural alteration" means any change in the supporting members of a building such as bearing walls, columns, lintels, beams or girders or floor construction.

"Amusement park" means any premises offering three or more amusement rides for hire on a per use basis or the charging of an admission fee for more than 21 calendar days in a calendar year. An amusement ride is a ride or device, aquatic device, or a combination of devices that carries or conveys passengers on, along, around, over, or through a fixed restricted course within a defined area for the purpose of giving its passenger's amusement pleasure, or excitement.

"Amusement ride" includes carnival rides, bungee jumping, inflatable rides and fair rides. Amusement park does not include an approved special event allowed by C.C. Chapter 3390.

"Anatomical areas, specified" (See: "specified anatomical areas.")

"Animal kennel" or "animal shelter" means any building, structure, or premises which is used, arranged, intended or designed to be used for the boarding and/or breeding of animals for more than a consecutive 24-hour period and not located or operated in conjunction with the practice of a licensed veterinarian on the same parcel. Pet day care, pet grooming facilities, pet stores and pet supply stores, with no outside runs, shall not be considered an animal kennel.

"Animated Graphic" (See "Graphic.")

"Antenna" means any system of wires, poles, rods or similar devices for transmitting or receiving radio signals or television signals, or both, together with the structure used for the primary purpose of supporting same, including the foundation, guys, and all other components thereof.

"Apartment complex" means a residential development under one control and consisting of two or more apartment houses erected on a lot which has frontage on and access to a public street through an approved system of private drives. In addition to apartment house buildings, an apartment complex may also include dwellings containing one, two, three, or four dwelling units.

"Apartment hotel" means a building arranged, intended or designed to be occupied by five or more individuals or groups of individuals living independently but having a common heating system and a general dining room.

"Apartment house" means a building arranged, intended or designed to be occupied by five or more individuals, groups of individuals or families living independently of each other and with cooking facilities for the exclusive use of each of the individuals, groups of individuals, or families who occupy the premises. The number which an apartment house is designed to accommodate shall be determined by the number of separate dwelling units in such dwelling.

"Approved combustible material" means wood or any material not more combustible than wood, as specified in the most recent National Electrical Code; and approved plastics.

"Architectural decoration" means an element, design or motif, other than an architectural feature; installed, attached, painted or applied to the exterior of a building or structure for the purpose of ornamentation or artistic expression (Compare with "Architectural feature.")

"Architectural feature" means a window, door or other element of building design intended to be functional and any ornamentation associated therewith. (Compare with "Architectural decoration.")

"Architectural review commission" when used without clarification means the historic resources commission created by Chapter 3117, C.C., or an architectural review commission created by Title 31, C.C. and having jurisdiction over the application.

"Architectural review commission guidelines" means the document adopted by an architectural review commission that sets forth the architectural characteristics of a listed property or an architectural review commission area, or a specific property therein and provides design guidance for appropriate construction or alteration therein pursuant to the provisions of the pertinent chapter. Guidelines and standards are intended to be consistent with each other.

"Art Gallery" means an establishment used primarily for displaying and/or offering for sale works of art to the general public and does not involve the preparation of food or drink or offering food or drink for sale or for consumption on site.

"Arterial street" means any street for which the primary function is to move vehicles from one section of the city or county and which is so designated on the city of Columbus thoroughfare plan and arterial construction type adopted by city council and used for express, moderate speed travel (usually 35 to 50 miles per hour) within an urbanized area.

"Automatic changeable copy." (See "Changeable copy.")

Aviation Field. See "Landing field."

"Awning" means a hood or cover that projects from the wall of a building intended only for shelter or ornamentation.

"Fixed awning" means an awning constructed with a rigid frame which cannot be retracted, folded or collapsed.

"Illuminated awning" means a fixed awning covered with a translucent membrane and which is in whole or part, illuminated by light passing through the membrane from within the structure, also known as an "electric awning."

"Retractable awning" means an awning, which can be, retracted, folded, or collapsed against the face of the supporting building.

"Canopy" means an awning, which is additionally supported by one or more columns.

"Marquee" means a fixed awning or canopy, which requires additional loading for graphics.

### **3303.02 Letter B.**

"Banner" means a non-rigid cloth, canvas, or plastic graphic, other than a flag, displaying on-premises or off-premises copy.

"Bar" means an establishment used primarily for the dispensing, or sale of alcoholic beverages by the drink for on-site consumption.

"Bikeway" means a facility that explicitly provides for bicycle travel. A bikeway may vary from a completely separated facility to simple signed streets as follows:

(a) "Shared-use path" (Class I Bikeway) means a bikeway outside the traveled way and physically separated from motorized vehicular traffic by an open space or barrier and either within the street or highway right-of-way or within an independent alignment. A shared-use path also may be used by pedestrians, including skaters, joggers, users of manual and motorized wheelchairs, and other authorized motorized and non-motorized users.

(b) "Bike lane" (Class II Bikeway) is a marked lane contiguous to a travel lane within a roadway for the exclusive or semi-exclusive operation of bicycles in the same direction as the adjacent travel lane. The bike lane is physically separated from motor vehicle traffic by painted lines, pavement coloration, curbing, parked vehicles or other barriers.

(c) "Bike route" (Class III Bikeway) utilizes existing streets and roads. No separation of motor vehicle and bicycle traffic is provided as only signs are present to indicate the course of the bike route.

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

~~"Boarding house" means a residential building, other than a hotel, in which meals are served together with lodgings for hire to three or more persons.~~

"Breezeway" means a roofed, weather-protected, non-habitable space connecting a dwelling and a detached garage.

"Building" means any structure having a roof supported by columns or walls, or any series of structures separated only by "fire separations" but contained under a common roof or within common walls, and requiring a building permit in accordance with Title 41 of the Building Code that is used for shelter, occupancy, enclosure, or support of persons, animals, or property.

"Building line" means a clearance line limiting the approach to a lot line of a building exclusive of open porches, steps, terraces, walkways or separate accessory building, or as otherwise provided in this Zoning Code.

### **3303.06 Letter F.**

"Facing," in reference to a sign, means the readable copy area visible to traffic proceeding in one direction along a public street.

"Fast-food business" means a retail business operation, established on an individual tract of land or lot, occupying less than 10,000 square feet of gross floor area, where the products purchased by the customer consist of prepared food and beverages ready for immediate consumption.

"Filling Station." See "Retail Filling Station."

"Finished grade" means the final elevation of the ground plane after development.

"Fireworks" means any pyrotechnic devices classified as fireworks under C.C. Chapter 2533.

"Firing range" means any non-publicly owned property or premises designed or used for the discharging of a firearm, including air rifles and air pistols. A game or exhibit that includes the use of an air rifle or air pistol exclusively for a period of no more than 21 calendar days in a single calendar year shall not be considered a firing range for purposes of this Code.

"Fit to display" means, in the context of a flag or banner, that the entire flag or banner and supporting structure is in good and safe condition, with no holes, and that is not tattered, substantially faded or reduced in readability, or that is in a state of mechanical deterioration.

"Flag" means an ensign, standard, colors, or emblem of a governmental body.

Flashing Graphic. See "Graphic."

"Flood plain development." See C.C. Chapter 1150 3385.

"Freeway" means an arterial street with full control of access, and complete grade separation at all crossroads. Freeways accommodate heavy traffic at high speeds (usually usual 55 or greater to 65 miles per hour).

"Front line of a building" and "front yard line" mean, respectively, that portion of the building line or yard line adjacent to the street line affording principal access to the building. (See also "Lot front.")

"Frontage," of a building, and of a lot or property:

1. "Building frontage" means the facade of a building most nearly parallel to an abutting public right-of-way which affords principal access.
2. "Lot frontage" or "property frontage" means the length of the property line of any one premises along an abutting public right-of-way.

"Fronting" means bordering, in the sense of affording principal access.

"Fuel sales" means the retail sale of fuel for motor vehicles.

### **3303.13 Letter M.**

"Maintenance" means, in reference to a graphic, cleaning, painting, repair, or replacement of defective parts in a manner that does not alter the basic copy, design, or structure.

Manual Changeable Copy. See "Changeable copy."

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

"Manufactured home pad" means that portion of a manufactured home site that is designed, constructed, and improved in such a manner as to provide a base upon which a manufactured home shall rest, and which also serves as a base upon which blocks or other materials are placed to assist in leveling the floor of the manufactured home and provide a temporary type of foundation.

"Manufactured home park" means one or more contiguous parcels of land under a single management which have been designed and developed in such a manner as to provide individual manufactured home sites for one or more manufactured homes. The term manufactured home park shall mean the same as a trailer park, trailer court, or trailer camp; however, only mobile homes or trailers with the HUD certification shall be located therein.

"Manufactured home site" means an area of land within a manufactured home park that is designed and developed in such a manner as to provide a location for one manufactured home.

Manufacturing Use. See "Use, institutional, commercial or manufacturing."

Marquee. See "Awning, fixed."

"Meat packing plant" means a place, other than a slaughterhouse, where animals other than fowl or game are processed, cured and/or made ready for cold storage or sale.

"Message center" means an automatic changeable copy sign, a display capable of transmitting variable information to the public, such as the date, time and temperature; public service messages; or a wide variety of promotional announcements.

"Minimum floor area" means that area computed for the floors in the dwelling above the lot grade line. The second floor in each case qualifying for living quarters shall have access thereto by a permanent built-in stairway. "Minimum net floor area for living quarters" excludes rooms for garage purposes, outside vestibules, and open or closed porches or verandas. "Living quarters" means that portion of the building which is constructed with ceilings and walls finished on the inside in accordance with the Building Code.

"Mobile home" means any vehicle manufactured as a single-family residence, comprised of one or more sections, excluding recreational vehicles, which has been designed and manufactured for transportation on the public streets and highways on its own wheels, arriving at the site ready for occupancy except for normal unpacking, assembly operations and connections to utilities. This term shall not include a modular home as defined in this chapter, or an industrialized unit as defined in Section 3781.10 of the Ohio Revised Code, but includes a manufactured home as defined in this chapter.

"Modular home" means a residence comprised of one or more self-sufficient sections, except site preparations, transported on a vehicle from the place of manufacture to a site where it is to be occupied as a dwelling. This term shall not include a mobile home or a manufactured home.

"Monopole telecommunication antenna" means the combination of a single tubular or rod-shaped support structure and transceiving devices, including, but not limited to, panel and whip antennas, used to facilitate wireless radio and telecommunication transmissions. This definition excludes lattice, guyed, dish, or erector-style antennas.

Monument Sign. See "Sign."

Motel. See "Hotel."

"Motorist services use" means an activity or land use providing fuel, food or lodging and described as a "motorist services use" by the Ohio Manual on Uniform Traffic Control Devices (OMUTCD), latest revision.

Multi-Faced Sign. See "Sign."

"Multiple-dwelling development" means a residential development under one control and consisting of ~~two~~ ~~three~~ or more multiple-dwelling buildings ~~dwelling~~s each containing a minimum of two and a maximum of three or four dwelling units erected on a lot which has frontage on and access to a public street through an approved system of private drives. In addition to multiple-dwelling buildings, a multiple-dwelling development may also include single-unit dwellings.

"Mural" means a graphic displayed on the exterior of a building, generally for the purposes of decoration or artistic expression without on- or off-premise advertising or commercial copy, including, but not limited to, painting, fresco or mosaic. A mural that qualifies as an on- or off-premise sign shall be classified as a sign and not a mural.

### **3303.16 Letter P.**

"Panel antenna" means the combination of a rectangular panel not to exceed two feet wide by six feet tall by six inches deep and any associated support structure used to facilitate wireless radio and telecommunication transmissions. This definition excludes lattice, guyed, dish or erector-style antennas.

"Parking space" means a rectangular area, exclusive of any driveway or other circulation area, accessible from a street, alley, or maneuvering area and designed for parking a motor vehicle.

"Parking lot" means any off-street area or facility which meets one of the following conditions:

1. Contains one or more parking, loading or stacking space for commercial, institutional or industrial use; or
2. Contains five or more parking spaces for any residential use.

"Pennant" means a flag or banner that is triangular in shape. (See "Banner," "Flag" and "String of pennants.")

Permanent Sign. See "Sign."

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

"Personal assistance" means supervision as required and services including help in walking, bathing, dressing, feeding, or getting in and out of bed.

"Pickup unit" means a building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.

"Pitch" means the slope of a roof expressed in feet as a ratio of vertical rise to horizontal run.

"Pole cover" means a decorative enclosure that covers the structural support of a sign.

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

"Portable building" means any building or vehicle designed with running gear permanently attached for transportation on the public streets and highways under its own power or towed behind another vehicle, arriving at the site, substantially ready for use, whether for residential, office, commercial or manufacturing use. Removal of packing and baffles; interconnection of two or more buildings or vehicles; and connection of or to utilities shall not be considered in determining whether a portable building is substantially ready for use. The towing hitch, wheels, axles, and other running gear may not be removed ~~remove~~ from a portable building preventing it from being portable.

Portable Sign. See "Sign."

"Portable storage container" means a non-permanent, non-habitable, self-contained structure of less than 169 square feet in size and eight feet in height designed for temporary placement on and subsequent removal from a parcel for the purpose of facilitating off-site storage.

"Premises" means land together with the buildings and structures thereon.

"Primary building frontage" means a building frontage that abuts a street listed as a primary street in the applicable overlay areas.

"Principal building" means a building in which the principal use of the property is conducted. All parcels containing at least one building shall be deemed to have a principal building.

"Private access" means driveway as defined and regulated in the parking chapter hereof.

"Private club" means a building and accessory facilities owned and operated by an association, a corporation, or a group of individuals established for the cultural, educational, recreational, or social enrichment of its members and not primarily for profit, and whose members pay dues and meet certain prescribed qualifications for membership.

"Private garage" means a building or portion of a building for the housing of motor vehicles as an accessory use permitted in a residential district or an apartment district and in which no service, work, trade, occupation, or business is carried on connected in any way with a motor vehicle as defined by Ohio Revised Code Section 4511.01.

"Private residence" means a place of usual or customary abode.

"Private roadway" means a privately owned and maintained strip of land designed, improved, and intended to be used for vehicular traffic.

"Produce Stand" means a stand that is an open and non-enclosed structure that is not a building and does not exceed 120 square feet in gross floor area for the display, sale, and/or pickup of fresh, unprocessed vegetables or produce (as defined by Chapter 3717 of the Ohio Revised Code), flowers, orchard products, or ornamental crops. The stand shall not employ the use of appliances or mechanical refrigeration.

Projecting Sign. See "Sign."

Projector Graphic. See "Graphic."

Property Frontage. See "Frontage."

Property Owner. See "Owner."

"Public garage" means any building or portion of a building other than a private garage, for the housing of commercial or noncommercial motor vehicles.

"Public notice" of a hearing or proceedings means ten days' notice of the time and place thereof printed (see "printed" in 101.03 Interpretation) in The City Bulletin.

"Public nuisance" means any structure which is permitted to be or remain in any of the following conditions:

- (A) In a dilapidated, decayed, unsafe or unsanitary condition detrimental to the public health, safety, and welfare, or well-being of the surrounding area; or
- (B) A fire hazard; or
- (C) Any vacant building that is not secured and maintained in compliance with Chapter 4513; or
- (D) Land, real estate, houses, buildings, residences, apartments, or premises of any kind which are used in violation of any division of Section 2925.13, Ohio Revised Code.

"Public nuisance" also means any structure or real property which is not in compliance with any building, housing, zoning, fire, safety, air pollution, health or sanitation ordinance of the Columbus City Code or Columbus City Health Code, or any real property upon which its real property taxes have remained unpaid in excess of one year from date of assessment.

"Public police station" means all government police uses including but not limited to police stations and substations; police headquarters; community policing centers; police heliports; police administrative offices; and police academies.

"Public service announcement" means a temporary graphic display for the purpose of informing the public about events or activities involving the arts, or involving community service or not-for-profit organizations.

"Public-private setback zone" means an area between a principal building and a public street utilized for seating, outdoor dining, public art and/or other pedestrian amenities.

Public Sign. See "Public graphic" and "Sign."

"Public way" means an alley, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, lane, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk or other way in which a public entity has a proprietary right, or which is dedicated whether or not it has been improved.

**3305.051 Fees - Refund.**

(A) Unless specifically indicated in the fee schedule, department refund policy or this code, all fees are not refundable.

(B) In the event of a refund, a refund service fee, as indicated in the fee schedule or department refund policy, and any costs for services already provided, shall be deducted from the amount to be refunded.

(C) The eligibility, process, and any required refund fee shall be as indicated ~~indicted~~ in the Department refund policy.

(D) The Director may waive the refund fee if the director finds that the refund is necessary because of an error on the part of a city employee. In the event any refund due is less than the required refund fee, no balance shall be due or returned.

**3305.07 Enforcement.**

~~The Director of the Department of Building and Zoning Services, or their designee. The director of the department of development and the director of the department of building and zoning services, or their designees,~~ shall have the power to enforce all provisions of this 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.

**3309.03 Establishment of districts.**

For the purpose of this Zoning Code the city is divided into classes of use districts, height districts and area districts as provided for by this code and as may be indicated in this chapter hereafter.

**3309.04 Multiple use districts.**

The following multiple districts are established and their ~~its~~ designating symbols ~~symbol~~ shall be:

Planned Community District     PC

Downtown District                     DD

East Franklinton District             EFD

Traditional Neighborhood Development NE, NG, NC, TC

**3309.10 Commercial use districts.**

The following commercial use district are established and their designating symbols shall be:

C-1 Commercial District             C-1

C-2 Commercial District             C-2

C-3 Commercial District             C-3



C-4 Commercial District C-4

~~C-5 C-S Commercial District C-5 C-S~~

~~Central Business District CB~~

~~Civic Center District CC~~

Commercial Planned Development District CPD

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

Applications for all building permits for new construction or remodeling shall be accompanied with a site plan, showing the description of land and any proposed building construction so as to readily ~~to~~ identify and definitively ~~definitely~~ 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.

**3311.30 Site plan to accompany building permit application.**

Applications for all building permits for new construction or remodeling shall be accompanied with a site plan, showing the description of land and any proposed building construction so readily to identify and definitively locate ~~definitely located~~ 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.

**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.

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.

**3321.05 Vision clearance.**

A. Minimum acceptable vision clearance standards for motorist and pedestrian safety at vehicular access points along streets are hereby established by restricting the placement, opacity, height and configuration of any fence, wall, planting or other obstruction in a required yard. Any person establishing a parking space that uses a driveway leading to a public street shall maintain vision clearance at the intersection of such driveway and street right-of-way line.

1. Clear vision for driveways to parking lots. An owner shall maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the driveway grade within "clear vision triangles", which are two ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge and street right-of-way line. See Figure 1.

**Figure 1.**

**(See Attachment 1871-2023 3321.05 Figure 1.)**

2. Clear vision for other driveways. An owner shall maintain vision clearance on each residential lot abutting a street and having access thereto or abutting a residential lot having such access to a street. No portion of a fence or wall exceeding two and one-half feet in height above the finished lot grade shall exceed 25 percent opacity when located in a required yard having vehicular access to a street or abutting a residential lot having such access to a street. Mature plantings with foliage between two and one-half and six feet above the finished lot grade shall extend no closer than 12 feet to the street right-of-way line. The percentage of opacity shall be determined by measurement of any typical square foot of the vertical surface of the fence or wall from a point perpendicular thereto. See Figures 2 and 3. A motor vehicle parked in a driveway shall extend no closer than ten feet to the street right-of-way line.

**Figure 2.**

**(See Attachment 1871-2023 3321.05 Figure 2.)**

**Figure 3.**

**(See Attachment 1871-2023 3321.05 Figure 3.)**

B. Minimum acceptable vision clearance standards for motorist and pedestrian safety at intersections are hereby established by restricting the placement, opacity, height and configuration of any fence, wall, planting, structure, or other obstruction.

1. Vision clearance at intersections of streets and alleys. Property owners shall maintain unobstructed vision clearance at the intersections of streets and alleys. An owner shall maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the alley grade within "clear vision triangles", which are two ten-foot, right-angle triangles formed by the intersection of an alley right-of-way line and street right-of-way line. See Figure 4.

**Figure 4.**

**(See Attachment 1871-2023 3321.05 Figure 4.)**

2. Clear Vision at Intersections. A clear vision triangle shall be maintained on each residential lot, including but not limited to, 1-, 2-, or 3-unit; apartment; planned unit development; or planned community development district lot adjacent to a street intersection. Within the clear vision triangle no fence, wall, planting or other obstruction shall exceed two and one-half (2-1/2) feet in height above the centerline grade of the intersecting streets. A "clear vision triangle" is that area of a corner lot bounded on two sides by the intersecting street lines (property lines) and on the

third side by a line connecting two points, one located on each street line 30 feet from the point of intersection. See Figure 5.

**Figure 5.**

**(See Attachment 1871-2023 3321.05 Figure 5.)**

**3332.18 Basis of computing area.**

Area shall be computed based on the following guidelines:

(A) That portion of a corner lot in excess of 7,200 square feet and most distant from the intersecting street abutting the longest dimension of such corner lot shall be considered as an interior lot.

(B) A lot shall be deemed to extend to the center of any alley adjoining the rear lot line or side lot line of such lot. A lot adjoining alleys on more than one side shall be deemed to extend to the center of only one such alley.

(C) In an SR, R-1, R-2, R-3, R-2F, R-4 or MHD area district, if the depth of a lot is more than three times the width of such lot, a depth of only three times such width shall be used in computing density.

(D) No dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area; nor shall any manufactured home hereafter erected occupy alone or together with any building greater than 50 percent of the lot area.

(E) A multiple-dwelling development, as defined in Chapter 3303, C.C., shall be allowed only in an R-4 area district and shall be on a single lot of 20,000 square feet or more in area and under one control. The required minimum lot area per dwelling unit may be calculated utilizing the area of the entire development, including community open spaces, parking spaces, and drives other than public streets, which are within the same lot and accessible to all occupants of the entire development, as well as the private individual space accessible directly to an individual building, ~~but excluding any area dedicated to an individual building,~~ but excluding any area dedicated for public purposes. All street and alley arrangements shall be subject to approval by the director after consultation with the Director of Public Service ~~director of public service~~ and/or their designee. A multiple-dwelling development comprised of parcels within different taxing districts which cannot be combined shall be deemed one lot, subject to applicable lot area per dwelling unit and required yard area(s) being provided. Density computations and yard area(s) shall be calculated for the overall development and not for each individual parcel, and all parcels shall be covered by the same zoning clearance.

(F) No yard or other open space provided for any building for the purpose of complying with the provisions of these regulations shall again be considered as the yard or other open space for any other building; nor shall any yard or other open space provided for any manufactured home for such purpose again be considered as the yard or other open space for any other manufactured home or building.

**3332.19 Fronting.**

Each dwelling or principal building shall front upon a public street.

However, those ~~dwellings containing three or more~~ dwelling units located in a multiple-dwelling development, as defined in Chapter 3303, C.C., may front upon a private street if such plan is approved by the director after consultation with the Director of Public Service ~~director of public service~~ and/or their designee. Such buildings shall be subject to all regulations pertaining to building lines of both fronting and side streets and corner lot requirements.

**3332.37 Home occupation.**

The purpose of this section is to permit a home occupation as an accessory use if it is compatible with the residential character of the neighborhood in which it is located and is conducted so as not to have an adverse effect upon the average neighbor under normal circumstances; to set standards by which to judge the operation of such use; and to prohibit uses which are incompatible with permissible uses in residential

districts. A home occupation may be an accessory use in any residential district subject to the following conditions:

- A. Any home occupation use shall be confined to the principal residence of the individual so engaged; shall be excluded from any yard or accessory building; and, shall be clearly incidental and subordinate to the primary residential use.
- B. No alteration shall be made in either the internal or external structural form of the residential building or the external appearance for purposes of any home occupation. The removal of partitions or floors, or parts thereof, shall be construed as an alteration of the external or internal structural form and is, therefore, prohibited.
- C. No evidence of any home occupation shall be visible from off the lot where it is conducted except for no more than one home occupation sign displayed in compliance with C.C. 3376.08(B)(1)-(6).
- D. No more than 20 percent of the livable area of any residence shall be used for a home occupation.
- E. No person other than a permanent resident of the dwelling unit shall be engaged in or employed at any home occupation within such dwelling unit except that in connection with the practice of a profession which can be practiced only with the assistance of supportive personnel, one person not residing in such dwelling unit may be so employed. Profession is limited herein to architect, attorney, clergyman, dentist, engineer, physician or surgeon.
- F. No storage of equipment or materials used in a home occupation shall be outside the principal residence.
- G. No change shall be made in any utility line, meter or service to accommodate a home occupation and utility use shall not unreasonably exceed that normally or previously used at such residence.
- H. No equipment or process shall be used in any home occupation which emits radiation or creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot used for such home occupation. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference.
- I. No traffic shall be generated by any home occupation unreasonably greater in volume or different in nature than would otherwise normally occur in the residential neighborhood in which it is located.
- J. No wholesale or retail business, including the sale or transfer of any firearm, shall be conducted in a dwelling unit.

Provisions of this section relating to a dwelling shall apply equally to a manufactured home only in a MHD manufactured home development district or to any dwelling unit permitted in a commercial zoning district.

### **3332.38 Private garage.**

A private garage in a residential district shall be so located and constructed as to conform to one or more of the following as the case may require:

- (A) A private garage shall not be an accessory use to a lot in a residential district unless such lot is occupied by a dwelling or unless a building permit has been issued for and construction started on a dwelling on such lot;
- (B) When a private garage is built as an accessory use in a terrace or retaining wall on the front side of the lot, such private garage shall not project in front of the terrace or retaining wall more than three feet, and in no case shall it project above the level of the ground (or main) floor of a residence on an adjoining lot;
- (C) No separate private garage building shall be erected in a terrace or retaining wall, closer than the required building line to the street line, or closer than the minimum side yard requirement or building line to an adjoining lot line. On a corner lot a separate private garage building shall not be closer than the building line of the side street to such side street;
- (D) An attached or semi-attached private garage shall have such separation from the dwelling as is specified in the Building Code;
- (E) A private detached garage shall not occupy more than 45 percent of the total rear yard;
- (F) Subject to the limitation of subsection (E) above, no portion of the lot area devoted to a private garage or a carport shall exceed the greater of:

- (1) 720 square feet; or
  - (2) One-third of the minimum net floor area for living quarters of the principal residence; and
- (G) No carport or detached private garage shall exceed 15 feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage, except that in the university impact district, as defined in Chapter 3325, C.C. 3372.504, in those areas having an architectural review commission as set out in Title 31, Chapters 3319 through 3331, C.C., or in a district or listed property, as defined in Chapter 3116, C.C., the 15 foot height limit may be exceeded in order to achieve a compatible roof pitch provided the University Impact District Review Board ~~University Area review board~~, the appropriate architectural review commission, or the historic resources commission, as the case may be, finds the increased roof pitch is compatible with the established architectural character of the district and further provided the increased roof pitch does not result in habitable space.
- (H) A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.
- (I) Nothing in subsection (H) above shall prevent a breezeway connection between a house and private garage. The area of the breezeway connection shall be utilized in calculating the percent of total rear yard which may be occupied by a private detached garage as stipulated in subsection (E) above, but shall not be subject to the limitations of subsection (F) above.
- (J) No maintenance, alteration, repair, reconditioning or reconstruction of, or connected in any way with, a motor vehicle, as defined by Ohio Revised Code Section 4511.01, registered to anyone other than a resident of the subject premises shall be carried on or conducted in a private garage.
- (K) Provisions of this section relating to a dwelling shall apply equally to a manufactured home in an MHD manufactured home development district.

**3333.02 AR-12, ARLD and AR-1 apartment residential district use.**

Within an AR-12, ARLD or AR-1 apartment residential district, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing ~~no fewer than three dwelling units and no more than~~ one, two, three, or four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Religious Facility;
- (7) School, as defined in Chapter 3303, C.C.;
- (8) Public playground;
- (9) Public park;
- (10) Public library;
- (11) Public museum;
- (12) Public recreation building;
- (13) Water supply reservoir, well, water tower, or filter bed;
- (14) Public or parochial college or university (other than a trade or business institution);
- (15) In accordance with C.C. 3333.055, one single-unit or two-unit dwelling, as defined in Chapter 3303, C.C.
- (16) Adult or child day care center.

**3333.025 AR-2 apartment residential district use.**

Within an AR-2 apartment residential district, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing ~~no fewer than three dwelling units and no more than~~ one, two, three, or four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Religious Facility;
- (7) School, as defined in Chapter 3303, C.C.;
- (8) Public playground;
- (9) Public park;
- (10) Public library;
- (11) Public museum;
- (12) Public recreation building;
- (13) Water supply reservoir, well, water tower, or filter bed;
- (14) Public or parochial college or university (other than a trade or business institution);
- (15) Apartment hotel;
- (16) College fraternity, sorority or club house;
- (17) Convent or monastery;
- (18) In accordance with C.C. 3333.055, one single-unit or two-unit dwelling, as defined in Chapter 3303, C.C.;
- (19) Adult or Child day care center.

**3333.03 AR-3 apartment residential district use.**

Within an AR-3 apartment residential district, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing ~~no fewer than three dwelling units and no more than~~ one, two, three, or four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple-dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Religious Facility;
- (7) School, as defined in Chapter 3303, C.C.;
- (8) Public playground;
- (9) Public park;
- (10) Public library;
- (11) Public museum;

- (12) Public recreation building;
- (13) Water supply reservoir, well, water tower, or filter bed;
- (14) Public or parochial college or university (other than a trade or business institution);
- (15) Apartment hotel;
- (16) College fraternity, sorority or club house;
- (17) Convent or monastery;
- (18) Community center building, home for the aging, nursing home, rest home, shared living facility, Y.M.C.A., Y.W.C.A., social organization, or philanthropic institution, conditioned per C.C. 3333.07;
- (19) Hospital, infirmary, or orphanage, provided no part of such building shall be located within 50 feet of any lot line other than a street or alley line of the property occupied by such use;
- (20) Rooming house, or the leasing or renting of rooms limited according to C.C. 3333.07;
- (21) Adult or Child day care center;
- (22) In accordance with C.C. 3333.055, one single-unit or two-unit dwelling, as defined in Chapter 3303, C.C.

**3333.035 AR-4 apartment residential district use.**

Within an AR-4 apartment residential district, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing ~~no fewer than three dwelling units and no more than~~ one, two, three, or four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple-dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Religious Facility;
- (7) School, as defined in Chapter 3303, C.C.;
- (8) Public playground;
- (9) Public park;
- (10) Public library;
- (11) Public museum;
- (12) Public recreation building;
- (13) Water supply reservoir, well, water tower, or filter bed;
- (14) Public or parochial college or university (other than a trade or business institution);
- (15) Apartment hotel;
- (16) College fraternity, sorority or club house;
- (17) Convent or monastery;
- (18) Community center building, home for the aging, nursing home, rest home, shared living facility, Y.M.C.A., Y.W.C.A., social organization, or philanthropic institution, conditioned per C.C. 3333.07;
- (19) Hospital, infirmary, or orphanage, provided no part of such building shall be located within 50 feet of any lot line other than a street or alley line of the property occupied by such use;
- (20) Adult or Child day care center ~~limited according to C.C. 3333.06;~~
- (21) Rooming house, or the leasing or renting of rooms limited according to C.C. 3333.07;
- (22) College dormitory;
- (23) In accordance with C.C. 3333.055, one single-unit or two-unit dwelling as defined in Chapter 3303, C.C.

### **3333.04 Permitted uses in AR-O apartment office district.**

Within an AR-O apartment office district, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used for other than one or more of the following specified uses.

- (1) Apartment house containing five or more dwelling units;
- (2) Dwelling containing ~~no fewer than three dwelling units and no more than~~ one, two, three, or four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (3) Art studio;
- (4) Bank;
- (5) Ecclesiastical, eleemosynary or philanthropic use;
- (6) Office building or offices, including medical offices;
- (7) Photography studio;
- (8) Radio or television studio;
- (9) Telephone exchange together with concealed electric substation necessary for such use;
- (10) Public or private clinic, hospital, infirmary, or orphanage provided no part of such building shall be located within 50 feet of any lot line other than a street or alley line of the property occupied by such use and not for veterinarian purpose;
- (11) School, as defined in Chapter 3303, C.C.;
- (12) Public library;
- (13) Public museum;
- (14) Public recreation building;
- (15) Water supply reservoir, well, water tower, or filter bed;
- (16) Adult or Child day care center;
- (17) Religious facility
- (18) Rooming house, shared living facility or the leasing or renting of rooms limited according to CC. 3333.07;
- (19) In accordance with C.C. 3333.055, one single-unit or two-unit dwelling, as defined in Chapter 3303, C.C.

### **3333.15 Basis of computing area.**

Area shall be computed based on the following guidelines:

- (a) That portion of a corner lot in excess of 7,200 square feet and most distant from the intersecting street abutting the longest dimension of such corner lot shall be considered as an interior lot.
- (b) A lot shall be deemed to extend to the center of any alley adjoining the rear lot line or side line of such lot. A lot adjoining alleys on more than one side shall be deemed to extend to the center of only one such alley.
- (c) No residence building hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area.
- (d) A multiple-dwelling development or an apartment complex, as defined in Chapter 3303, C.C., shall be on a single lot of 20,000 square feet or more in area and under one control. The required minimum lot area per dwelling unit may be calculated utilizing the area of the entire development or complex, including community open spaces, parking spaces, and drives other than public streets, which are within the same lot and accessible to all occupants of the entire development or complex, as well as the private individual space accessible directly to an individual building, but excluding any area dedicated for public purposes. All street and alley arrangements shall be subject to approval by the director after consultation with the Director of Public Service ~~director of public service~~ and/or their designee. An apartment complex comprised of parcels within different taxing districts which cannot be combined shall be deemed one lot, subject to applicable lot area per dwelling unit and required yard area(s) being provided. Density computations and yard area(s) shall be calculated for the overall development and not for each individual parcel, and all parcels shall be covered by the same zoning clearance.



(e) No yard or other open space provided for any building for the purpose of complying with the provisions of these regulations shall again be considered as the yard or other open space for any other building.

### **3333.16 Fronting.**

Each dwelling, apartment house or principal building shall front upon a public street. However, those ~~dwelling~~s containing three or more dwelling units located in a multiple-dwelling development, as defined in Chapter 3303, C.C., or apartment houses and dwellings located in an apartment complex, as defined in Chapter 3303, C.C., may front upon a private street if such plan is approved by the director with the Director of Public Service ~~director of public service~~ and/or their designee. Such buildings shall be subject to all regulations pertaining to building lines of both fronting and side streets and corner lot requirements.

### **3333.259 Prohibited uses and activities.**

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

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

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

### **3333.34 Home occupation.**

The purpose of this section is to permit a home occupation as an accessory use if it is compatible with the residential character of the neighborhood in which it is located and is conducted so as not to have an adverse effect upon the average neighbor under normal circumstances; to set standards by which to judge the operation of such use; and to prohibit uses which are incompatible with permissible uses in apartment districts. A home occupation may be an accessory use in any apartment district subject to the following conditions:

- A. Any home occupation use shall be confined to the principal residence of the individual so engaged; shall be excluded from any yard or accessory building; and shall be clearly incidental and subordinate to the primary residential use.
- B. No alteration shall be made in either the internal or external structural form of the residential building or the external appearance for purposes of any home occupation. The removal of partitions or floors, or parts thereof, shall be construed as an alteration of the external or internal structural form and is, therefore, prohibited.
- C. No evidence of any home occupation shall be visible from off the lot where it is conducted except for no more than one home occupation sign displayed in compliance with C.C. 3376.08(B)(1) ~~(6)~~.
- D. No more than 20 percent of the livable area of any residence shall be used for a home occupation.

E. No person other than a permanent resident of the dwelling unit shall be engaged in or employed at any home occupation within such dwelling unit except that in connection with the practice of a profession which can be practiced only with the assistance of supportive personnel, one person not residing in such dwelling unit may be so employed. Profession is limited herein to architect, attorney, clergyman, dentist, engineer, physician or surgeon.

F. No storage of equipment or materials used in a home occupation shall be outside the principal residence.

G. No change shall be made in any utility line, meter or service to accommodate a home occupation and utility use shall not unreasonably exceed that normally or previously used at such residence.

H. No equipment or process shall be used in any home occupation which emits radiation or creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot used for such home occupation. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference.

I. No traffic shall be generated by any home occupation unreasonably greater in volume or different in nature than would otherwise normally occur in the residential neighborhood in which it is located.

J. No wholesale or retail business, including the sale or transfer of any firearm, shall be conducted in a dwelling unit.

### **3333.35 Private garage.**

A private garage in an apartment district shall be so located and constructed as to conform to one or more of the following as the case may require:

(A) A private garage shall not be an accessory use to a lot in an apartment district unless such lot is occupied by a town house, dwelling or apartment house and unless a building permit has been issued for and construction started for same on such lot;

(B) When a private garage is built as an accessory use in a terrace or retaining wall on the front side of the lot, such private garage shall not project in front of the terrace or retaining wall more than three feet, and in no case shall it project above the level of the ground (or main) floor door of a residence on an adjoining lot;

(C) No separate private garage building shall be erected in a terrace or retaining wall, closer than the required building line to the street line, or closer than the minimum side yard requirement or building line to an adjoining lot line. On a corner lot a separate private garage building shall not be closer than the building line of the side street to such side street;

(D) An attached or semi-attached private garage shall have such separation from the town house, dwelling or apartment house as is specified in the Building Code;

(E) A private detached garage shall not occupy more than 45 percent of the total rear yard;

(F) Subject to the limitation of subsection (E) above, no portion of the lot area devoted to a private garage or a carport shall exceed the greater of:

(1) 720 square feet; or

(2) One-third of the minimum net floor area for living quarters of the dwelling unit or units; and

(G) No carport or detached private garage shall exceed 15 feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage, except that in the university impact district, as defined in Chapter 3325, C.C. 3372.504, in those areas having an architectural review commission as set out in Title 31, C.C., or in a district or listed property, as defined in Chapter 3116, C.C., the 15-foot height limit may be exceeded in order to achieve a compatible roof pitch provided the University Impact District Review Board ~~university area review board~~, the appropriate architectural review commission, or the historic resources commission, as the case may be, finds the increased roof pitch is compatible with the established architectural character of the district and further provided the increased roof pitch does not result in habitable space.

(H) A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.

(I) Nothing in subsection (H) above shall prevent a breezeway connection between a house and private garage. The area of the breezeway connection shall be utilized in calculating the percent of total rear yard which may be occupied by a private, detached garage as stipulated in subsection (E) above, but shall not be subject to the limitations of subsection (F) above.

(J) No maintenance, alteration, repair, reconditioning or reconstruction of, or connected in any way with, a motor vehicle, as defined by Ohio Revised Code Section 4511.01, registered to anyone other than a resident of the subject premises shall be carried on or conducted in a private garage.

### **3345.16 Home occupation.**

The purpose of this section is to permit a home occupation as an accessory use if it is compatible with the residential character of the neighborhood in which it is located and is conducted so as not to have an adverse effect upon the average neighbor under normal circumstances; to set standards by which to judge the operation of such use; and to prohibit uses which are incompatible with permissible uses in apartment districts. A home occupation may be an accessory use in any planned unit development ~~apartment~~ district subject to the following conditions:

A. Any home occupation use shall be confined to the principal residence of the individual so engaged; shall be excluded from any yard or accessory building; and shall be clearly incidental and subordinate to the primary residential use.

B. No alteration shall be made in either the internal or external structural form of the residential building or the external appearance for purposes of any home occupation. The removal of partitions or floors, or parts thereof, shall be construed as an alteration of the external or internal structural form and is, therefore, prohibited.

C. No evidence of any home occupation shall be visible from off the lot where it is conducted except for no more than one home occupation sign displayed in compliance with C.C. 3376.08(B)(1)-(6).

D. No more than 20 percent of the livable area of any residence shall be used for a home occupation.

E. No person other than a permanent resident of the dwelling unit shall be engaged in or employed at any home occupation within such dwelling unit except that in connection with the practice of a profession which can be practiced only with the assistance of supportive personnel, one person not residing in such dwelling unit may be so employed. Profession is limited herein to architect, attorney, clergyman, dentist, engineer, physician or surgeon.

F. No storage of equipment or materials used in a home occupation shall be outside the principal residence.

G. No change shall be made in any utility line, meter or service to accommodate a home occupation and utility use shall not unreasonably exceed that normally or previously used at such residence.

H. No equipment or process shall be used in any home occupation which emits radiation or creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot used for such home occupation. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference.

I. No traffic shall be generated by any home occupation unreasonably greater in volume or different in nature than would otherwise normally occur in the residential neighborhood in which it is located.

J. No wholesale or retail business, including the sale or transfer of any firearm, shall be conducted in a dwelling unit.

### **3345.17 Private garages.**

A private garage in a residential district shall be so located and constructed as to conform to one or more of the following as the case may require:

- (A) A private garage shall not be an accessory use to a lot in a residential district unless such lot is occupied by a residence or unless a building permit has been issued for and construction started on a residence building on such lot;
- (B) A private garage provided as an accessory use in a PUD district shall not provide for more than two motor vehicles for each family for which such residence is arranged or designed;
- (C) No separate private garage building shall be erected in a terrace or retaining wall, closer than the required building line to the street line, or closer than the minimum side yard requirement or building line to an adjoining lot line. On a corner lot a separate private garage building shall not be closer than the building line of the side street to such side street;
- (D) An attached or semi-attached private garage shall have such separation from the residence or apartment residence as is specified in the Building Code;
- (E) A private detached garage may not occupy more than 45 percent of the total rear yard;
- (F) Subject to the limitation of subsection (E) above, no portion of the lot area devoted to a private garage or a carport shall exceed the greater of:
- (1) 720 square feet, or
  - (2) One-third of the minimum net floor area for living quarters of the principal residence; and
- (G) No carport or detached private garage shall exceed 15 feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage, except that in the university impact district, as defined in Chapter 3325 , C.C. ~~3372.504~~, in those areas having an architectural review commission as set out in Title 31, C.C., or in a district or listed property, as defined in Chapter 3116, C.C., the 15-foot height limit may be exceeded in order to achieve a compatible roof pitch provided the university area review board, the appropriate architectural review commission, or the historic resources commission, as the case may be, finds the increased roof pitch is compatible with the established architectural character of the district and further provided the increased roof pitch does not result in habitable space.
- (H) A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.
- (I) Nothing in subsection (H) above shall prevent a breezeway connection between a house and private garage. The area of the breezeway connection shall be utilized in calculating the percent of total rear yard which may be occupied by a private, detached garage as stipulated in subsection (E) above, but shall not be subject to the limitations of subsection (F) above.
- (J) No maintenance, alteration, repair, reconditioning or reconstruction of, or connected in any way with, a motor vehicle, as defined by Ohio Revised Code Section 4511.01, registered to anyone other than a resident of the subject premises shall be carried on or conducted in a private garage.

### **3347.12 Home occupation.**

The purpose of this section is to permit a home occupation as an accessory use if it is compatible with the residential character of the neighborhood in which it is located, and is conducted so as not to have an adverse effect upon the average neighbor under normal circumstances; to set standards by which to judge the operation of such use; and to prohibit uses which are incompatible with permissible uses in apartment districts. A home occupation may be an accessory use in any planned community ~~apartment~~ district subject to the following conditions:

- A. Any home occupation use shall be confined to the principal residence of the individual so engaged, shall be excluded from any yard or accessory building, and shall be clearly incidental and subordinate to the primary residential use.
- B. No alteration shall be made in either the internal or external structural form of the residential building or the external appearance for purposes of any home occupation. The removal of partitions or floors or parts thereof, shall be construed as an alteration of the external or internal structural form and is, therefore, prohibited.

C. No evidence of any home occupation shall be visible from off the lot where it is conducted except for no more than one home occupation sign displayed in compliance with C.C. 3376.08(B)(1)-(6).

D. No more than 20 percent of the livable area of any residence shall be used for a home occupation.

E. No person other than a permanent resident of the dwelling unit shall be engaged in or employed at any home occupation within such dwelling unit except that in connection with the practice of a profession which can be practiced only with the assistance of supportive personnel, one person not residing in such dwelling unit may be so employed. Profession is limited herein to architect, attorney, clergyman, dentist, engineer, physician or surgeon.

F. No storage of equipment or materials used in a home occupation shall be outside the principal residence.

G. No change shall be made in any utility line, meter or service to accommodate a home occupation and utility use shall not unreasonably exceed that normally or previously used at such residence.

H. No equipment or process shall be used in any home occupation which emits radiation or creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot used for such home occupation. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference.

I. No traffic shall be generated by any home occupation unreasonably greater in volume or different in nature than would otherwise normally occur in the residential neighborhood in which it is located.

J. No wholesale or retail business, including the sale or transfer of any firearm, shall be conducted in a dwelling unit.

### **3347.13 Private garages.**

A private garage in a residential district shall be so located and constructed as to conform to one or more of the following, as the case may require:

(A) A private garage shall not be an accessory use to a lot in a residential district unless such lot is occupied by a residence or unless a building permit has been issued and construction started on a residence building on such lot;

(B) A private garage provided as an accessory use in a planned community district shall not provide for more than two motor vehicles for each family for which such residence is arranged or designed;

(C) No separate private garage building shall be erected in a terrace or retaining wall, closer than the required building line to the street line, or closer than the minimum side yard requirement or building line to an adjoining lot line. On a corner lot a separate private garage building shall not be closer than the building line of the side street to such side street;

(D) An attached or semi-attached private garage shall have such separation from the residence or apartment residence as is specified in the Building Code;

(E) A private detached garage may not occupy more than 45 percent of the total rear yard;

(F) Subject to the limitation of subsection (E) above, no portion of the lot area devoted to a private garage or a carport shall exceed the greater of:

(1) 720 square feet; or

(2) One-third of the minimum net floor area for living quarters of the principal residence; and

(G) No carport or detached private garage shall exceed 15 feet in height, the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage, except that in the university impact district, as defined in Chapter 3325, C.C. ~~3372.504~~, in those areas having an architectural review commission as set out in Title 31 C.C., or in a district or listed property, as defined in Chapter 3116, C.C., the 15-foot height limit may be exceeded in order to achieve a compatible roof pitch provided the university area review board, the appropriate architectural review commission, or the historic resources commission, as the case may be, finds the increased roof pitch is compatible with the established architectural character of the district and further provided the increased roof pitch does not result in habitable space.

(H) A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.

(I) Nothing in subsection (H) above shall prevent a breezeway connection between a house and private garage. The area of the breezeway connection shall be utilized in calculating the percent of total rear yard which may be occupied by a private, detached garage as stipulated in subsection (E) above, but shall not be subject to the limitations of subsection (F) above.

(J) No maintenance, alteration, repair, reconditioning or reconstruction of, or connected in any way with, a motor vehicle, as defined by Ohio Revised Code Section 4511.01, registered to anyone other than a resident of the subject premises shall be carried on or conducted in a private garage.

**3363.20 Existing uses.**

Existing land uses and buildings which were lawfully in accordance with the zoning regulations of the district where located at the time of passage of Ordinance 966-54, or any amendment thereto, shall be allowed to be continued and shall be governed by the provisions of C.C. Chapter 3391 Sections 3391.01 and 3391.02.

**3365.01 M-1 Manufacturing District.**

In an M-1 Manufacturing District, the following uses are permitted:

- A. One or more uses as specified in C.C. 3365.02 through 3365.15;
- B. Accessory uses as specified in this chapter; ~~and~~
- C. An adult entertainment establishment and an adult store-; and
- D. Automotive maintenance and repair uses in accordance with Section 3356.07.

All performance standards of this chapter shall apply.

**3365.18 Existing uses.**

Existing land uses and buildings which were lawfully in accordance with the zoning regulations of the district where located at the time of passage of Ordinance 966-54, or any amendment thereto, shall be allowed to be continued and shall be governed by the provisions of C.C. Chapter 3391 Sections 3391.01 and 3391.02.

**3367.01 M-2 manufacturing district.**

In a M-2 Manufacturing District, the following uses are permitted:

- A. One or more uses as specified in C.C. 3367.02 through 3367.085-;
- B. All non-residential uses permitted in the C-2 Commercial zoning district and sports training or exhibition facilities-;
- C. Accessory uses as specified in this chapter; ~~and~~
- D. An adult entertainment establishment and an adult store-; and
- E. Automotive maintenance and repair uses in accordance with Section 3356.07.

**3367.11 Existing uses.**

Existing land uses and buildings which were lawfully in accordance with the zoning regulations of the district where located at the time of passage of Ordinance 966-54, or any amendment thereto, shall be allowed to be continued and shall be governed by the provisions of C.C. Chapter 3391 Sections 3391.01 and 3391.02.

**3367.31 Day care center ~~and school~~ standards.**

An adult or child day care center shall require a transportation plan, which shall be submitted as part of a zoning clearance application. The plan shall include a written and visual description of the loading and unloading, parking and traffic circulation areas. The director of the department of public service or designee shall review the transportation plan, and may modify or deny the plan for safety reasons.

### **3372.602 Overlay areas.**

The boundaries of designated Urban Commercial Overlay areas are part of the Official Zoning Map and described in separate sections beginning with Section 3372.650 and ending with Section 3372.699. For the purposes and requirements of an Urban Commercial Overlay area, the term "primary street" means Third Avenue, Fourth Street, Fifth Avenue, Broad Street, Cleveland Avenue, Front Street, Grandview Avenue, Indianola Avenue, High Street, King Avenue, Livingston Avenue, Lockbourne Road, Long Street, Main Street, Mt. Vernon Avenue, Northwest Boulevard, Oakland Park Avenue, Parsons Avenue, Sullivant Avenue, Summit Street, and Whittier Street.

### **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.

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~~ ~~annual~~, 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.

### **3377.08 Illumination and special effects.**

A great deal of the character of an activity, street, place, neighborhood, or community is expressed by the effect of illumination and other special features of signs. It is the intent of this Graphics Code to allow for the utilization of special effects and their potential contribution to the visual character of a place.

The following provisions shall apply to special effects in institutional, commercial and manufacturing districts:

#### **A. Sign Illumination.**

1. A sign illuminated directly, indirectly, internally or by neon tubes bent in the form of letters or shapes is permitted for any use or activity, unless specifically prohibited by other provisions of this Graphics Code.
2. External illumination for a permanent on-premises sign displayed in zoning districts AR-O, I, and C-2 shall be limited to white light. The background of such internally illuminated sign shall be opaque.

3. The color of illumination and background opacity shall not be restricted for any other permanent on-premises sign displayed in a commercial and manufacturing district.
4. The light source, including fixture, of any sign utilizing external illumination shall be shielded from view from any public right-of-way and from any residential dwelling unit.
5. Flashing signs and bare bulb lamp illumination shall be permitted only in zoning districts C-3, C-4, C-5, and M. Each ~~bulb~~ lamp in a flashing sign shall not exceed ~~fifteen (15) watts~~ a luminance of 110 lumens. Non-flashing signs may use bare ~~bulb~~ lamp illumination, but any one (1) ~~bulb~~ lamp shall not exceed ~~thirty (30) watts~~ a luminance of 215 lumens. Internal or external reflectors shall not be used in conjunction with bare ~~bulb~~ lamp illumination.
6. The use of open flame as a source of illumination shall be permitted only in the C-4, Commercial District.

**B. Changeable Copy Signs.**

1. A manual changeable copy sign may be utilized in any zoning district covered by the Tables of Elements; however, an automatic changeable copy sign shall be permitted only in zoning districts C-3, C-4, C-5, and M.
2. At least 50 percent of the graphic area of a ground sign or projecting sign which utilizes changeable copy shall be non-changeable copy used for identification of the use which it serves.
3. A changeable copy sign shall not be permitted within any public right-of-way, except that a changeable copy wall sign extending no more than six inches into the right-of-way may be utilized.
4. A sign utilizing a copy change procedure shall display each individual message a minimum of eight (8) seconds.
5. The images and messages displayed must be static, and the transition from one static display to another must be instantaneous to the human eye without any transition effects. Transition effects include wipes, fades, or other special effects.
6. Each automatic changeable copy sign shall be equipped with a light sensing device that automatically adjusts the brightness of the sign as ambient light conditions change.
7. Each automatic changeable copy sign shall be operated with monitoring and methods in place that shall either turn off the display, or show a full black image on the display, in the event of a malfunction that affects more than fifty (50) percent of the sign face.
8. No automatic changeable copy sign shall exceed a brightness level of 0.3 foot-candles above ambient light as measured using a foot-candle (Lux) meter at a pre-set distance in accordance with the following procedure:
  - a. At least 30 minutes past sunset, record the ambient light while the sign is off or displaying all black copy, or with the sign's illumination blocked.
  - b. The light meter shall be held five feet above the finished grade in front of the sign.
  - c. The meter shall be aimed toward the center of the automatic changeable copy sign.
  - d. From the same location, a second reading shall be recorded while the sign is on and not blocked.
9. If the difference between the measurements is 0.3 foot candles or less, the brightness is properly adjusted; otherwise, the billboard must be adjusted to comply with the brightness adjustment standard set forth above.
10. The measurement distance shall be determined as shown in Table 1, which is derived and generalized from the formula shown for 180 square feet in the table; (the square root of) (the automatic changeable copy area times 100):

**Table 1. Distances from which to measure the brightness of on-premises automatic changeable copy graphics.**

Area of automatic changeable copy in square feet	Measurement distance in linear feet
---	--



10	32
20	45
30	55
40	63
50	71
60	77
70	84
80	89
90	95
100	100
120	110
140	118
160	126
180 x 100 = 18000; $\sqrt{18000} = 134$	134
200	141
220	148
240	155
260	161
280	167
300	173
350	187
400	200
450	212
500	224
550	234
600	245
650 and greater	254

11. Existing automatic changeable copy signs exception. An automatic changeable copy sign, which was lawfully established with no dimming capability, shall be considered a nonconforming graphic regarding the requirement for dimming control technology in section 3377.08(C)(6).

C. Mechanical Movement.

1. A sign that physically revolves or moves up, down, or sideways; or any sign that contains mechanical movement or gives the appearance of movement through animation within the copy area shall be displayed only in zoning districts C-3, C-4, C-5, and M.
2. A revolving sign shall be limited to a maximum of eight revolutions per minute.

**3377.24 Wall signs for individual uses.**

A. An individual use or activity ~~which has a public entrance~~ on a building facade facing an abutting street, may display one wall sign, comprised of one or more elements, and/or permanent window signs on that facade in accordance with the Tables of Elements.

B. An individual use or activity which has a public entrance on a building face that is not oriented to a street abutting the lot, may display wall signs and/or permanent window signs on that facade in accordance with following setbacks and mass factors:

Setback	Mass Factor
0—100 Feet	1
101—300 Feet	2

301—500 Feet	3
over 500 Feet	4

For this purpose, the setback is the perpendicular distance measured from the building wall that will support the sign to the nearest property line of the subject lot, regardless of other referents.

C. Where the portion of the building being occupied does not include a wall facing a street which abuts the lot, such as, but not limited to, multiple-tenant office buildings, the use or activity may display one wall sign which shall not exceed ten square feet in area. Such sign shall be located adjacent to a pedestrian entrance to the building or adjacent to a driveway providing access to on-site parking.

D. Each use or tenant shall display no more than one additional permanent on-premises wall sign on the side or rear of the subject building. Such sign shall not exceed 16 square feet in area and shall be static at all times and illuminated only during the hours which the activity is operating.

**3380.102 I-670 area of special graphics control.**

A. Purpose. The I-670 area of special control is established and the regulations therefore are enacted to conform to and implement I-670 corridor development plan guidelines, adopted by Ordinance 40-89, in achieving two of the plan's objectives:

1. Development opportunities that enhance the I-670 corridor community, both physically and through the creation of jobs and business-ownership opportunities for the residents; and
2. An attractive greenbelt/entryway to the downtown from the airport.

B. Establishment. Portions of the I-670 corridor as hereinafter set forth are hereby established as an area of special graphics control. The I-670 area of special graphics control shall include the John Glenn Port Columbus International Airport property and extend 2,000 feet perpendicularly from the outermost edges of the public right-of-way and in all directions at the termini of each of the following sections of the area:

1. Interstate-670: Being the Interstate-670 portion of the Interstate System lying between Interstate-270 (I-270) in the northeast quadrant of Columbus and High Street in the downtown including the northern and southern loops at Interstate-71 (I-71) and being altogether referred to herein as I-670.
2. I-670 Entrance and Exit Ramps: Being all limited access ramps entering and exiting I-670 as described in (1) above.
3. Airport Connector Boulevard: Being all limited access street and ramps connecting Stelzer Road and Cassady Avenue and providing a north and south entrance and exit to and from I-670 at John Glenn Port Columbus International Airport.
4. Stelzer Road: Being that portion of the Stelzer Road lying between I-670 on the north and Eleventh Avenue on the south.

The I-670 area of special graphics control shall be composed of Parts 1 and 2 each with different levels of regulation. The John Glenn Port Columbus International Airport property and 1,000 feet abutting the public rights-of-way as set forth in subsection (B)(1), (2), (3) and (4) of this section shall constitute Part 1. One thousand feet abutting that portion of Part 1 that applies to I-670, the I-670 entrance and exit ramps, the Airport Connector Boulevard and Stelzer Road as set forth in subsection (B)(1), (2), (3) and (4) of this section shall constitute Part 2.

C. Intent. The establishment of the I-670 area of special graphics control and the prohibition of billboards therein is intended to:

1. Create and maintain an attractive greenbelt/entryway from John Glenn Port Columbus International Airport to the downtown;
2. Provide for appropriate accessory signs for the identification and encouragement of economic development in the I-670 corridor;
3. Discourage excessive visual competition and clutter that result from a proliferation of billboards;
4. Promote the public convenience, comfort, prosperity and general welfare;

5. Increase the attractiveness of the I-670 corridor to businesses, residents, visitors and tourists thereby promoting the area's economy;
6. Protect the public investment in the highway; and
7. Promote traffic safety by reducing distractions to drivers.

D. Controls. No person shall erect a billboard or supporting structure therefore within Part 1 of the I-670 ~~area are~~ of special graphics control, as set forth in subsection (B) above.

No person shall erect a billboard or supporting structure therefore within Part 2 of the I-670 area of special graphics control, facing forward or designed or situated so as to be perceived at any time by the operator of a motor vehicle proceeding in any lawful direction within the rights-of-way of I-670, I-670 entrance and exit ramps, Airport Connector Boulevard or Stelzer Road as defined in subsection (B) above.

E. Applicability. No provision of this section shall be construed to permit a billboard in any zoning district of location contrary to another provision of the Zoning Code or this Graphics Code. This section is not intended to repeal any other Zoning Code or Graphics Code billboard regulation with is not in conflict herewith.

### **3384.01 Purpose.**

The AEO-airport environs overlay district is hereby established to protect the public health, safety and welfare by regulating development and land use within airport environs and airport hazard areas; to ensure compatibility between John Glenn Port Columbus International Airport, Bolton Field Airport, the Ohio State University Airport (a/k/a Don Scott Field), and any future airport and surrounding land uses; and to protect said airports from incompatible encroachment.

Airport hazards within the AEO-airport environs overlay district are hereby declared a public nuisance. Within the AEO-airport environs overlay district and its three subdistricts airport standards and requirements shall apply to each property in addition to the standards and requirements of the underlying zoning district. In case of conflicting standards and requirements, the more stringent standards and requirements shall apply.

### **3384.021 Airport.**

"Airport" means any airfield located within the corporate limits of the city, owned and operated by the city or other governmental agency, and subject to Ldn contours approved by the Federal Aviation Administration, presently including, but in the future may not be limited to, John Glenn Port Columbus International Airport, Bolton Field Airport, and Ohio State University Airport (a/k/a Don Scott Field).

### **3384.03 Boundaries of overlay.**

The AEO-Airport Environs Overlay District shall contain all airport environs for John Glenn Port Columbus International Airport, Bolton Field, the Ohio State University Airport, and any future airport as defined in this chapter.

The AEO-Airport Environs Overlay District is subdivided into three subdistricts which represent different levels of noise impact. The geographic location of these noise zone subdistricts shall be indicated on the zoning map, as per the requirements of this Zoning Code, as follows:

- (a) Subdistrict A, which shall include the area within the 65 Ldn to 70 Ldn noise exposure area,
- (b) Subdistrict B, which shall include the area within the 70 Ldn to 75 Ldn noise exposure area.
- (c) Subdistrict C, which shall include the area within the 75 Ldn and greater noise exposure area.

The boundaries of the AEO-Airport Environs Overlay District and its subdistricts, as adopted herein, shall be reviewed and amended as appropriate whenever the operating authority of an airport certifies its update or amendment of the noise contour maps and/or the FAR Part 150 Noise Compatibility Program to the Director with a copy thereof.

Copies of the appropriate noise contour map and FAR Part 150 Noise Compatibility Study shall be on file and open to public inspection in offices of John Glen Columbus International Airport, Bolton

Field Airport, Ohio State University Airport, and any future airport as defined in this chapter. Copies of all appropriate noise contour maps also shall be on file and open to public inspection in the Department.

**3392.13 Inspections.**

The Director shall cause any junk yard, salvage yard, or impound lot to be inspected to determine compliance with this Code at any time deemed appropriate. The Director shall initiate the annual inspection for license renewal at a time which will provide for the operator's compliance with any orders prior to the license expiration.