



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 1248-2004, **Version:** 1

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**AMENDMENT:** Z93-029A

Ordinance #1566-93, passed on July 26, 1993 (Z93-029), rezoned 139.76± acres to various limited residential, commercial and institutional districts. That rezoning established Subareas 34, 35, 36, 38A-B, 39, 40, 41, and 42, each having specific land use prohibitions and development standards including building design, height, setbacks, landscaping, lighting, and graphics restrictions. This legislation will amend Ordinance #1566-93, passed July 26, 1993, to modify roof pitch and roof material requirements applicable only to Subarea 39, a 4.016± acre tract zoned in the L-C-4, Limited Commercial District. All other conditions and restrictions of Ordinance #1566-93 remain in effect and are unchanged by this legislation.

**CITY DEPARTMENT'S RECOMMENDATION:** Approval.

To amend Ordinance #1566-93, passed on July 26, 1993 (Z93-029), for property located at **5301 NORTH HAMILTON ROAD (43230)**, by amending the limitation overlay text applicable to Subarea 39 as it pertains to roof pitch and roof material requirements (Z93-029A).

**WHEREAS**, Ordinance # 1566-93, passed on July 26, 1993 (Z93-029), established the L-C-4, Limited Commercial District on Subarea 39 on property located at **5301 NORTH HAMILTON ROAD (43230)**, being 4.016± acres located on the west side of North Hamilton Road north of and adjacent to Morse Road, and

**WHEREAS**, it is necessary to amend the limitation text identified in Subarea 39 of Section 3 of said Ordinance to allow minor alterations to the existing text commitments, and

**WHEREAS**, this amendment modifies sections 39.09.A and 39.09.B of the limitation overlay text for Subarea 39 in Section 3, and affects only roof pitch and roof material requirements and in no other way alters the other conditions of the limitation overlay text; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the existing limitation text for Subarea 39 in Section 3 of Ordinance #1566-93, passed on July 26, 1993 (Z93-029), be amended to read as follows:

**Z93-029A LIMITATION TEXT FOR SUBAREA 39**

**Subarea 39 (4.016± Acres) : L-C-4:**

**39.01 Description and Acreage:**

Subarea 39 contains 4.016± gross acres and is located at the northwest corner of Hamilton Road and the existing Broadview Road intersection.

**39.02 Permitted Uses/Development Standards:**

Permitted uses and applicable development standards for this subarea are contained in Section 3355.02 (C-4) and Chapter 3355 (C-4), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text:

The following uses are excluded from the subarea:

adult bookstore  
adult only motion picture  
adult only entertainment  
Billboards/off-premise graphics  
book bindery  
bus or truck terminal  
gas station  
ice house  
poultry killing  
stables  
tinsmith

**39.03 Traffic and Circulation:**

- A. Hamilton Road shall contain a right-of-way of 120 feet.
- B. Subarea 39 shall have access to Hamilton Road right-of-way through existing Broadview Road. If Broadview Road is vacated then the recess to Hamilton Road shall be through the old right-of-way of Broadview Road.
- C. Major vehicular entries to the retail centers may contain a landscaped median subject to the review of the Division of Traffic Engineering.
- D. Right-in and right-out curbcuts are permitted; however, such curbcuts shall have a minimum of 200 feet apart taken from centerline to centerline.

**39.04 Parking and Loading:**

- A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.
- B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum of seven (7) feet from finished grade.

**39.05 Height and Setback Requirements:**

- A. The setback along Hamilton Road shall be 40 feet to parking and maneuvering areas and 75 feet for building.
- B. Height district within Subarea 39 shall be 35 feet as measured per Columbus Zoning Code.

**39.06 Landscaping/ Environmental Treatment:**

- A. Within the required 40 foot green space corridor along Hamilton Road, fencing and landscaping shall be required for a minimum of 65% of the frontage within Subarea 40, such fencing and landscaping shall be uniformly placed within the last 10 feet of right-of-way of the required 40 foot green space corridor at a minimum distance of 30 feet from the right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1 1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 foot on center. The landscaping shall consist of a deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation), evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, 3 ornamental trees and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.
- B. Street tree plantings shall be required within the green space corridor; such trees shall be those specified in the Columbus Tree Program guidelines from the City Forester and shall have a minimum caliper upon planting of 2 inches and a minimum spacing of 35

feet on center and located one foot from the edge of the right-of-way.

C. All parking areas adjacent to Hamilton Road and Broadview Road shall have headlight screening parallel to frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of adjacent parking area. Parking lot screening shall be in the form of evergreen hedge, earth mounding or walls.

D. Major entries shall be developed by utilizing the fencing and landscape materials noted in Section 39.06 (A).

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inches caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface area.

G. Landscaping islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items E, F, and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be 2 inch caliper for street and shade trees; 4 to 6 feet height for evergreen trees and one inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be one foot above height of structure to be screened but not less than seven (7) feet above finish grade.

### **39.07 Lighting:**

A. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type of family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

B. Parking lot lighting shall be no higher than 28 feet.

C. Building mounted lighting within service areas shall be designed in such a way that no light spillage off-site occurs.

D. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

### **39.08 Signage:**

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. The height of ground supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains 2 or more stores dedicated to retail sales.

- C. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.
- D. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at a driveway entries and exits. Identification logo or name shall not be displayed on directional signage.
- E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- F. No roof signs shall be permitted nor shall a sign extend higher than the building.
- G. No flashing, traveling, animated or intermittently illuminated signs shall be used. No banners, tethered balloons or pennants shall be used.

### SUBAREA 39 LIMITATION TEXT

#### **39.09 Architectural Requirements:**

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way line of Hamilton Road or Morse Road. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

~~A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. The sloped roof noted above shall not be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper. Roof requirements shall not apply to service station canopies.~~

~~B. A.~~ A maximum of three building material types shall be utilized for the exterior of any building including roof material. **No roofs of metal only, mansard roof can be metal but all other roofs shall be constructed of shingles of asphalt or wood shakes.** Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.

~~C. B.~~ No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

~~D. C.~~ Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by the same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

~~E. D.~~ Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

~~F. E.~~ Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot -0 inches.

~~G. F.~~ All buildings shall be finished utilizing the same materials on all sides of the exterior.

~~H. G.~~ It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced

and will reflect a residential character.

**SECTION 2.** That the existing limitation text for Subarea 39 in Section 3 of Ordinance #1566-93, passed on July 26, 1993 (Z93-029) is hereby repealed.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest perior allowed by law.