

SECTION 1. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Chapter 3323, "East Franklinton District," consisting of 12 sections oddly numbered 3323.01 through 3323.23 and reading as follows:

3323.01 Purpose and intent.

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

The District is established to meet the following objectives:

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

3323.03 Designated area.

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

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

3323.05 Definitions.

As used in this Chapter, the following terms shall have the meaning given herein:

- A. Agriculture: The commercial practice of cultivating, processing, and distributing food, in this case in an urban neighborhood. Agriculture can also involve small animal husbandry and beekeeping.
- B. Artist: Person(s) working in all art forms and mediums, including, but not limited to, painters, sculptors, authors, screenwriters, play writes, film makers, dancers, potters, weavers, jewelers, exhibitors, printers, costumers, musicians and photographers.
- C. Artisan Food and Beverage Production: On-site production of food and beverage products, involving small batch processing. Typical uses include coffee roasting, ice cream, bakery, candy, and other food stuffs, and alcoholic beverage manufacturing. This may include on-site sales and

consumption.

D. Artisan Manufacturing: On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties. Welding is also permitted.

E. Artist Work or Sales Space: Floor space devoted to the production, showing or sale of art, such as art galleries and artist studios. This includes space for work-only (visual studio, performing rehearsal), sale-only (gallery, store, theater, etc.), or a combination of work and sale space.

F. Board Staff: A reference to city staff assigned to support the East Franklinton Review Board.

G. Certificate of Approval: "Certificate of Approval", "Certificate" or "COA" means a certificate issued by the East Franklinton Review Board to an applicant stating that the proposed construction, alteration or demolition of a structure, site improvements per an approved site plan, architectural feature or graphic pursuant to the application filed therefor is appropriate under the terms of this Chapter pertinent thereto and consistent with the design characteristics, guidelines and standards affecting same or due to unusual and compelling circumstances or substantial economic hardship does not require such consistency; and that, therefore, a permit can be issued therefor.

H. District: "District" shall mean the East Franklinton Zoning District.

I. East Franklinton Plan: "East Franklinton Plan" or the "Plan" reference the East Franklinton Creative Community District Plan, adopted by Columbus City Council on November 12, 2012 and as subsequently amended

J. Live/Work Space: A dwelling unit that is also is used for non-residential uses such as, but not limited to the production, showing and sale of art, both visual and performing arts, office uses, and related uses.

K. Mixed Use Buildings: Buildings in which a mix of permitted uses is included in the same building.

L. Review Board: "Review Board" shall mean the East Franklinton Review Board.

3323.07 Applicability and extent.

A. The standards of the District shall apply to all uses, changes to land or development, construction or exterior renovations, demolition, site improvements and/or graphics on properties located wholly or in part within the district boundaries. More specifically, the standards shall apply to:

1. The placement, demolition, construction or reconstruction of a building or structure is subject to these standards and requirements, except as applied to non-conforming buildings as provided in Chapter 3391 and except as applied to routine maintenance. Facade renovations or exterior renovations are not considered reconstruction of a principal building, but still require a Certificate of Approval.
2. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. Standards do not apply to the re-striping or reconfiguration of existing parking lots.

B. In addition to being subject to the standards of this District, historic buildings listed on the Columbus Register of Historic Places (Chapter 3117) fall under the jurisdiction of the Historic Resources Commission. In such cases the Review Board's action, including staff review, of an application shall take place after review and final action by the Historic Resources Commission or Historic Preservation Office in instances of staff review. Such action shall be conveyed to the Review Board in writing by the preservation office. This section is not intended to prohibit coordinated and parallel consideration of proposals, particularly conceptual review.

C. Rezonings and all variances shall be submitted to the Review Board for review and recommendation, prior to consideration by the applicable body.

D. Where the District does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed.

E. In cases where the standards of this District or conditions placed by the Review Board on a Certificate of Approval are in conflict with the Plan, the standards or conditions shall govern.

F. Wherever there is a conflict between this chapter and the remainder of the Zoning Code, this chapter shall prevail.

3323.09 East Franklinton review board.

A. Creation, Terms, Membership and Officers.

1. **Creation.** The Review Board shall consist of seven (7) members appointed by the Mayor and approved by City Council.
2. **Organization.** Unless otherwise specified, as soon as convenient after the members of the Review Board are appointed by the Mayor, the Review Board shall meet and organize by the election of a chairman and secretary.
3. **Initial Terms.** When the Review Board is first constituted, one (1) member shall be appointed for an initial term of one (1) year; three (3) members shall be appointed for an initial term of two (2) years; and three (3) members shall be appointed for an initial term of three (3) years. All subsequent terms shall be for a period of four (4) years.
4. **Membership.** At least four (4) members of the Review Board shall reside or own a business or property in Franklinton. Among the professions that shall be represented on the Board, one (1) member shall be engaged as a developer or realtor with experience in the sale or management of urban properties; one (1) member shall be an architect, landscape architect or urban planner; one (1) member shall be a design professional or contractor with historic rehabilitation experience; and one (1) member shall be a lawyer with land use experience. One (1) member of the board shall be recommended by the Franklinton Area Commission as its representative and one (1) member shall be recommended by the Franklinton Board of Trade as its representative. A member may represent more than one required role.
5. **Nomination Process.** Candidates for seats on the Review Board shall be recommended by the Development Department to the Mayor's Office for review and approval before submittal to City Council for final action. The Franklinton Area Commission and Franklinton Board of Trade shall each submit two (2) candidates for consideration by the city in fulfilling each organization's seat on the Board. The Development Department will review and select one of the nominees for submittal to the Mayor's Office.
6. **Term.** A member whose term has concluded may continue to serve on the Review Board until his/her appointment is renewed or is officially concluded through the appointment of a replacement member for that seat.
7. **Removal.** By a majority vote of the Review Board, a member of the board may be removed from service for missing four (4) consecutive meetings or a total of five (5) meetings in one (1) calendar year.
8. **Pay.** Members shall serve without compensation.
9. **Officers.** The Review Board shall elect a chair and vice-chair each year at an organizational meeting each January. At that same meeting, the board shall review the list of Staff Approvable Items and vote to ratify, expand or modify the list (see Section 3323.13, Certificate of Approval- Staff Review).
10. **Bylaws.** The Review Board shall establish a set of bylaws for the conduct of its business.

B. Proceedings. The Review Board may adopt rules of procedure providing for regular and special meetings, provided that those rules do not conflict with this Chapter. The Board members shall take official action only by a vote of a majority of the Board members voting on the question on the table during a public meeting at which there is a quorum. A quorum exists when a majority of the Board members appointed to and serving on the Review Board are physically present at the meeting. All board meetings shall take place in a publicly accessible building and shall be open

to the public. A record of proceedings shall be maintained and available for public inspection. Notices of all regular board meetings shall be published no less than twenty (20) days prior to the meeting in the City Bulletin. Notice of special meetings shall be published no less than five (5) days prior to the meeting in the City Bulletin or a newspaper of general circulation.

C. Duties. The Review Board shall have the following duties:

1. Design Review. The Review Board shall hear and decide applications for Certificates of Approval. A Certificate of Approval is issued by the board in accordance with the standards of this Chapter, East Franklinton Plan and guidelines as approved by City Council. The board shall conduct such review for any projects requiring a Certificate of Approval as outlined in section 3323.11, Certificate of Approval – Required. Project review may include preliminary consideration of conceptual or interim proposals.

Design review shall be based upon the following considerations:

- a. Compliance with the provisions and standards of this Chapter.
- b. Consistency with adopted development standards and design guidelines that are part of the East Franklinton Plan.
- c. Consistency with other adopted plans, guidelines and policies.
- d. Other code and regulatory requirements as may be applicable.

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

The Review Board may modify applicable development and performance standards of this district as necessary in reviewing and approving a site plan, building, structure, parking, graphic or other related improvement under its jurisdiction.

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

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

art, as defined in Chapter 3114, Columbus Art Commission, and provide a non-binding recommendation to the art commission as provided for herein.

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

3323.11 Certificate of approval - required.

A. General. The following activities require a Certificate of Approval as defined in section 3323.09 (C) (1), Design Review:

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

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

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

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

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

B. Development Plan. The Review Board may consider a Development Plan for a parcel or parcels that are proposed for a mix of uses, buildings or tax parcels that require master planning as a single development site. The Development Plan may delineate permitted uses, site plan, configuration of buildings and development sites, phasing, development standards, circulation and parking, landscaping and buffering, graphics and related site improvements. The Review Board may approve a single Certificate of Approval for the Development Plan and the individual components of the development or may require the submittal of subsequent COA's as deemed approved by the Board.

C. Change in Use. The establishment, change, modification or expansion of a use requires a Certificate of Zoning Clearance and a Certificate of Approval.

D. Interior Changes. The Review Board does not have review authority over interior improvements or alterations to buildings and structures that are not establishing, changing or expanding a use.

E. Single- and Two-Family Buildings and Accessory Buildings. Exterior changes to existing single- and two-family units and accessory buildings do not require a Certificate of Approval unless such change is an expansion or addition that extends the front elevation. Such expansions require a COA from the Review Board. The construction of a new single- or two-family building shall require a COA from the Review Board. The construction of a new accessory building shall require a COA from the city staff.

F. Routine Maintenance. Nothing in this chapter shall preclude a property owner from conducting routine maintenance, which shall include replacement of roofs and siding, as well as HVAC units provided that required setbacks are met. Such maintenance does not require a COA.

G. Exterior Colors. A change of exterior colors of any existing building or structure does not require a COA.

H. Demolition Permits. Except in cases of public emergency as determined by the Chief Building Official or by court order, no permit for the demolition of a building or structure within the East Franklinton District shall be granted without the approval of the Review Board through issuance of a Certificate of Approval. No certificate shall be issued unless:

1. A replacement use has been reviewed and approved by the board, and Historic Resources Commission (HRC) approval has been issued, if applicable, or
2. If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the board, and HRC if applicable.

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

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

3323.13 Certificate of approval – staff reviews.

A. Authorization. As provided for here in, certain specified development projects may be reviewed and approved by city staff for issuance of a Certificate of Approval in place of the Review Board. In undertaking these responsibilities, the staff shall use the same principles, standards and guidelines as provided for herein and consistent with the Review Board's record in applying these principles, standards and guidelines.

B. Projects Subject to Staff Approval. The following projects are subject to staff review in place of the Review Board. If in the staff's professional opinion applications submitted for these types of projects are sufficiently complex or raise issues of concern, the staff shall forward said applications to the board for their consideration; nothing in this chapter shall preclude the city staff from seeking advice from the board chair in making this determination.

1. Replacement of existing graphics, such as sign faces, without enlarging or changing the graphic.
2. The replacement of exterior elements to existing non-residential structures, including but not limited to siding and windows, provided that the building elevations are not altered to accommodate the replacement elements nor that the gross floor area of the structure is not increased.
3. Changes of use that do not alter existing buildings or structures, or require changes to parking or other site components. All other changes of use are to be considered by the

Review Board.

The Review Board at its discretion may establish on an annual basis a list of additional development or project types that may be submitted to the staff for their approval.

C. Certificate Issuance, Reporting and Appeals. Upon approving the above noted development projects, the staff shall immediately issue a Certificate of Approval to the applicant and report such issuance to the Review Board at its next regular meeting. Staff denials are appealable to the board, as provided for herein. Such appeals shall be filed within thirty (30) days of receipt of a notification regarding the denial.

3323.15 Certificate of approval - application and issuance.

A. General. The following provisions apply to applications for and issuance of Certificates of Approval, as defined herein. The Board shall also adopt rules of procedure outlining in further detail the requirements for submission of applications and issuance of certificates. Such rules and procedures shall be posted on the city website.

B. Process. The following steps summarize the general process for obtaining a certificate.

1. Filing an Application. Anyone seeking a certificate shall file a complete application with Review Board staff using an application form provided by the city. Applications must be accompanied by required supporting materials, as noted in subsection C. Applicants are encouraged to meet with board staff prior to submitting an application to review and discuss the proposal.
2. Scheduling the Application. The Review Board staff shall review the submittal and determine whether it sufficiently meets submittal requirements. Applicants will be contacted regarding missing information. Complete applications shall be scheduled to be heard by the board at the next scheduled meeting.
3. Review Board Consideration. The Review Board shall consider each complete application at a scheduled and duly noticed public meeting. The board shall approve, approve with conditions or disapprove the application. Disapprovals shall require a statement of facts that serve as the basis for the disapproval. Applicants may request a tabling of their application.
4. Certificate Issuance. The Review Board staff shall issue written notice of the board's decision. Applications that are approved or conditionally approved shall receive a written certificate reflecting the approval; conditions shall be met or documented as required by the Board prior to issuance of the certificate.
5. Stamping Building, Graphics or Other Development Plans. Board staff shall review and stamp building, graphics or other development plans as submitted to the city once said plans are fully in compliance with an approved certificate or permit.
6. Conceptual Reviews. Applicants requesting conceptual review of a proposal by the board may request of board staff the scheduling of said review at the next scheduled meeting. Conceptual plans may be brought to the meeting for discussion.

C. Application Materials. The Review Board shall establish the submittal requirements, deadlines and related administrative rules governing the application process. At a minimum, a Certificate of Approval and the materials submitted for review shall include:

1. Site Plan. A site plan drawn to scale that reflects existing conditions and changes thereto, including all new improvements and landscaping sufficient to demonstrate compliance with this chapter and all other applicable zoning code provisions.
2. Building Plans and Materials. Exterior elevations and drawings of all buildings and structures, drawn to scale, and exterior material samples sufficient to demonstrate compliance with this chapter.
3. Graphics. Full color design of individual graphics with a building elevation or site plan indicating location, drawn to scale, and material samples sufficient to demonstrate compliance this chapter and all other applicable graphics code provisions.

Submittal requirements for Staff Approvals shall be established by the Development Department.

3323.17 Sub-districts established.

The East Franklinton District is divided into the following three sub-districts. The East Franklinton Plan establishes the land use policies for each sub-district.

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

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

C. Broad Street Sub-District. Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the centerline of Culbertson Street, thence northerly along the eastern right-of-way boundary of State Route 315 until it intersects with the southern boundary of the Downtown District, thence easterly along the southern boundary of the Downtown District until it intersects with the centerline of West State Street, thence westerly along the centerline of West State Street until it intersects with the centerline of South Mill Street, thence northerly along the centerline of South Mill Street until it intersects with the centerline of West Culbertson Street, thence westerly until the place of the beginning.

Map 1. Subdistricts

(See ORD1508-2013Attachment2 - 3323.17 Map 1.)

3323.19 Uses.

A. Policy. The East Franklinton Plan establishes broad land use policy to direct future development and redevelopment.

B. Land Use Categories. The East Franklinton District provides for the following use categories. The detailed list of uses is not intended to be exhaustive nor to be an inclusive listing. The Director of the Department of Development or his/her designee has the authority to decide if an unlisted use is of similar enough character and nature to warrant inclusion into the District or a sub-district.

1. Permitted Uses. Permitted uses shall be allowed by right. Certificates of Approval are required to be issued by the Review Board as provided for herein.
2. Accessory Uses. Accessory Uses means a subordinate use, building or structure located on the same lot with and of a nature incidental to the principal use, building or structure. Certificates of Approval are required to be issued by the Review Board as provided for

herein.

3. Prohibited Uses. Prohibited uses are not permitted in the East Franklinton District unless otherwise allowed by City Council as a use variance.

C. Land Use Table. The following table classifies land uses by category.

Table 1. Land Uses
(See ORD1508-2013Attachment3 - 3323.19 Table 1.)

3323.21 Development standards.

A. Dimensional Standards. The following table summarizes applicable dimensional standards.

Table 2. Dimensional Standards
(See ORD1508-2013Attachment4 - 3323.21 Table 2.)

B. Development Standards. By reference herein, the Development Standards of the East Franklinton Plan shall be applied by the Review Board and staff in consideration of applications for Certificates of Approval. The following standards shall also apply:

1. All buildings shall front on a public street unless otherwise approved by the Review Board.
2. The provisions of Chapter 3321 General Site Development Standards shall apply as appropriate, but in cases of conflict the standards of this chapter shall govern.

C. Lighting Standards. The height of a light fixture when located within twenty-five (25) feet of a residential use shall not exceed eighteen (18) feet above grade. In all other locations the height of a light fixture shall not exceed twenty-eight (28) feet.

D. Graphics. Graphics standards are as follows:

1. Within the District graphics that require a permit as determined by Chapter 3375, require the issuance of a Certificate of Approval from the Review Board prior to issuance of a graphics permit by the Department of Building and Zoning Services.
2. Graphics are subject to the provisions of Chapter 3375 and Chapter 3381. Whenever there is a conflict between the graphics code and this Chapter, this Chapter shall govern.
3. Nonconforming graphics are defined and regulated by the provisions of Section 3381.08, Nonconforming Graphics.
4. In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, monopole signs, automatic changeable copy signs, and roof-mounted signs.

E. Parking and Circulation. Parking standards in the Plan and Chapter 3312, Off-Street Parking and Loading, and the applicable standards of Chapter 3323 as provided for herein, shall apply in the District. In addition, the following standards shall apply. In cases of conflict, the standards provided for below shall govern.

1. Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line. This standard does not apply to existing buildings unless they are expanded by fifty (50) percent or more in gross floor area.
2. In recognition of the development pattern associated with this overlay, the required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:
 - a. All uses, other than an eating or drinking establishment smaller than five thousand (5,000) square feet with a pickup unit, are permitted a twenty-five (25) percent reduction of the required parking in Chapter 3312.
 - b. Retail uses (not including eating and drinking establishments, private clubs, places of assembly, and medical offices) that are ten thousand (10,000) square

feet or less, are permitted an additional twenty-five (25) percent reduction (for a total reduction of fifty (50) percent) of the required parking in Chapter 3312.

F. Encroachment. Portions of a building or structure may extend under, over or into the public right-of-way, pursuant to the approval of the Director of the Public Service Department. Such encroachments are subject to the provisions of 3323.11 Certificate of Approval – Required, and require a Certificate of Approval. Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way. A Certificate of Approval for these actions does not constitute City approval.

3323.23 Public art.

The Columbus Art Commission (Chapter 3115) has statutory authority over the design and placement of all works of art to be acquired by the city, placed on land owned or leased by the city, or placed anywhere in the public right-of-way. The Review Board shall review and offer a non-binding recommendation regarding the placement of public art in the District that falls under the jurisdiction of the Art Commission. Advisory recommendations shall be forwarded by staff in writing to the Art Commission for their consideration. Outside of the Art Commission's jurisdiction, art that is an exterior component of a building or structure, or an exterior element of a site plan shall fall under the Certificate of Approval process as provided for herein.

SECTION 2. That there is hereby created a new article of the Columbus Zoning Code, Article IV, consisting of Chapters 3323 through 3331, inclusive, and reading as follows:

Article IV. Special and Mixed Used Districts.

SECTION 3. That Article I of the Columbus Zoning Code is hereby amended to contain Chapters 3301 through 3319, inclusive.

SECTION 4. That the existing section 3382.03 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3382.03 Duties of the graphics commission.

The duties of the graphics commission shall be as follows:

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

SECTION 5. That the existing section 3118.05 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3118.05 Duties.

The board of commission appeals shall hear and decide, in compliance with the provisions of this chapter, all appeals from any commission's denial of an application for a certificate of appropriateness or a certificate of approval for proposed construction, alteration or demolition of a structure, appurtenance or architectural feature of a listed property or in a district, including the East Franklinton District as provided for by C.C. 3323.09.

The board shall review such appeals by determining whether the applicant can establish by sufficient evidence whether a commission decision to deny an application for a certificate of appropriateness was arbitrary, capricious and unreasonable.

The board shall also have the authority to review claims of unusual and compelling circumstances and/or substantial economic hardship that have been raised by an applicant pursuant to the rehearing process outlined in Chapter 3116. The board shall consider appeals brought by persons affected by notice of violation citing a violation of this Planning and Historic Preservation Code or the Zoning Code relating to architectural review.

SECTION 6. That the existing section 3118.06 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3118.06 Appeal.

(A) The board of commission appeals shall hear appeals upon written application and within such time as set forth in this chapter. The board may reverse, affirm or modify the order, notice, requirement, decision or determination appealed from after a review of the case file.

(1) Appeals based on a claim that an architectural review commission, East Franklinton Review Board as provided for by C.C. 3323.09, or the historic resources commission decision to deny an application for a certificate of appropriateness or a certificate of approval was arbitrary, capricious and unreasonable shall be filed within ten (10) days after a receipt of a final order in writing by the commission.

(2) Appeals to the board based upon a notice of violation or violations issued in connection with the enforcement of provisions of the Planning and Historic Preservation Code or the Zoning Code relating to architectural review or the East Franklinton Review Board as provided for by C.C. 3323.09 shall be filed within ten (10) days after receipt of the notice of violation.

(3) Appeals to the board based upon the existence of unusual and compelling circumstances and/or substantial economic hardship are available only after following the procedure set forth in C.C. 3116.19, or as established by the East Franklinton Review Board under C.C. 3323.09 for properties located therein, and must be filled within ten (10) days after receipt of a final order in writing by the commission.

(B) Applications for appeal shall be submitted in writing with all supporting documentation as required by this chapter on a form provided by the historic preservation office within ten (10) days after receipt of the final order of the commission. When the appeal involves a notice of violations as described in (A)(2) above, the affected owner shall file a written petition requesting a hearing and said petition must set forth the factual reasons why a particular violation or violations is being appealed. The board shall not entertain appeals or petitions that are not filed within this ten-day period.

SECTION 7. That the existing section 4113.79 of the Columbus City Codes, 1959, is hereby amended to read as follows:

4113.79 Demolition permit.

(A) A demolition permit shall be issued only to a demolition contractor duly registered with the department pursuant to a proper application accompanied by a notarized statement of the owner of the subject property that said department-registered demolition contractor is agent for such demolition. The

work covered by such permit shall commence within 14 calendar days after the issuance of the permit in a residential area and three calendar months, in a nonresidential area. The demolition permit in a residential area shall be valid for a period of three calendar months renewable for no more than two additional three calendar month periods; a demolition permit in a nonresidential area shall be valid for a period of six calendar months renewable for no more than a six calendar month period. Renewals may be granted by the director, or designee, upon written request and for good cause shown including, but not limited to, a strike, an act of God or other unavoidable circumstance.

Exception: For the purposes of the environmental blight abatement program a demolition permit shall be issued to the director, or designee, for removal of an uninhabitable, blighting, single-story, accessory structure such as a garage or shed or similar building pursuant to a proper application.

Exception: A demolition permit shall be issued to an occupying homeowner pursuant to a proper application, provided that all work thereunder shall be: (1) done with the homeowner's hands; (2) in conformity with this code; and (3) limited to an uninhabitable, single-story, accessory structure such as a garage or shed only for a single-family residence occupied by no one except the occupying homeowner and family.

(B) A certificate of appropriateness is required prior to the issuance of a demolition permit for any listed property served by the historic resources commission, or any property located in an area served by an architectural review commission as set out in Title 31, C.C.

A certificate of appropriateness or a certificate of approval is required prior to the issuance of a demolition permit for any property located within the Downtown District, 3359 C.C., or the East Franklinton District, 3323 C.C.

(C) In a residential area, a demolition permit shall not be issued unless a written release is obtained from each utility having one or more service connections within the building, including but not limited to gas, electric, water and sewer, stating that such respective service connection and appurtenant equipment: (1) has been removed or sealed and plugged in a safe manner; or (2) will be removed or sealed and plugged in a safe manner at the appropriate time in the event certain utilities are required for demolition procedures.

In a nonresidential area, such written release shall be required from each utility not required by the department-registered demolition contractor; a certificate shall be required from any other utility stating that it will follow through and shut off service at the appropriate time.

(D) If any discrepancies are found in the application the director, or designee, may order an inspection prior to the issuance of a permit. The director, or designee, may order an inspection at any time during the demolition to assure that all required procedures are being followed and that the site is not being used for salvage operations without a proper salvage yard permit, in violation of Chapter 3392 C.C.

(E) The historic resources commission or an architectural review commission, as set out in Title 31, C.C., shall have up to 60 calendar days after the application required by C.C. 3116.06 is received by the commission in which to provide the owner with written denial or a certificate of appropriateness for a demolition permit for property within its jurisdiction. Additional time for appeal may be required. Such permit shall be issued only upon the receipt of a certificate of appropriateness.

An area commission as set out in Chapter 3111, C.C., or its designee as per the appropriate bylaws shall have 60 calendar days in which to make a recommendation regarding an application for a demolition permit for property within its jurisdiction. Such permit will not be issued prior to the appropriate body's response or expiration of said review period whichever occurs first.

(F) No less than 48 hours prior to commencement of demolition, the site shall be posted in a manner prescribed by the director, but in no case shall this notice be less than 11 inches by 17 inches in size and consisting of a brightly colored background with the time, place and manner of the demolition listed.

(G) Advance written notification, as attested to on the permit application form, shall be made by the department-registered demolition contractor as agent for, and on behalf of, the owner of the building to be demolished no less than 48 hours prior to scheduled commencement of the demolition to the following:

(1) All the owners of properties within 125 feet of the exterior boundaries of the subject parcel or parcels; and

(2) The Director.

(H) Demolition work in residential areas shall proceed only on weekdays, Monday through Friday, and only between the hours of 7:30 a.m. to 6:00 p.m. The director, or designee, is authorized to extend such days and/or hours only upon demonstration of unreasonable hardship or impracticability. In a nonresidential area, the hours of work will be approved by the director, or designee, and will be governed by location other than residential, traffic and surrounding environment. For the purpose of this section, apartment hotels, hotels and motels shall be included in the term "residential area."

(I) For all structures other than a one-, two-, or three-family dwellings or associated accessory structure, a demolition permit may be issued only after affidavits have been submitted by the applicant and placed on file with the director attesting to that 25 percent, either by weight or by volume, of the resultant demolition debris shall be recycled. Waste that would be considered a hazardous material shall be excluded in from such percentage. Final inspections shall only be approved after the department receives and approves a final analysis showing compliance with this section. Appeals to this requirement shall be heard by the building commission.

A licensed disposal or transfer facility shall be used for all non-recycled waste and a final analysis shall be provided prior to the final approval of the demolition permit indicated the percentage of recycling achieved and method and materials used. This provision shall not apply to emergency demolitions as required under this building code.

(J) The entire demolition authorized under the provisions of this section shall comply in all aspects of the demolition standards as set out in C.C. 4123.23. The holder of the demolition permit shall obtain from the Department a final inspection and approval upon completion of the demolition.

SECTION 8. That sections 3372.401, 3372.402, 3372.403, 3372.404, 3372.405, 3372.406, and 3372.407, comprising the East Franklinton Overlay, of the Columbus City Codes, 1959, are hereby repealed.

SECTION 9. That the existing section 3372.692 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3372.692 West Broad Street/Franklinton urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the West Broad Street/Franklinton urban commercial overlay consisting of the following parcels/areas:

Parcel 1: Beginning at the northeast corner of West Broad St. and Central Ave., thence northerly along the east right-of-way of Central Ave. ± 140 feet to an unnamed alley; thence easterly along unnamed alley ± 315 feet to the west right-of-way of Hayden Ave.; thence southerly along Hayden Ave. ± 140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 315 feet to place of beginning.

Parcel 2: Beginning at the northeast corner of West Broad St. and Hayden Ave., thence northerly along the east right-of-way of Hayden Ave. ± 140 feet to an unnamed alley; thence easterly along unnamed alley ± 315 feet to the west right-of-way of Princeton Ave.; thence southerly along Hayden Ave. ± 140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 315 feet to place of beginning.

Parcel 3: Beginning at the northeast corner of West Broad St. and Princeton Ave., thence northerly along the east right-of-way of Princeton Ave. ± 140 feet to an unnamed alley; thence easterly along unnamed alley ± 270 feet to the west right-of-way of Chicago Ave.; thence southerly along Chicago Ave. ± 140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 270 feet to place of beginning.

Parcel 4: Beginning at the northeast corner of West Broad St. and Chicago Ave., thence northerly along the east right-of-way of Chicago Ave. ± 140 feet to an unnamed alley; thence easterly along unnamed alley ± 310 feet to the west right-of-way of Wisconsin Ave.; thence southerly along Wisconsin

Ave. ± 140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 310 feet to place of beginning.

Parcel 5: Beginning at the northeast corner of West Broad St. and Wisconsin Ave., thence northerly along the east right-of-way of Wisconsin Ave. ± 140 feet to an unnamed alley; thence easterly along unnamed alley ± 230 feet to the west right-of-way of Yale Ave.; thence southerly along Yale Ave. ± 140 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 230 feet to place of beginning.

Parcel 6: Beginning at the northeast corner of West Broad St. and Yale Ave., thence northerly along the east right-of-way of Yale Ave. ± 380 feet to an unnamed alley; thence easterly ± 110 feet to the west right-of-way of an unnamed alley; thence southerly along of an unnamed alley ± 380 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 110 feet to place of beginning.

Parcel 7: Beginning at the northeast corner of West Broad St. and the east railroad right-of-way, thence northerly along the east railroad right-of-way ± 515 feet; thence easterly ± 100 feet to the west right-of-way of an unnamed alley; thence southerly along unnamed alley ± 515 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 100 feet to place of beginning.

Parcel 8: Beginning at the northeast corner of West Broad St. and Glenwood Ave., thence northerly along the east right-of-way of Glenwood Ave. ± 213 feet to an unnamed alley; thence easterly ± 650 feet to the west right-of-way of an unnamed alley; thence southerly ± 63 feet to an unnamed alley; thence easterly ± 130 feet to the west right-of-way of Rodgers Ave.; thence southerly along Rodgers Ave. ± 150 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 780 feet to place of beginning.

Parcel 9: Beginning at the northeast corner of West Broad St. and Rodgers Ave., thence northerly along the east right-of-way of Rodgers Ave. ± 150 feet to an unnamed alley; thence easterly ± 254 feet to the west right-of-way of Meek Ave.; thence southerly along Meek Ave. ± 150 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 254 feet to place of beginning.

Parcel 10: Beginning at the northeast corner of West Broad St. and Meek Ave., thence northerly along the east right-of-way of Meek Ave. ± 150 feet to an unnamed alley; thence easterly ± 254 feet to the west right-of-way of Jones Ave.; thence southerly along Jones Ave. ± 150 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 254 feet to place of beginning.

Parcel 11: Beginning at the northeast corner of West Broad St. and Jones Ave., thence northerly along the east right-of-way of Jones Ave. ± 213 feet to an unnamed alley; thence easterly ± 370 feet to the west right-of-way of Hartford Ave.; thence southerly along Hartford Ave. ± 213 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 370 feet to place of beginning.

Parcel 12: Beginning at the northeast corner of West Broad St. and Hartford Ave., thence northerly along the east right-of-way of Hartford Ave. ± 213 feet to an unnamed alley; thence easterly ± 370 feet to the west right-of-way of Souder Ave.; thence southerly along Souder Ave. ± 213 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 370 feet to place of beginning.

Parcel 13: Beginning at the northeast corner of West Broad St. and Souder Ave., thence northerly along the east right-of-way of Souder Ave. ± 180 feet to Gay St.; thence easterly ± 180 feet to Gay St.; thence easterly ± 115 feet to the west right-of-way of Davis Ave.; thence southerly along Davis Ave. ± 180 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 115 feet to place of beginning.

Parcel 14: Beginning at the northeast corner of West Broad St. and Davis Ave., thence northerly along the east right-of-way of Davis Ave. ± 225 feet; thence easterly ± 235 feet to the west right-of-way of Foos St.; thence southerly along Foos St. ± 225 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 235 feet to place of beginning.

Parcel 15: Beginning at the northeast corner of West Broad St. and Foos St., thence northerly along the east right-of-way of Foos St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 230 feet to the west right-of-way of Green St.; thence southerly along Green St. ± 200 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 230 feet to place of beginning.

Parcel 16: Beginning at the northeast corner of West Broad St. and Green St., thence northerly along the east right-of-way of Green St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 110 feet; thence southerly ± 100 feet; thence westerly ± 60 feet; thence southerly ± 100 feet to the north right-of-way of Broad St.; thence westerly along Broad St. ± 55 feet to place of beginning.

Parcel 17: Beginning at a point ± 50 feet west of the northwest corner of West Broad Street and Grubb St.; thence northwesterly ± 36 feet; thence northerly ± 74 feet; thence easterly ± 75 feet to the west right of way of Grubb St.; thence southerly ± 100 feet to the north right of way of Broad St.; thence westerly along Broad St. ± 50 feet to place of beginning.

Parcel 18: Beginning at the northeast corner of West Broad St. and Grubb St., thence northerly along the east right of way of Grubb St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 230 feet to the west right of way of Skidmore St.; thence southerly along Skidmore St. ± 200 feet to the north right of way of Broad St.; thence westerly along Broad St. ± 230 feet to place of beginning.

Parcel 19: Beginning at the northeast corner of West Broad St. and Skidmore St., thence northerly along the east right of way of Skidmore St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 230 feet to the west right of way of Gift St.; thence southerly along Gift St. ± 200 feet to the north right of way of Broad St.; thence westerly along Broad St. ± 230 feet to place of beginning.

Parcel 20: Beginning at the northeast corner of West Broad St. and Gift St., thence northerly along the east right of way of Gift St. ± 200 feet to Gay St.; thence easterly along Gay St. ± 115 feet to the west right of way of Mill St.; thence southerly along Mill St. ± 200 feet to the north right of way of Broad St.; thence westerly along Broad St. ± 115 feet to place of beginning.

Parcel 21: Beginning at the northeast corner of West Broad St. and Mill St., thence northerly along the east right of way of Mill St. ± 140 feet to Broderick St.; thence easterly along Broderick St. ± 280 feet to the west right of way of May St.; thence southerly along May Ave. ± 140 feet to the north right of way of Broad Street; thence westerly along Broad St. ± 280 feet to place of beginning.

Parcel 22: Beginning at the northeast corner of West Broad St. and May Ave., thence northerly along the east right of way of May Ave. ± 312 feet to Gay St.; thence easterly along Gay St. ± 284 feet to the west right of way of Anson St.; thence southerly along Anson St. ± 312 feet to the north right of way of Broad St.; thence westerly along Broad St. ± 284 feet to place of beginning.

Parcel 23: Beginning at the northeast corner of West Broad St. and Anson St., thence northerly along the east right of way of Anson St. ± 158 feet; thence easterly ± 180 feet; thence southeasterly ± 138 feet; thence northerly ± 96 feet; thence easterly ± 44 feet; thence southerly along Lucas St. ± 140 feet to the north right of way of Broad St.; thence westerly along Broad St. ± 265 feet to place of beginning.

Parcel 24: Beginning at the southeast corner of West Broad St. and McDowell St., thence easterly along Broad St. ± 360 feet; thence southerly ± 141 feet; thence southwestly ± 90 feet; thence southerly ± 220 feet; thence southwestly ± 78 feet; thence southwestly ± 13 feet; thence southerly ± 128 feet to the north right of way of State St.; thence westerly ± 115 feet; thence northerly ± 120 feet; thence westerly along vacated alley ± 170 feet; thence northerly along the east right of way of McDowell St. ± 515 feet to place of beginning.

Parcel 25: Beginning at the southeast corner of West Broad St. and May Ave., thence easterly along Broad St. ± 200 feet to west right of way of McDowell St.; thence southerly along McDowell St. ± 128 feet to the north right of way of an unnamed alley; thence westerly along the alley ± 200 feet to the east right of way of May Ave.; thence northerly along May Ave. ± 126 feet to place of beginning.

Parcel 26: Beginning at the southeast corner of West Broad St. and Mill St., thence easterly along Broad St. ± 205 feet to west right of way of May Ave.; thence southerly along May Ave. ± 170 feet to the north right of way of an unnamed alley; thence westerly along the alley ± 200 feet to the east right of way of Mill St.; thence northerly along Mill St. ± 165 feet to place of beginning.

Parcel 27: Beginning at the southeast corner of West Broad St. and Gift St., thence easterly along Broad St. ± 115 feet to west right of way of Mill St.; thence southerly along Mill St. ± 223 feet; thence westerly ± 115 feet to the east right of way of Gift St.; thence northerly along Gift St. ± 223 feet to place of beginning.

Parcel 28: Beginning at the southeast corner of West Broad St. and Skidmore St., thence easterly along Broad St. ± 235 feet to west right-of-way of Gift St.; thence southerly along Gift St. ± 200 feet to the north right-of-way of Shepherd St.; thence westerly along Shepherd St. ± 235 feet to the east right-of-way of Skidmore St.; thence northerly along Skidmore St. ± 200 feet to place of beginning.

Parcel 29: Beginning at the southeast corner of West Broad St. and Grubb St., thence easterly along Broad St. ± 235 feet to west right-of-way of Skidmore St.; thence southerly along Skidmore St. ± 200 feet to the north right-of-way of Shepherd St.; thence westerly along Shepherd St. ± 235 feet to the east right-of-way of Grubb St.; thence northerly along Grubb St. ± 200 feet to place of beginning.

Parcel 30: Beginning at the southeast corner of West Broad St. and Grubb St., thence southerly along Grubb St. ± 230 feet; thence westerly ± 210 feet; thence northerly ± 125 feet; thence easterly ± 40 feet; thence northerly ± 100 feet thence easterly along Broad St. ± 170 feet to place of beginning.

Parcel 17 Parcel 31: Beginning at the southeast corner of West Broad St. and Davis Ave., thence easterly along Broad St. ± 300 feet thence southerly ± 10 feet; thence easterly along Broad St. ± 386 feet to west right-of-way of State Route 315; thence southerly along State Route 315 ± 422 feet; thence southwesterly ± 175 feet; thence westerly ± 185 feet; thence southerly ± 100 feet; thence westerly ± 105 feet; thence northwesterly the east right-of-way of Green St. ± 50 feet; thence northerly along Green St. ± 288 feet; thence westerly along Green St. ± 35 feet; thence northerly ± 235 feet; thence westerly to the east right-of-way of Davis St. ± 330 feet; thence northerly along Davis St. ± 90 feet; thence northeasterly along Davis St. ± 28 feet to place of beginning.

Parcel 18 Parcel 32: Beginning at the southeast corner of West Broad St. and Souder Ave., thence easterly along Broad St. ± 300 feet; thence southeasterly ± 35 feet to west right-of-way of Davis Ave.; thence southerly along Davis Ave. ± 125 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ± 325 feet to the east right-of-way of Souder Ave.; thence northerly along Souder Ave. ± 150 feet to place of beginning.

Parcel 19 Parcel 33: Beginning at the southeast corner of West Broad St. and Hartford Ave., thence easterly along Broad St. ± 150 feet to west right-of-way of Souder Ave.; thence southerly along Souder Ave. ± 150 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ± 150 feet to the east right-of-way of Hartford Ave.; thence northerly along Hartford Ave. ± 150 feet to place of beginning.

Parcel 20 Parcel 34: Beginning at the southeast corner of West Broad St. and Martin Ave., thence easterly along Broad St. ± 245 feet to west right-of-way of Hartford Ave.; thence southerly along Hartford Ave. ± 140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ± 245 feet to the east right-of-way of Martin Ave.; thence northerly along Martin Ave. ± 140 feet to place of beginning.

Parcel 21 Parcel 35: Beginning at the southeast corner of West Broad St. and Hawkes Ave., thence easterly along Broad St. ± 270 feet to west right-of-way of Martin Ave.; thence southerly along Martin Ave. ± 140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ± 270 feet to the east right-of-way of Hawkes Ave.; thence northerly along Hawkes Ave. ± 140 feet to place of beginning.

Parcel 22 Parcel 36: Beginning at the southeast corner of West Broad St. and Avondale Ave., thence easterly along Broad St. ± 274 feet to west right-of-way of Hawkes Ave.; thence southerly along Hawkes Ave. ± 140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ± 274 feet to the east right-of-way of Avondale Ave.; thence northerly along Avondale Ave. ± 140 feet to place of beginning.

Parcel 23 Parcel 37: Beginning at the southeast corner of West Broad St. and Dakota Ave., thence easterly along Broad St. ± 274 feet to west right-of-way of Avondale Ave.; thence southerly along Avondale Ave. ± 140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ± 274 feet to the east right-of-way of Dakota Ave.; thence northerly along Dakota Ave. ± 140 feet to place of beginning.

Parcel 24 Parcel 38: Beginning at the southeast corner of West Broad St. and Cypress Ave., thence easterly along Broad St. ± 274 feet to west right-of-way of Dakota Ave.; thence southerly along Dakota Ave. ± 140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ± 274

feet to the east right-of-way of Cypress Ave.; thence northerly along Cypress Ave. ±140 feet to place of beginning.

Parcel 25 ~~Parcel 39~~: Beginning at the southeast corner of West Broad St. and Glenwood Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Cypress Ave.; thence southerly along Cypress Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Glenwood Ave.; thence northerly along Glenwood Ave. ±140 feet to place of beginning.

Parcel 26 ~~Parcel 40~~: Beginning at the southwest corner of West Broad St. and Glenwood Ave., thence southerly along west right-of-way of Glenwood Ave. ±460 feet; thence westerly to the east railroad right-of-way ±110 feet; thence northerly along railroad right-of-way ±460 feet; thence easterly along Broad St. ±110 feet to place of beginning.

Parcel 27 ~~Parcel 41~~: Beginning at the southeast corner of West Broad St. and Yale Ave., thence easterly along Broad St. ±131 feet to west right-of-way of an unnamed alley; thence southerly along unnamed alley ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±131 feet to the east right-of-way of Yale Ave.; thence northerly along Yale Ave. ±140 feet to place of beginning.

Parcel 28 ~~Parcel 42~~: Beginning at the southeast corner of West Broad St. and West Park Ave., thence easterly along Broad St. ±327 feet to west right-of-way of Yale Ave.; thence southerly along Yale Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±327 feet to the east right-of-way of West Park Ave.; thence northerly along West Park Ave. ±140 feet to place of beginning.

Parcel 29 ~~Parcel 43~~: Beginning at the southeast corner of West Broad St. and Princeton Ave., thence easterly along Broad St. ±327 feet to west right-of-way of West Park Ave.; thence southerly along West Park Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±327 feet to the east right-of-way of Princeton Ave.; thence northerly along Princeton Ave. ±140 feet to place of beginning.

Parcel 30 ~~Parcel 44~~: Beginning at the southeast corner of West Broad St. and Dana Ave., thence easterly along Broad St. ±266 feet to west right-of-way of Princeton Ave.; thence southerly along Princeton Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±266 feet to the east right-of-way of Dana Ave.; thence northerly along Dana Ave. ±140 feet to place of beginning.

Parcel 31 ~~Parcel 45~~: Beginning at the southeast corner of West Broad St. and Brehl Ave., thence easterly along Broad St. ±289 feet to the east right-of-way of Dana Ave.; thence southerly along Dana Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±289 feet to the east right-of-way of Brehl Ave.; thence northerly along Brehl Ave. ±140 feet to place of beginning.

Parcel 32 ~~Parcel 46~~: Beginning at the northwest corner of West Broad St. and Central Ave., thence easterly along Broad St. ±274 feet to west right-of-way of Brehl Ave.; thence southerly along Brehl Ave. ±140 feet to the north right-of-way of Capital St.; thence westerly along Capital St. ±274 feet to the east right-of-way of Central Ave.; thence northerly along Central Ave. ±140 feet to place of beginning.

SECTION 10. That prior existing sections 3382.03, 3118.05, 3118.06, 3372.692, and 4113.79 of the Columbus City Codes, 1959, are hereby repealed.

SECTION 11. That until the approval by this council of the initial seven appointments to the East Franklinton Review Board by the mayor, no certificate of approval from the Review Board shall be required prior to the issuance by the Department of Building and Zoning Services of any certificate of zoning clearance, any permit for construction, graphics permit, demolition permit or any other permit for projects requiring a certificate of approval in the district.