



City of Columbus

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

Legislation Text

File #: 0960-2004, **Version:** 1

Background:

The purpose of this code is to amend parts of Title 33, the Columbus Zoning Code pertaining to the outside storage of materials on residentially zoned properties. In addition to the list of items already prohibited from outdoor placement or storage in the code, this amendment will prohibit the placement of upholstered furniture, mattresses, materials and other similar products not designed, built, and manufactured for outdoor use. The amendments will also clarify that such outdoor storage is prohibited on non-enclosed porches and balconies.

Fiscal Impact: No funding is required for this legislation.

To amend Sections 3332.289, 3333.259, 3343.274, 3345.165, and 3347.125 of the Columbus City Codes, 1959, in order to expand an already existing prohibition in the Columbus Zoning Code for residential property related to the outside storage/keeping of materials and furniture not intended or manufactured for outdoor placement.

WHEREAS, currently the storage, collection and use of certain specified materials in a residential yard is prohibited; and

WHEREAS, this prohibition currently covers the use of interior furniture when fully exposed to the elements in a residential yard; and

WHEREAS, the improper use of upholstered furniture not designed for outdoor use in locations potentially exposed to the weather creates safety, health and welfare issues; and

WHEREAS, such furniture also become problematic for refuse collection and removal as well as constituting the above mentioned issues; and

WHEREAS, this code change extends the current prohibition against the use, placement, or storage of upholstered furniture not designed for exterior use in yards to also include porches and balcony that are equally exposed to the weather; and

WHEREAS, the Columbus Development Commission has reviewed the code changes at its public meeting on May 27, 2004, and has voted to recommend adoption by City Council; now therefore,

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

Section 1. That existing section 3332.289, of the Columbus City Codes, 1959, is hereby amended to read as follows.

3332.289 Prohibited Uses and Activities in a Yard.

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

(1) ~~Any~~ Lumber or other building materials except those related to a project for which a current building permit has been issued and

- is posted on the premises and except firewood for the personal use of the resident;
- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter 3342, Off-Street Parking and Loading;
 - (3) Parts of any item listed in (2) above including tires;
 - (4) Equipment or materials used in the construction trade;
 - (5) Machinery or household appliance;
 - (6) ~~Furniture capable of harboring rodents~~
 - (7) Junk; ~~or~~
 - (8) ~~Salvage; or-~~
 - (8) Upholstered furniture, furniture, mattresses, materials, and other similar products not designed, built, and manufactured for outdoor use unless such is in an enclosed porch or balcony.

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

Section 2. That existing section 3333.259, of the Columbus City Codes, 1959, is hereby amended to read as follows.

3333.259 Prohibited Uses and Activities in a Yard.

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

- (1) ~~Any~~ Lumber or other building materials except those related to a project for which a current building permit has been issued and is posted on the premises and except firewood for the personal use of the resident;
- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter 3342, Off-Street Parking and Loading;
- (3) Parts of any item listed in (2) above including tires;
- (4) Equipment or materials used in the construction trade;
- (5) Machinery or household appliance;
- (6) ~~Furniture capable of harboring rodents~~
- (7) Junk; ~~or~~
- (8) ~~Salvage; or-~~
- (8) Upholstered furniture, furniture, mattresses, materials, and other similar products not designed, built, and manufactured for outdoor use unless furniture is in an enclosed porch or balcony.

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

Section 3. That existing section 3343.274, of the Columbus City Codes, 1959, is hereby amended to read as follows.

3343.274 Prohibited Uses and Activities in a Yard.

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

- (1) ~~Any~~ Lumber or other building materials except those related to a project for which a current building permit has been issued and is posted on the premises and except firewood for the personal use of the resident;
- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter 3342, Off-Street Parking and Loading;
- (3) Parts of any item listed in (2) above including tires;
- (4) Equipment or materials used in the construction trade;
- (5) Machinery or household appliance;
- (6) ~~Furniture capable of harboring rodents~~
- (7) Junk; ~~or~~
- (8) ~~Salvage; or-~~

(8) Upholstered furniture, furniture, mattresses, materials, and other similar products not designed, built, and manufactured for outdoor use unless furniture is in an enclosed porch or balcony.

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

Section 4. That existing section 3345.165, of the Columbus City Codes, 1959, is hereby amended to read as follows.

3345.165 Prohibited Uses and Activities in a Yard.

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

- (1) ~~Any~~Lumber or other building materials except those related to a project for which a current building permit has been issued and is posted on the premises and except firewood for the personal use of the resident;
- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter 3342, Off-Street Parking and Loading;
- (3) Parts of any item listed in (2) above including tires;
- (4) Equipment or materials used in the construction trade;
- (5) Machinery or household appliance;
- (6) ~~Furniture capable of harboring rodents~~
- ~~(7) Junk; or~~
- ~~(8) Salvage; or-~~
- (8) Upholstered furniture, furniture, mattresses, materials, and other similar products not designed, built, and manufactured for outdoor use unless furniture is in an enclosed porch or balcony.

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

Section 5. That existing section 3347.125, of the Columbus City Codes, 1959, is hereby amended to read as follows.

3347.125 Prohibited Uses and Activities in a Yard.

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

- (1) ~~Any~~Lumber or other building materials except those related to a project for which a current building permit has been issued and is posted on the premises and except firewood for the personal use of the resident;
- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter 3342, Off-Street Parking and Loading;
- (3) Parts of any item listed in (2) above including tires;
- (4) Equipment or materials used in the construction trade;
- (5) Machinery or household appliance;
- (6) ~~Furniture capable of harboring rodents~~
- ~~(7) Junk; or~~
- ~~(8) Salvage; or-~~
- (8) Upholstered furniture, furniture, mattresses, materials, and other similar products not designed, built, and manufactured for outdoor use unless furniture is in an enclosed porch or balcony.

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

Section 6. That this ordinance shall take effect and be in force from and after the earliest period provided by law.

