



City of Columbus

Office of City Clerk
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Legislation Text

File #: 1294-2013, **Version:** 1

BACKGROUND:

Several zoning districts in the Columbus Zoning Code included, at the time of their adoption, minor standards related to the size of any single, underground bulk storage tanks for various types of fuels and petroleum products. These standards did not place any restrictions on the overall storage capacity at a site, and only placed restrictions on the size of any single, underground tank, capping them at 20,000 gallons.

Since the inception of these regulations, the Columbus Fire Code, the Ohio Fire Code, the Ohio Building Code, and the Ohio Bureau of Underground Storage Tank Regulation have all adopted and/or updated codes and regulations related to this type of bulk storage, thus rendering the single, underground bulk storage tank standards contained in the Columbus Zoning Code obsolete. This code change would repeal the antiquated, single-tank size regulations contained in various sections of the Columbus Zoning Code so that these other, more prescriptive, code standards can be applied without the potential for conflict of codes.

The Columbus Development Commission voted to recommend approval of this Columbus Zoning Code revision at its monthly public meeting on April 11, 2013

FISCAL IMPACT: No funding is required for this legislation.

To amend various sections of Title 33, the Columbus Zoning Code, in order to repeal minor regulations regarding the size of any single, underground bulk storage tanks contained therein, in order to allow other statewide systems of regulation for the bulk storage of fuels and petroleum products to be applied without creating a conflict of codes.

WHEREAS, several zoning districts in the Columbus Zoning Code include minor standards related to the size of any single, underground bulk storage tank used for various types of fuels and petroleum products; and

WHEREAS, these standards do not place any restrictions on the overall storage capacity at a site, but rather only place restrictions on the size of any single, underground tank, capping such tanks at 20,000 gallons each; and

WHEREAS, other statewide codes and regulations now regulate this type of bulk fuel storage; and

WHEREAS, this code change would repeal the antiquated, single-tank size regulation contained in various sections of the Columbus Zoning Code so that these other, more prescriptive, codes and regulations can be applied without the potential for conflict of codes; and,

WHEREAS, the Columbus Development Commission voted to recommend approval of this Columbus Zoning Code revision at its monthly public meeting on April 11, 2013; now, therefore,

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

SECTION 1. That existing section 3357.21 of the Columbus City Codes is hereby amended to read as follows:

3357.21 - Service stations, filling stations and fuel sales establishments.

Within the city, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used as an automobile service station, filling station, or fuel sales establishment, except upon the issuance of certificate of zoning clearance ~~a conditional permit as provided herein~~, subject to all the development standards in C.C. Sections 3357.11 through 3357.18.

~~The gasoline storage facilities of such uses shall conform to the rules and regulations of the Fire Prevention Code. Underground storage in separate unit tanks not to exceed 20,000 gallons each, the location thereof to be under the direction and supervision of the fire department: Liquid fuels, petroleum products.~~

SECTION 2. That existing section 3363.02 of the Columbus City Codes is hereby amended to read as follows:

3363.02 - Warehouse, storage and sales establishment-Less objectionable uses.

Warehouses, storage and sales establishment less objectionable uses permitted in M-manufacturing districts, subject to the provisions of this Zoning Code are:

(a) Warehouse, storage in bulk or sales establishment for:

Building material sales or storage

Lumber yard

Contractors equipment or storage yard or similar storage building except an automobile wrecking or rag, paper, iron or other junk yard.

(b) Warehouse or storage in bulk for:

Clothing

Cotton

Drugs

Drygoods

Feed

Food

Fuel

Furniture

Hardware

Ice

Machinery

Metals

Paint

Paint materials

Pipe

Rubber

Shop supplies

Soil stabilizer

Tobacco

Wool

(c) ~~Underground storage in separate unit tanks not to exceed 20,000 gallons each, the location thereof to be under the direction and supervision of the fire department:~~

Liquid fuels

Petroleum products

Volatile oils

(d) Wholesaling or distributing establishment or warehouse or wholesale market.

SECTION 3. That existing section 3365.02 of the Columbus City Codes is hereby amended to read as follows:

3365.02 - Warehouse, storage and sales establishment-less objectionable uses.

Warehouse, storage and sales establishment less objectionable uses permitted in M-1 Manufacturing Districts, subject to

the provisions of this Zoning Code are:

- (a) Warehouse, storage in bulk or sales establishment for:
 - Building material sales or storage
 - Lumber yard
 - Contractors equipment or storage yard or similar storage building except an automobile wrecking or rag, paper, iron or other junk yard.
- (b) Warehouse or storage in bulk for:
 - Clothing
 - Cotton
 - Drugs
 - Drygoods
 - Feed
 - Food
 - Fuel
 - Furniture
 - Hardware
 - Ice
 - Machinery
 - Metals
 - Paint
 - Paint materials
 - Pipe
 - Rubber
 - Shop supplies
 - Soil supplies
 - Soil stabilizer
 - Tobacco
 - Wool
- (c) ~~Underground storage in separate unit tanks not to exceed 20,000 gallons each, the location thereof to be under the direction and supervision of the Fire Department:~~
 - Liquid fuels
 - Petroleum products
 - Petroleum
 - Volatile oils
- (d) Wholesaling or distributing establishment or warehouse or wholesale market.

SECTION 4. That existing section 3367.02 of the Columbus City Codes is hereby amended to read as follows:

3367.02 - Warehouse, storage and sales establishment-less objectionable uses.

Warehouse, storage and sales establishment less objectionable uses permitted in M-2 manufacturing districts, subject to the provisions of this Zoning Code are:

- (a) Warehouse, storage in bulk or sales establishment for:
 - Building material sales or storage
 - Lumber yard
 - Contractors equipment or storage yard or similar storage building except an automobile wrecking or rag, paper, iron or other junk yard.
- (b) Warehouse or storage in bulk for:
 - Clothing
 - Cotton
 - Drugs
 - Drygoods

- Feed
- Food
- Fuel
- Furniture
- Hardware
- Ice
- Machinery
- Metals
- Paint
- Paint materials
- Pipe
- Rubber
- Shop supplies
- Soil stabilizer
- Tobacco
- Wool

(c) ~~Underground storage in separate unit tanks not to exceed 20,000 gallons each, the location thereof to be under the direction and supervision of the fire department:~~

- Liquid fuels
- Petroleum products
- Petroleum
- Volatile oils.

(d) Wholesaling or distributing establishment or warehouse or wholesale market.

SECTION 5. That prior existing sections 3357.21, 3363.02, 3365.02, and 3367.02 of the Columbus City Codes, 1959, are hereby repealed.

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