



# City of Columbus

Office of City Clerk  
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## Legislation Text

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**File #:** 1014-2008, **Version:** 1

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**BACKGROUND:** This ordinance revises portions of Columbus Zoning Code Chapter 3355, which regulates C-3 Community Scale Commercial Development. The C-3 zoning district promotes community-scale commercial and retail uses where a business, profession, or service may be conducted.

The C-4 zoning district incorporates the permitted uses listed in 3355 under 3356.03. These changes will limit the parking lots that may be constructed in C-3 and C-4 zoning districts to those with a commercial, and not a residential, use.

**FISCAL IMPACT:** No funding is required for this legislation.

To supplement and amend sections of Chapter 3355, "Community Scale Commercial Development," of the Columbus Zoning Code, in order to limit the parking lots that may be constructed in certain zoning areas to those with a commercial, and not a residential use.

**WHEREAS,** this ordinance revises portions of Columbus Zoning Code Chapter 3355, which regulates C-3 Community Scale Commercial Development; and

**WHEREAS,** the C-3 zoning district promotes community-scale commercial and retail uses where a business, profession, or service may be conducted; and

**WHEREAS,** the C-4 zoning district incorporates the permitted uses listed in 3355 under 3356.03; and

**WHEREAS,** the existing provisions for dwelling units above commercial uses in the C-3 and C-4 districts may allow exclusively residential uses and parking without any other commercial use; and

**WHEREAS,** this revision will modify the C-3 and C-4 districts to require other commercial uses in addition to parking on the first floor below dwelling units; and

**WHEREAS,** the limit on parking lots in this section to those with commercial uses accurately reflects the inclusion of parking lots under the "commercial uses" of 3355.03(B); **now, therefore,**

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

**Section 1.** That the existing Section 3355.03 of the Columbus City Codes, 1959, is hereby amended to read as follows:

#### **3355.03 C-3 permitted uses**

The following are uses permitted in the C-3, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-3 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this Chapter. The Director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-3, district.

A. All uses listed in C.C. 3351 and C.C. 3353.

B. Commercial uses including:

Appliance Maintenance and Repair  
Armored Car, Investigation Guard and Security Services  
Art Dealers and Galleries  
Arts and Crafts  
Astrology, Fortune telling and Palm Reading  
Barber and Cosmetology Educational Training Facility  
Book, Newspaper and Magazine Stores (Unlimited size)  
Building Material and Supplies Dealers (No outside yards or storage)  
Butcher Shops, Fish, Meat, and Seafood Markets (Unlimited size)  
Cafes, Delicatessens and Restaurants (Unlimited size)  
Camera, Photo finishing and Photographic Supplies Stores  
Clothing and Clothing Accessories Stores  
Coin and Stamp Dealers  
Colleges  
Compact Disc, Music, Record and Video Stores (Includes rental)  
Computer and Software Stores  
Dry cleaning and Laundry Services  
Exercise and Health Facilities  
Fabric, Needlework, Quilting, Sewing and Piece Goods Stores  
Food and Beverage Stores  
Footwear and Repair  
Formal Wear and Costume Rental and Sales  
Funeral Homes and Services  
Game, Hobby and Toy Stores  
Hardware Stores  
Jewelry Stores  
Locksmiths  
Luggage and Leather Goods Sales and Repair  
Musical Instrument and Supplies Stores  
News Dealers and Newsstands  
Parking Lots and Parking Garages as allowed in C.C. 3355.05  
Pet Day Care, Grooming, Pets and Supplies (No outside runs or boarding)  
Shoe Stores  
Tobacconist  
Window Treatment Stores  
C. Commercial uses, subject to the additional provisions of C.C. 3355.05, including:  
Adult and Child Day Care Centers  
Crematory  
D. Dwelling units, as allowed under C.C. 3355.05.

**Section 2.** That the existing Section 3355.05 of the Columbus City Codes, 1959, is hereby amended to read as follows:

**3355.05 C-3 district development limitations.**

A. Adult and child day care center shall provide a transportation plan submitted as part of the zoning clearance application. The plan shall include a description of the loading and unloading, parking and traffic circulation areas. The director of the department of public services or designee shall review the transportation plan, and may approve, modify, or disapprove the plan for safety reasons.

B. Crematory when in compliance with applicable provisions of the special permit requirements.

C. Dwelling units only when located above uses permitted in this district.

**D. Parking lots and Parking Garages, (Both Private and Public)**

**1. Dwelling units are permitted above parking garages or parking lots only if the parking facilities are adjoining to one or more other uses listed in C.C. 3351, C.C. 3353, or C.C. 3355. The parking garage or parking lot shall be located within the same structure as these uses.**

**2. Required adjoining uses specified in subsection (D)(1) of this section must occupy the entire length of at least one property frontage as defined in C.C. 3303 except that driveways and pedestrian entrances to the parking lot or garage are permitted provided that said driveways and pedestrian entrances occupy no more than 20% of the length of that frontage.**

**Section 3.** That the existing Section 3356.03 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3356.03 C-4 permitted uses.

The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-4 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The Director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-4, district.

A. All uses listed in C.C. 3351, C.C. 3353 and C.C. 3355.

B. Commercial uses allowing dwelling units above the primary use, including:

Appliance Stores

Automotive Accessories, Parts and Tire Stores

Automobile and Light Truck Dealers

Automobile Driving Training Facility

Automotive Sales, Leasing and Rental

Bars, Cabarets and Nightclubs

Blood and Organ Banks

Building Material and Supplies Dealers

Caterers

Check Cashing and Loans

Community Food Pantry

Consumer Goods Rental

Discount Department Stores

Electronics Stores

Floor Covering Stores

Furniture and Home Furnishings Stores

General Merchandise Stores

Home Centers

Household and Personal Goods Maintenance and Repair

Linen and Uniform Supply

Missions/Temporary Shelters

Motorcycle, Boat, and Other Motor Vehicle Dealers

Motor Vehicle Accessories and Parts Dealers

Outdoor Power Equipment Stores

Pawn Brokers

Parking Lots and Parking Garages as allowed in C.C. 3356.05

Recreational Vehicle Dealers

Reupholster and Furniture Repair

Sporting Goods and Outfitters Stores

Supermarkets

Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing

Used Merchandise Stores

Vending Machine Operators

Warehouse Clubs and Super Centers

C. Commercial uses not allowing dwelling units above the primary use, including:

Automotive Maintenance and Repair

Bowling Centers

Carpet and Upholstery Cleaning Services

Drive-In Motion Picture Theaters

Exterminating and Pest Control Services

Farm Equipment and Supply Stores

Garden, Landscaping and Nursery Centers and Sales

Hotels and Motels

Hospitals

Janitorial Services

Lawn and Garden Equipment and Supplies Stores

Limousine and Taxi Service

Paint and Wallpaper Stores

Performing Arts, Spectator Sports and Related Industries  
Theaters, Dance Companies and Dinner Theaters

D. Commercial uses not allowing dwelling units above the primary use and subject to the additional provisions of C.C. 3356.05, including:

Animal Shelter

Amusement Arcade

Halfway House

Veterinarians (Unlimited practice)

E. Dwelling units, as allowed under C.C. 3356.05.

**Section 4.** That the existing Section 3356.05 of the Columbus City Codes, 1959, is hereby amended to read as follows:

**3356.05 C-4 district development limitations.**

A. Animal Shelter or Animal Kennel.

1. All activities shall be conducted indoors.

2. Buildings containing animals shall be located a minimum distance of one hundred (100) feet from a residential district.

3. Waste products shall be located a minimum distance of one hundred (100) feet from a residential district and in compliance with Columbus Department of Health regulations.

B. Amusement park or arcade when in compliance with applicable provisions of the Special Permit requirements.

C. Dwelling units when located above uses contained in the C-1, C-2, and C-3, Commercial Districts and those specified in the C-4 Commercial District; however, dwelling units are not permitted in a building containing those specified C-4 Commercial uses nor are the specified C-4 Commercial uses permitted to be established in a building containing dwelling units.

D. Halfway house when in compliance with applicable provisions of the Special Permit requirements.

E. Parking lots and Garages, (Both Private and Public)

1. Dwelling units are permitted above parking garages or parking lots only if the parking facilities are adjoining to one or more other uses listed in C.C. 3351, C.C. 3353, C.C. 3355 or 3356.03(B). The parking garage or parking lot shall be located within the same structure as these uses.

2. Required adjoining uses specified in subsection (E)(1) of this section must occupy the entire length of at least one property frontage as defined in C.C. 3303 except that driveways and pedestrian entrances to the parking lot or garage are permitted provided that said driveways and pedestrian entrances occupy no more than 20% of the length of that frontage.

EF. Veterinarians (unlimited practice).

1. Open air confinement of animals shall not be allowed.

2. Outdoor therapeutic exercise areas or therapeutic equipment shall be located a minimum distance of one hundred (100) feet from a residential zoning district. Stables are not allowed.

3. Distance separation as required in this section is measured from the closest point on a parcel line containing the outdoor exercise area or therapeutic equipment and the closest point on a parcel line containing the zoning district or use it is to be separated from.

**Section 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.