



City of Columbus Title 34: 2024 Zoning Code

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Prepared For
The City of Columbus, Ohio

Prepared By:



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Article A: General Provisions

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Chapter A.10: General Provisions

Sections:

A.10.010	Title
A.10.020	Authority
A.10.030	Purpose
A.10.040	Applicability of Title 31 – Planning and Historic Preservation Code
A.10.050	Applicability of Title 33 – Zoning Code
A.10.060	Applicability of Title 43 – Platting and Engineering Code
A.10.070	Severability

A.10.010 Title

Title 34 of the Columbus City Codes must be known and cited as the “2024 Zoning Code” or this “Title”.

A.10.020 Authority

This 2024 Zoning Code is adopted in accordance with the authority established in the Columbus City Charter and Article XVIII, Section 3, of the Ohio Constitution which grants municipalities the legal authority to adopt land use and control regulations.

A.10.030 Purpose

This 2024 Zoning Code is enacted to preserve and promote the public health, safety, and general welfare, to enable appropriate and orderly development, and to ensure social and economic stability within the various zones established by the provisions of this Title. More specifically this Title is adopted to achieve the following objectives:

- A. Provide standards for orderly growth and development, and guide and control the use of land to provide safe, harmonious, attractive, and sustainable communities;
- B. Enhance the appearance of the City and promote high-quality design;
- C. Preserve and enhance the character and vitality of the mixed-use corridors and centers, and preserve the quality of life in adjacent residential neighborhoods;
- D. Incorporate sustainability practices and ensure climate resiliency;
- E. Promote economic growth and the creation of jobs;
- F. Facilitate the appropriate location of community facilities, institutions, transportation, and parks and recreation areas;
- G. Promote the safe and responsible operation of the City's manufacturing and industrial areas by applying performance standards that minimize off-site impacts, protect public health and safety, and ensure compatibility with surrounding neighborhoods; and
- H. Protect and reinforce the unique physical character of the City by applying context-specific standards in certain locations that respond to their distinct conditions.

A.10.040 Applicability of Title 31 – Planning and Historic Preservation Code

Certain parcels with 2024 Zoning Code district designations fall under the design review authority of commissions charged with historic preservation and architectural review as defined in Chapter 3116 (Historic Preservation and Architectural Review), Chapter 3117 (Historic Resources Commission), and Chapter 3119 (Historic Architectural Review Districts Purpose and Organization). These commissions include the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission. The process for obtaining a Certificate of Appropriateness (COA) for parcels located within the jurisdictional authority of these commissions remains as provided for in Title 31 (Planning and Historic Preservation Code). Additionally, these commissions will maintain their authority to review proposals for demolition of existing structures located within their respective jurisdictions. Design features regarding building scale and design elements including building height and setback are subject to the application of Council-adopted design guidelines, as outlined in Title 31 (Planning and Historic Preservation Code). Parcels with a 2024 Zoning Code district designation which are located within the jurisdiction of one of these commissions are also exempt from certain design standards of this 2024 Zoning Code as provided in Article E (District Regulations); Article F (Supplemental District Standards); and Article G (Citywide Standards).

A.10.050 Applicability of Title 33 – Zoning Code

- A. As provided in Chapter 3304 (Applicability of Title 33 to the 2024 Zoning Code), specific provisions of Title 33 will apply to the 2024 Zoning Code.
- B. Administrative processes for obtaining a certificate of zoning clearance, and if applicable, a Variance or Special Permit shall be governed by the provisions in Title 33, unless provided in this 2024 Zoning Code or in a Rule or Regulation promulgated by the Director of the Department of Building and Zoning Services. Specifically, the provisions of Chapter 3305 (Zoning Administration, Enforcement and Penalties) and Chapter 3307 (Board of Zoning Adjustment; Appeals and Variances) apply to the zoning district designations found in this 2024 Zoning Code.
- C. Chapter 3387 (Prohibited Uses) and Chapter 3390 (Temporary Uses) will apply, as necessary, to prohibit or regulate certain uses on parcels zoned to zoning districts in the 2024 Zoning Code.
- D. Certain parcels with 2024 Zoning Code district designations were previously within the East Franklinton District and continue to be within the design and demolition review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District). The process for obtaining a COA for parcels located within the jurisdiction of the East Franklinton Review Board will remain as provided in Title 33. Building height, setback, and other building scale and design elements are subject to the application of Council-adopted design guidelines, as outlined in Chapter 3323 (East Franklinton District). Parcels falling within the jurisdiction of the East Franklinton Review Board are also exempt from certain design standards of this Title as noted in Article E (District Regulations); Article F (Supplemental District Standards); and Article G (Citywide Standards).
- E. Certain parcels with 2024 Zoning Code district designations fall within the design review authority of the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay). The process for obtaining a COA for parcels located within the jurisdiction of the University Impact District Review Board will remain as provided in Title 33. Building height, setback, and other building scale and design elements are subject to the application of Council-adopted design guidelines, as outlined in Chapter 3325 (University District Zoning Overlay). Parcels falling within the jurisdiction of the University Impact District Review Board are also exempt from certain design

standards of this Title as noted in Article E (District Regulations); Article F (Supplemental District Standards); and Article G (Citywide Standards).

- F. For certain requirements related to pedestrian access and circulation, the Department of Public Service, may waive these requirements.
- G. Pursuant to Division 3310.01(C), provisions of Title 33 shall not apply to a property that is rezoned into a zoning district of this 2024 Zoning Code, unless specifically provided for in Title 33 or this 2024 Zoning Code.
- H. The Director of the Department of Building and Zoning Services may adopt any rules or regulations necessary in order to administer this 2024 Zoning Code.

A.10.060 Applicability of Title 43 – Platting and Engineering Code

No minimum vehicular parking requirements are in place for those zoning districts outlined in this Title. However, development proposals, including changes of use, for parcels located within these districts are subject to the standards of Division E.20.030.H (Parking), Division E.30.030.H (Parking), Division E.40.030.H (Parking) and Chapter 4310 (Parking Impact Study), including potential mitigation requirements.

A.10.070 Severability

The provisions of this 2024 Zoning Code are considered to be severable; if a court of competent jurisdiction holds a provision or part of a provision unconstitutional, that decision will not automatically invalidate the remainder of a provision or any other provisions or part thereof.

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Article B: Definitions and Rules of Measurement

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Chapter B.10: Purpose of Definitions and Rules of Measurement

Sections:

B.10.010 Purpose and Applicability

B.10.010 Purpose and Applicability

This Article establishes the definitions of key terms, land uses, and rules of measurement used in this Title 34. If any of the definitions or measurements in this Article conflict with definitions in other provisions of this Title, the definitions in this Article control. If there are terms used in this Title 34 that are not defined, applicable definitions from Title 33 (Zoning Code) will apply.

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Chapter B.20: General and Land Use Definitions

Sections:

B.20.010	Purpose and Applicability
B.20.020	Definitions

B.20.010 Purpose and Applicability

This Chapter provides the definition of terms and phrases used in this Title that are technical, specialized, or may not reflect common usage. If a word is not defined in this Chapter, or in any other provisions of the Columbus City Codes, the Director must determine the correct definition using dictionary definitions or, for technical terms, a generally accepted professional resource or guide or, for use definitions, the according to procedures established in Title 33 (Zoning Code). Words and phrases used solely in a particular chapter or article may be defined in the applicable provision rather than in this Chapter.

B.20.020 Definitions

A. Definitions

Abutting. Having a common boundary either directly sharing a border or separated by an alley.

Accessory Use. A subordinate use of a nature incidental to the principal use and is on the same lot or for multiple parcels under the same ownership, is adjacent to or associated with a principal use on a larger campus development in the Campus District. The accessory use does not alter the essential characteristics of the principal use and is in keeping with other uses allowed in the same district. Examples include, but are not limited to:

- 1. **Accessory Dwelling Unit (ADU);**
 - a. An additional dwelling unit which has a separate and independent means of ingress and egress that is located on the same lot as and is subordinate to a principal dwelling or apartment house.
- 2. **Family Child Care Home (Type A).** The permanent residence of the licensee in which child care is provided for:
 - a. Eight to 14 children at one time; or
 - b. Four to 12 children if four children are under two years of age;
 - c. The program's own children under six years of age must be included in the total count.

3. **Family Child Care Home (Type B).** The permanent residence of the provider in which child care is provided for:
 - a. One to six children at one time; and
 - b. In which no more than three children are under two years of age at one time.
 - c. In counting children, any children under six years of age who are related to the provider or employee and who are on the premises must be counted.
4. **Helipad, Private.** Any non-publicly owned and operated location either on land or water of such size and nature as to permit the landing or taking off of helicopters.
5. **Helipad, Public.** Any publicly owned and operated location either on land or water of such size and nature as to permit the landing or taking off of helicopters. Includes City, State, and other government facilities.
6. **Home Occupations.** An accessory use of a dwelling unit for certain businesses, professions, trades, or vocations conducted within an enclosed dwelling, which are clearly incidental and secondary to residential occupancy and do not change the residential character thereof;
7. Portable buildings;
8. Solar energy collection and storage;
9. Other accessory uses:
 - a. Agricultural uses;
 - b. Children's playhouse, gazebo, greenhouse, pool, or recreation building;
 - c. Garage, carport, shed, or building for domestic storage;
 - d. Indoor storage of goods used in or produced by manufacturing activities, on the same lot or parcel of ground with such activities;
 - e. Indoor storage of merchandise normally carried in stock on the same lot with any retail service or business use;
 - f. Off-street parking; and
 - g. Produce stands.

Adult Entertainment Establishment/Store. An auditorium, bar, cabaret, concert hall, nightclub, restaurant, theater or other similar commercial establishment that recurrently features or provides one or more of the following:

1. Persons who appear in the nude;
2. A live performance distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities; or
3. Audio or video displays, computer displays, films, motion pictures, slides, or other visual representations or recordings characterized or distinguished by an emphasis on the depiction, description, exposure or representation of specified anatomical areas, or the conduct or simulation of specified sexual activities.

Additional similar Adult Entertainment use definitions in the Title 33 Zoning Code include:

4. "Adult booth" means an area of an adult entertainment establishment or adult store separated from the rest of a building by a divider, partition, or wall and used to:
 - a. Demonstrate, play, or show adult material; or
 - b. View a live performance distinguished or characterized by an emphasis on the depiction description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities.
5. "Adult store" means one or more of the following:
 - a. An establishment which has a majority of its shelf space or square footage devoted to the display, rental, sale, or viewing of adult material for any form of consideration.
 - b. An establishment with an adult booth.

Airport / Airport Terminal. Any airfield located within the corporate limits of the city, owned and operated by the city or other governmental agency, and subject to Ldn contours approved by the Federal Aviation Administration, presently including, but in the future may not be limited to, John Glenn Columbus International Airport, Bolton Field Airport, and Ohio State University Airport (a/k/a Don Scott Field). Includes terminal buildings, structures, or premises where passengers depart from and arrive at the airport on a plane, consisting of gates for boarding and disembarking, along with amenities like general commercial services, general retail businesses, eating and drinking establishments, lounges, and security.

Airport Environs. The geographic area that is affected by the airport air traffic operations and is defined on the basis of those areas immediately impacted by the most recently charted and most restrictive 65 Ldn contour and greater noise exposure areas based upon the Land Use Compatibility Guidelines approved by the FAA.

Airport Hazard. Any building, structure, object of natural growth, or use of land within an airport hazard area that obstructs the air space required for the flight of aircraft in landing or taking off at an airport or which is otherwise hazardous to the landing or taking off of aircraft.

Airport Hazard Area. Any area of land adjacent to an airport that has been declared an "airport hazard area" by its operating authority in connection with any airport approach plan recommended by the authority.

Alley. A right-of-way not less than ten feet wide but less than 35 feet wide located at the rear or side of lots, dedicated to public use for travel or transportation and generally affording secondary access to abutting property.

Allowed Use. Uses that are allowed by right and are not subject to discretionary conditions of approval.

Amusement Park. Any premises offering three or more amusement rides for hire on a per use basis or the charging of an admission fee for more than 21 calendar days in a calendar year. An amusement ride is a ride or device, aquatic device, or a combination of devices that carries or conveys passengers on, along, around, over, or through a fixed restricted course within a defined area for the purpose of giving its passenger's amusement, pleasure, or excitement.

Animal Daycare. Any building, structure, or premises which is used, arranged, intended, or designed to be used for the boarding of animals for less than a consecutive 24-hour period and not located or operated in conjunction with the practice of a licensed veterinarian on the same parcel. Does not include pet grooming facilities, pet stores, and pet supply stores.

Animal Kennel or Animal Shelter. Any building, structure, or premises which is used, arranged, intended or designed to be used for the boarding and/or breeding of animals for more than a consecutive 24-hour period and not located or operated in conjunction with the practice of a licensed veterinarian on the same parcel. Includes outside runs.

Applicant. Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities, or state or local government agency applying for a permit or any other application process facilitated by the Department of Building and Zoning Services. In this document, "applicant" is used rather than "owner" or "property owner" or "site owner" or "developer."

Architectural Feature. An exterior building element intended to provide ornamentation to the building massing including, but not limited to, eaves, cornices, bay windows, window and door surrounds, chimneys, light fixtures, and balconies.

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. This may include on-site sales and consumption. The area dedicated to production is no more than 10,000 square feet.

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 allowed.

Artist Work or Sales Space. Floor space devoted to the production, showing, or sale of art, including, but not limited to, art galleries and artist studios. This includes space for work-only (visual studio, performing rehearsal, etc.), sale-only (gallery, store, etc.), or a combination of work and sale space.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a principal building or structure, except where the connection is a breezeway or walkway incidental to and not a necessary part of the construction of the principal building.

Automobile Fuel Station and Accessory Uses. An establishment providing sales of vehicle fuel. This use does not include "Automobile Service and Repair, Major" or "Minor" related uses. This use may include incidental food and retail sales and associated merchandise display.

Automobile Service and Repair, Major. All activities involving automobile repair, including all Automobile Service and Repair, Minor uses, as well as body repair and body painting. This classification includes auto repair, body and fender, transmission, tire repair, muffler, wheel and brake shops, and private fueling facilities, as well as auto glass services, but excludes vehicle dismantling or salvaging and tire re-treading or recapping.

Automobile Service and Repair, Minor. Automobile repair or vehicle repair garages, including automotive top or upholstery shops. This does not include body or paint shops. This also can include quick-service oil, tune-up, smog testing; and tire sales, changes, and installation, where minor repairs are made or service is provided in enclosed bays and vehicles are not typically stored overnight. This classification excludes establishments providing engine repair, transmission, body and fender work, vehicle painting, and repair of heavy trucks or construction vehicles.

Automobile, Vehicle, and Equipment Storage. Facilities for the storage of transportation vehicles and related equipment, including, but not limited to, trucks, trailers, and other equipment used for construction, moving, or landscape or gardening activities.

Automobile/Vehicle Parts Sales. Establishments engaged in the retail sale of vehicle parts and accessories, including, but not limited to, engine parts, motor oil, windshield wipers, auto cleaning products, tires, and batteries. Outside storage of parts, merchandise, or equipment is not allowed.

Automobile/Vehicle Rental and Sales, Major. A retail or wholesale establishment selling and/or renting new or used commercial vehicles and equipment, large commercial trucks, RVs, boats, and other large vehicles, including the sale, installation, and servicing of related equipment, parts, and accessories.

Automobile/Vehicle Rental and Sales, Minor. A retail or wholesale establishment selling and/or renting new or used automobiles, motorcycles, ATVs, and other small vehicles, including the sale, installation, and servicing of related equipment, parts, and accessories.

Awning. A hood or cover that projects from the wall of a building intended only for shelter or ornamentation.

B. Definitions

Balcony. A projecting or recessed platform on a building, enclosed with a railing, wall, or balustrade.

Base (of Building). The base comprises the lowest story or stories adjacent to the ground and is distinct from the middle by a material change and/or a horizontal expression line.

Basement. Any floor of a building that is more than half below the adjacent finished grade.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area. Window openings are provided on each side of the architectural projection.

Bed and Breakfast. A type of hotel in which meals may be served together with lodgings for hire to three or more persons in no more than ten lodging rooms. Lodging rooms may be distributed within multiple buildings on the same parcel, but cannot exceed the ten-room maximum.

Billboard. An off-premises sign which consists of one or more sign faces primarily intended by the sign owner to be available for sale, lease, or rental for the purpose of promoting any business or other activity which is not situated on the same property as the billboard or of promoting any product or service which is not primarily available on the same property as the billboard; and incidentally used for the display of public service messages.

Blank Wall. A ground-floor wall, or portion of ground floor wall, where no transparent materials or entrances are provided for a continuous width, as defined by Section B.30.050 (Measuring Facade Transparency).

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the street or open space on one end of the block to the street or open space on the other end, along the same street or open space.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting streets, railroads, or large site open spaces.

Brewery/Distillery. An establishment engaged in the brewing, distilling, and production of beer, wine, or other spirits. Tasting rooms that are accessory and subordinate to a brewery, winery, or distillery may be included in this use.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building. Any structure having a roof supported by columns or walls, or any series of structures separated only by "fire separations" but contained under a common roof or within common walls and requiring a building permit in accordance with Title 41 of the Building Code that is used for shelter, occupancy, enclosure, or support of persons, animals, or property, excluding canopies.

1. **Building, Accessory.** A structure customarily incidental and subordinate to a principal building or use on the same lot. A building attached to a principal or secondary building by a common wall or by a continuation of the roof of the main structure (and not simply by a breezeway or porch) shall be considered part of the main structure. Refer to Section B.20.020 (Definitions) under Accessory Use.
2. **Building, Principal.** The building or buildings located along a street frontage or other public realm, that serve as the focal point for all activities related to the principal use of the parcel.
3. **Building, Secondary.** The building or buildings that are occupied by one or more principal uses of the site, but do not front a public realm or extension of the public realm.

Building Entrance. See "Entry."

Building Facade. The exterior walls of a building.

1. **Building Facade, Front.** The exterior wall of a building facing a front parcel line.
2. **Building Facade, Side Street.** The exterior wall of a building facing a side street or public realm.
3. **Building Facade, Interior Side.** The exterior wall of a building facing an interior parcel line(s).
4. **Building Facade, Rear.** The exterior wall of a building opposite the front parcel line.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The components of a building that provide the transition and interface between the public realm (street and sidewalk) and building entries. Frontage types may be included as part of the building frontage.

Building Materials, Sales, and/or Storage. Storage and/or sales of building materials, including, but not limited to, lumber, brick, concrete and masonry, steel beams, girders and columns, trusses, plumbing pipe and fixtures, glass, and any other material formerly used for the construction of a structure.

Building Materials, Sales and/or Storage with Outside Storage. Building Materials, Sales and/or Storage in which the outdoor storage of any materials, products, or equipment on the premises is allowed.

By-Right, Approval. Approval of certain uses, improvements, and developments not requiring further review and pursuant to all applicable standards.

C. Definitions

Canopy. An overhead structure, that is not a building, with open sides that provides shelter from weather elements, and can be either attached to a building or freestanding.

1. **Canopy, Service Station.** A canopy built over fueling and automobile service areas.
2. **Canopy, Ordering/Pickup Window.** A canopy built over a drive thru, drive up, or walk-up ordering and pickup window. Also includes canopies over in-car dining areas.
3. **Canopy, Pedestrian Cover.** A canopy built over areas solely reserved for pedestrian oriented spaces, including walkways, play areas, and seating.

Car Wash. An area or structure equipped with facilities for washing automobiles, including power drive or steam cleaning machinery for washing exterior and interior areas of automobiles.

Cemetery. Any non-publicly owned parcel of land designed, intended to be used, or used for the burial of deceased persons or animals. For purposes of this Code, burial lots, columbariums, and mausoleums are included in the definition of cemetery.

Colleges and Universities. A site for either a public or private college or university, excluding trade schools or primary education facilities (see "Trade School" and "Schools, Public and Private"). May include related accessory facilities, including student housing, cafeterias, bookstores, administrative offices, counseling facilities, and student health facilities.

Column. A vertical shaft extending from the ground or from one part of the structure to another.

Commercial. Pertaining to any business, trade, industry, or other activity engaged in a exchange of goods; services; rights or interests in property; or any other valuable consideration.

Commercial Day Care Center. A facility which provides non-medical care to seven or more children and/or adults in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. May include infant centers and extended day care facilities. Commercial Day Care Centers are subject to State licensing requirements. For child care within a personal residence see "Family Child Care Home."

Commercial Recreation Facility, Indoor. A recreational or entertainment use conducted within an enclosed building providing sport or exercise facilities, training/instructional sessions, or other lessons or activities. These uses include all indoor commercial recreation and amusement facilities (except "Adult Entertainment" uses) including but not limited to bowling alleys, indoor sports facilities, physical fitness facilities, ice and roller skating rinks, video arcades, and pool halls. Does not include movie theaters which are defined separately under "Theater and Auditorium."

Commercial Recreation Facility, Outdoor. A recreational or entertainment use conducted in an outdoor facility or open space area, including within an enclosed building providing commercial sport or exercise facilities, and training/instructional sessions. These uses include golf driving ranges, outdoor sports fields, and outdoor commercial amusement facilities, including, but not limited to, music venues, miniature golf establishments, and batting cages. For public parks and recreation facilities see "Public Parks and Facilities".

Common Space. A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the parcel.

Community Garden. Land used for cultivation by multiple users of fruits, vegetables, plants, flowers, or herbs.

Compost Facility. A structure or premises designed, intended to be used, or used for the processing, creation, and open air storage of compost for subsequent sale. Compost means the mixture of decaying organic ingredients and conditioners for use as fertilizer. A location containing pre-packaged compost or open air compost for use exclusively on the same parcel is not to be considered a compost facility.

Condominium (syn. Condo). A Property that combines separate Ownership of individual units with common Ownership of other elements such as common areas. Condo parcel numbers are for applicable county identification purposes only to represent the disposition of ownership, and are not to be construed as being a parcel as defined. See also Ohio Revised Code Chapter 5311 (Condominium Property).

Cornice. A horizontal projection traditionally used to join a roof to the wall below and protect the wall from rainwater. The cornice forms the uppermost part of an entablature and may appear secondarily in locations other than at the building's eave or parapet, including, but not limited to, the upper boundary of a base story.

Correctional Facility. Any institution or facility that is used for the custody, care, or treatment of criminal, delinquent, or psychologically or psychiatrically disturbed offenders that is operated by the Ohio Department of Rehabilitation and Correction, the county, the City, federal government, or a private contractor. Term also includes jail, workhouse, minimum security prison, and correctional center.

Coverage, Parcel (syn. Building Coverage). The portion of a parcel, that is expressed as a percentage that is covered in buildings or other structures, including any porch, stoop, terrace, gallery, arcade, carport or attached/detached garage, roofed stairs, balcony, or deck, but excluding any walkway, or uncovered patio.

Crematorium. A structure designed, intended to be used, or used for the cremation of human or animal remains.

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

D. Definitions

Data Center. A facility dedicated to the storage of computer and information technology systems and associated components for the storage, retrieval, and transmittal of electronic information.

Day-night sound level (Ldn). As it applies in the Airport Environs Overlay District, means a cumulative aircraft noise index that estimates the exposure of an area to aircraft noise and relates the estimated exposure to an expected community response. The day-night sound level noise metric assesses a ten decibel (10 dB) penalty to all noise events occurring between 10:00 p.m. and 7:00 a.m.

Department. Department of Building and Zoning Services or applicable designee.

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Detention Facility. A secure or non-secure building, whether privately or publicly owned, primarily designed to house and restrict the movement of any individual(s) who are held in the custody of a federal, state, or local governmental agency.

Development. An improvement and/or new use that requires an application with the City.

Development Site (syn. Project Site). A parcel, group of parcels, or portion(s) of parcels on which proposed structures and improvements are to be constructed.

Director. Director of the Department of Building and Zoning Services or applicable designee.

District (syn. Zoning District). For the general purposes of the Zoning Code but not for purposes of architectural review, all properties with the same use allowances and development standards.

Dog Park. An enclosed area for domesticated dogs to exercise and play off-leash in a controlled environment under the supervision of their owners.

Door. An opening that allows access to a building, room, or other space and can be fully closed to provide a barrier to weather as well as to entry.

Dormitory. Group living facilities, including university housing, fraternities, and sororities, for housing members or students while enrolled in school.

Dwelling Unit. A single, self-contained unit providing independent living facilities for one or more individuals and which contains eating, living, sanitary and sleeping areas and one cooking facility, all for exclusive use by the occupants. This definition does not apply to units in dormitories, homeless shelters, hotels, motels or other buildings designed for short-term lodging.

E. Definitions

Eating and Drinking Establishment. Means a restaurant, bar, tavern, cabaret, fast-food business, nightclub, pub, dining room, dinner theater, on-site dining halls for offices, schools, and universities, and similar uses preparing and serving food and beverages for on-site consumption.

Eating and Drinking Establishment with Pickup Unit/Drive Thru. An establishment serving food or beverages that utilizes a building design, site layout, or operating procedure that allows customers to receive goods or services while remaining in a motor vehicle.

Eave. The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters ("open eave") to a finished horizontal surface ("closed eave").

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element that breaks the plane of a minimum setback line.

Entry. An opening, including, but not limited to, a door, gateway, or gate, that allows access to a building.

1. **Entry, Primary.** An entrance of a building intended as a main point of access to a building, individual dwelling unit, and/or individual tenant.
2. **Entry, Service.** An entrance of a building intended for the delivery of goods, removal of refuse, and garage access, or emergency egress.

Equipment and Machinery, Sales and/or Storage. Storage and/or sales of construction equipment on a site other than a construction site. Includes storage and rental of large construction equipment and machinery. This classification may include parking/storage of contractor vehicles. This definition does not include automobile wrecking and salvage.

Equipment and Machinery, Sales and/or Storage with Outside Storage. Equipment and Machinery, Sales and/or Storage in which the outdoor storage of any materials, products, or equipment on the premises is allowed.

Excavation and Quarrying. Extracting of gravel, sand, limestone, rock, or other materials from the ground. Includes accessory processing plants and equipment. Includes accessory storage of materials and equipment.

Expression Line. A horizontal molding, projection, or other boundary articulating one portion of a facade from the portion above.

Extended Stay Hotel. A building or part of a building, containing six or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non-transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel where the building facade is required to be placed to shape the intended public realm. The district standards identify the minimum amount of facade to abut and/or be placed in the facade zone.

Farmer's Market. An enclosed or open-air market where fresh agricultural products, prepared food, crafts, or baked goods produced directly by participating vendors or the selling of goods are made available for sale by the public.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent sidewalk. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Floor Area. The total horizontal enclosed area of all the floors below the roof of a building or enclosed structure. The floor area of an unenclosed building or structure includes all horizontal area below the roof line.

1. **Floor Area, Gross.** The total floor area inside the building envelope, including the external walls, and excluding the roof.
2. **Floor Area, Net.** The sum of the areas of all stories of a building measured from within the exterior walls. The floor area must include any building that has a roof and is enclosed to provide shelter from the elements on three or more sides.

Food and Beverage Production. Cooking, processing, packaging, bottling, and shipping of food products and/or non-alcoholic beverages for off-site sales. This does not include breweries, wineries, and distilleries; or the slaughtering of live animals.

Footprint Area. The total square footage contained within a building footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Front. See "Parcel Line, Front."

Front Loaded (Front Access). Parcels that provide vehicular access from the front of the parcel.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the district.

1. **Frontage Type, Arcade.** See Section F.30.070 (Arcade).
2. **Frontage Type, Common Entry.** See Section F.30.080 (Common Entry).
3. **Frontage Type, Courtyard.** See Section F.30.110 (Courtyard).
4. **Frontage Type, Dooryard.** See Section F.30.100 (Dooryard).
5. **Frontage Type, Gallery.** See Section F.30.060 (Gallery).
6. **Frontage Type, Lightwell.** See Section F.30.130 (Lightwell).
7. **Frontage Type, Porch.** See Section F.30.120 (Porch).
8. **Frontage Type, Shopfront.** See Section F.30.050 (Shopfront).
9. **Frontage Type, Stoop.** See Section F.30.090 (Stoop).
10. **Frontage Type, Terrace.** See Section F.30.140 (Terrace).

Funeral Home and Services. A state licensed business for the care, storage, and preparation of the deceased prior to burial or cremation. Funeral services may be conducted on the premises.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Garage. An enclosed building or portion of a building accessible to vehicles used as parking of one or more motor vehicles.

1. **Garage, Private.** A building or portion of a building in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
2. **Garage, Public.** A structure or portion of a structure, offering parking to the public with or without a fee.

General Commercial Services. An establishment that provides business, commercial, or financial services including, but not limited to, banks and other financial institutions (including payday loan facilities, collection agencies, bail bonds, and check cashing facilities), ATMs, computer-related services (computer repair, rental employment agencies, notary services), plumbers, electricians, janitorial and window cleaning, photo copying and printing, and mailing and mail box services (not operated by the USPS), as well as incidental repair. Outdoor sales and display is not allowed.

General Commercial Services with Outside Sales and Display. General commercial services in which the outdoor sales and display of any materials, products, or equipment on the premises is allowed.

General Commercial Services with Pickup Unit/Drive-Thru. A general commercial service establishment that utilizes building design, site layout, or operating procedure that allows customers the option to receive goods or service while remaining in a motor vehicle.

General Retail Business. Stores and shops selling many lines of merchandise to the ultimate consumer for personal or household consumption and excluding service or installation. Typical uses may include, but are not limited to, sales of apparel and accessories, antiques, appliances, art and fabric supplies, bicycles, books, cameras and photographic supplies, collectibles, dry goods, electronics, feed stores, florist shop, furniture, hardware, hobby supplies, jewelry, luggage and leather goods, musical instruments and accessories, office supplies, orthopedic supplies, records and CDs, retail building supply, small wares, specialty goods, sporting equipment, stationery, toys and games, and videos and DVDs, as well as department stores, drugstores, convenience stores, grocery stores, variety stores, and sales of food and beverage products (including prepared food), for off-site consumption where no seating is provided. Does not include on-site production. Includes incidental repair of goods sold as part of the primary business, for example bicycle repair and appliance repair. Outdoor sales and display is not allowed.

General Retail Business Drive Thru. An establishment that utilizes a building design, site layout, or operating procedure that only allows customers to receive good or services while remaining in a motor vehicle.

General Retail Business with Outside Sales and Display. General Retail Business in which the outdoor sales and display of any materials, products, or equipment on the premises is allowed.

General Retail Business with Pickup Unit. An establishment for walk-in customers that also utilizes a building design, site layout, or operating procedure that allows customers to receive goods or services while remaining in a motor vehicle. Does not include "Eating and Drinking Establishment, Pickup Unit/Drive Thru" or "General Retail Drive Thru".

General Retail, Delivery-Only. A commercial establishment that sells consumer goods such as groceries, prepared food, and household items for same-day pickup exclusively for 3rd party delivery-based service providers where customers order the goods online or by telephone. The establishment does not offer service for in person, take out, or walk-up customers.

Glazing. Openings in a building in which glass is installed.

Grade, Finished. The final elevation of the ground plane after development.

Grain Processing. Processing, packaging, and blending of grain. Includes accessory storage.

Green. A landscaped focal point for passive recreation or programmed use.

Ground Floor. See "Story, First."

H. Definitions

Halfway House/Community Residential Treatment Facility. A facility for supervision and rehabilitation of persons placed by the Department of Rehabilitation and Correction, Federal Bureau of Prisons, a court, or otherwise for parole, probation, furlough, treatment of drug or alcohol abuse and addiction, vocational training and counseling, or adjustment to private life and noninstitutional society, and which may be licensed and inspected by the Ohio Department of Rehabilitation and Correction, the Adult Parole Authority, the Ohio Department of Health, or a similar agency.

Hardscape. Paving, decks, patios, and pavers or other hard surfaces intended to be permeable.

Heavy Industrial Uses. With respect to manufacturing or industrial uses, refers to the manufacturing, compounding, processing, storage, assembling, packaging or treatment of goods, materials and products that result in noise, vibration, heat, glare, dust, vapor, other particulate matter, odor, sewage waste, and/or any other condition that could be injurious, noxious, offensive, or detrimental to the surrounding neighborhood. Includes the following industrial and manufacturing uses:

1. "Brewery/Distillery";
2. "Data Centers";
3. "Excavation and Quarrying";
4. "Junkyard, Wrecking, and Salvage";
5. "Grain Processing";
6. "Impound Lots";
7. "Loading Yard";
8. "Manufacturing, Atomic Energy";
9. "Manufacturing, Heavy";
10. "Railroad Repair, Roundhouse, and Overhaul"; and
11. "Recycling Collection or Processing Facility."

Height, Building. The perpendicular distance measured in a straight line from the curb level, or from the finished grade line of the lot where the grade is higher than the curb, to the highest point of the roof beams in the case of flat roofs, and to the mean between the point of the gable and the eaves in the case of high pitched roofs; the measurements in all cases to be taken through the center of the facade of the building. Where a building is on a corner lot and there is more than one grade level

the measurements must be taken through the center of the facade on the street having the lowest elevation.

1. **Height, Ground Floor.** The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to, bathrooms, closets, utility rooms, and storage spaces.
2. **Height, Midpoint of Sloping Roof.** See Section B.30.030 (Measuring Building and Site Features).
3. **Height, Number of Stories.** The number of stories in a structure above adjacent finished grade. See "Story."
4. **Height, Top of Flat Roof.** See Section B.30.030 (Measuring Building and Site Features).

Hospital. An institution, place, or building, public or private, whether organized for profit or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of persons admitted for emergency and/or overnight stay or longer in order to obtain medical treatment, including surgical, obstetric, psychiatric, and nursing care of illness, disease, injury, infirmity, or deformity. The term "Hospital" also includes any facility which is devoted primarily to providing psychiatric and related services and programs for the diagnosis and treatment or care of persons suffering from emotional or nervous illness.

Hotel/Motel. "Hotel" or "Motel" means a building or part of a building, guest rooms, or suites offering short-term and temporary residence for compensation, primarily for transient guests. Hotels and motels may include a manager's unit, and incidental amenities and services customarily provided by hotels and motels. Incidental services may include: cooking facilities within units; furnishings; linen service; maid service; food service; banquet, reception, meeting and recreational facilities; and ancillary internal retail sales and services provided for the convenience of hotel and motel guests.

House-Scale. Buildings that are similar in size to a small to large house and detached from other buildings, including but not limited to, single-unit, two-unit, three/four-unit, or multiple unit residential land uses.

I. Definitions

Impervious. A hard surface area which either prevents or hinders the entry of water into soil, as would occur under natural conditions, or which causes water to run off the surface in greater quantities or at an increased rate of flow than would occur under natural conditions.

Impound Lot. Any non-publicly owned and operated land designed, intended to be used, or used for the temporary storage and keeping of motor vehicles that have been towed, abandoned, seized, or otherwise removed from public or private property. Includes associated company operations for towing companies and on-site truck storage.

Improved. See "Improvement."

Improvement. The product of any modification to a site, structure, or building, not including maintenance or repairs.

Indoor Firing Range, Private. A non-publicly owned and operated enclosed facility designed to offer a totally controlled shooting environment and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport. Facilities include impenetrable walls, floor and ceiling, adequate ventilation and lighting systems, and acoustical treatment for sound attenuation.

Indoor Firing Range, Public. A publicly owned and operated enclosed facility designed to offer a totally controlled shooting environment and operated for the use of rifles, shotguns, pistols, silhouettes, black powder, or law enforcement training purpose. Facilities include impenetrable walls, floor and ceiling, adequate ventilation and lighting systems, and acoustical treatment for sound attenuation. Includes City, State, and other government facilities.

Industrial Laundry. Laundry and dry cleaning establishments that cater to healthcare, hospitality, and manufacturing, and other commercial clients rather than the general public and includes washing, drying, ironing, folding, and packaging services. This use also includes pick-up and drop-off services, as well as temporary on-site storage of washed items.

Infill. Development within unused and underutilized lands within existing development patterns, resources, and infrastructure typically, but not exclusively, in urban areas.

Institutional Vehicle Fleet Repair, Maintenance, and Storage. Any land or facility intended and utilized for storage, parking, servicing, repair, washing, and maintenance of transportation vehicles and related equipment servicing a public institution, including trams, buses, and related vehicles.

J. Definitions

Junkyard, Wrecking, Salvage. The dismantling of wrecked or decommissioned vehicles, appliances, or other metal products where usable parts are sold for use in operating vehicles and the unusable metal parts are sold to metal-recycling companies. Includes accessory storage of parts.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Landing. An unenclosed, unroofed platform, attached to a building, and serving as a required means of egress from the first floor of a building or a level area at the top or bottom of a staircase or between one flight of stairs and another.

Ldn Contour. As it applies in the Airport Environs Overlay District, means a line linking together a series of points of equal cumulative noise exposure based on the Ldn metric. These contours are developed based on aircraft flight patterns, number of daily aircraft operations by type of aircraft, and time of day, noise characteristics of each aircraft, and typical runway usage patterns.

Library or Museum. Public or quasi-public facilities that may provide space for exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art, or library collection of books, manuscripts, etc., for study and reading. Examples of uses include aquariums, arboretums, botanical gardens, art galleries and exhibitions, historic exhibits, libraries, and museums. Accessory and incidental uses including, but not limited to, retail (e.g., gift/book shops, restaurants, etc.), administrative offices, and storage are included.

Live/Work. A dwelling unit where no more than 50 percent of the gross floor area includes a business, business activity, profession, occupation, or trade activity that is operated by the resident for economic gain.

Loading Yard. Areas and structures for the loading, unloading, and storing of materials or products.

M. Definitions

Main Body. The primary massing of a principal building.

Maintenance Facilities, Materials, and Equipment Storage. Facilities for the storage of maintenance and repair equipment, machinery, and materials used to maintain on-site or on-campus buildings and areas. This includes, but is not limited to, trucks, trailers, and other equipment used for construction, moving, or landscape or gardening activities. Also includes storage and outside storage of building materials.

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Manufactured Home. A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403 and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.

Manufacturing, Atomic Energy. The manufacturing, compounding, processing, packaging, storage, or treatment of atomic energy materials, fusionable materials, or uranium and other fissionable materials.

Manufacturing, General. Establishment engaged in manufacturing, assembly, fabrication, packaging, or other industrial processing of products primarily from extracted materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line. This use includes, but is not limited to, a business engaged in the processing, fabrication, assembly, treatment, or packaging of cosmetics, pharmaceuticals, soaps, pottery and porcelain, appliances, silverware and plated ware, pencils, pulp goods, sheet metal, small vehicles, and similar products.

Manufacturing, Heavy. Establishments engaged in the manufacturing, compounding, processing, assembling, packaging, or treatment of goods, materials, and products from extracted or raw materials where such activity involves the use or production of explosives, highly flammable liquids or gases, toxic or hazardous materials, or produces toxic, hazardous, or noxious odors, fumes, or dust. This use includes, but is not limited to, a business engaged in the processing, fabrication, assembly, treatment, or packaging of timber, adhesives, fertilizers, brick and clay, concrete, glass, plaster, insulation, large vehicles, foundries, and similar products.

Manufacturing, Light. Establishments engaged in the manufacturing, processing, assembling, packaging, or treatment of finished parts or products, primarily from previously prepared goods, materials and products, not involving operations which are obnoxious or offensive by reason of odor, dust, smoke, gas, fumes, vibration, noise or other causes. This use includes, but is not limited to, a business engaged in the processing, fabrication, assembly, treatment or packaging of textile, leather, wood, paper, chemicals, plastic, or metal products, but does not include basic industrial processing from raw materials.

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Meeting or Gathering Facility, Public and Private. An indoor or outdoor facility for public or private assembly for public, quasi-public, or private facilities, including, but not limited to, community centers, banquet centers, religious assembly facilities, union halls, meeting halls for clubs and other membership organizations. Incidental uses can include facilities for the use of members and attendees, including, but not limited to, residences for religious leaders, kitchens, multi-purpose rooms, and storage.

Micro-Brewery/Micro-Distillery. An establishment that is primarily engaged in the on-site production, bottling, packaging, and distribution of beer, wine, distilled spirit, or other fermented malt beverages that may include a taproom in which guests or customers may sample or purchase the product. The area dedicated to production is no more than 4,000 square feet.

Mini-Storage Facility (exterior access). An establishment used for renting or leasing storage spaces that are accessed from the exterior of the building in which the occupants themselves customarily store and remove their own personal property on a self-service basis. May include storage units with direct drive-up access.

Mini-Storage Facility (interior access). An establishment used for renting or leasing storage spaces that are located entirely within an enclosed building in which the occupants themselves customarily store and remove their own personal property on a self-service basis.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the lesser of two or more.

Mixed-Use. The combination of residential and nonresidential uses within the same building or the same general geographic area.

1. **Mixed-Use Building.** A single building that contains both nonresidential and residential uses.
2. **Mixed-Use Development.** A development site that contains both nonresidential and residential uses on the same parcel, whether or not they are located within the same structure.

Module. A portion of the whole, or a whole building facade that reads as a discrete facade.

Mullion. Vertical bar providing structural support between windows.

Multiple Unit Dwelling. The use of a site for residential building(s) consisting of five or more units on a single site or lot. Types of multiple unit dwellings include, but are not limited to, apartments, courtyard apartments, multiplexes.

N. Definitions

New Use. Any purpose for which land or premises, or a building or structure, is improved, occupied, utilized, built, or constructed for, and is different from the current use.

Nonconforming.

1. **Nonconforming Graphic.** A graphic which was erected legally but which does not comply with subsequently enacted provisions of the Graphics Code, see Chapter 3375 (General Provisions) to Chapter 3383 (Electrical, Structural, and Mechanical Requirements).
2. **Nonconforming Use.** A use which was initiated legally but which does not comply with subsequently enacted regulations of the district in which it is situated.

Nursing Home. A residential facility for the reception and care of individuals composed of those who by reason of illness or are with a physical or developmental disability require skilled nursing care and/or those who require personal assistance but not skilled nursing care. A nursing home must be licensed by the Ohio Director of Health under Chapter 3721 (Nursing Homes; Residential Care Facilities) of the Ohio Revised Code to provide personal assistance and skilled nursing care. May require a license pursuant to Columbus City Code Chapter 4561 (Rooming Houses).

O. Definitions

Occupiable Space. The portion of a building that is suitable for human occupancy.

Offices. An establishment available for the transaction of general business and services including, but not limited to, professional, management, financial, legal, social, or government offices, but excluding banks, retail, artisan, and manufacturing uses. Includes offices for government uses as well as medical offices, urgent care, and health clinics used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients must be kept on the premises. Also includes all places where pregnant women are received, cared for, or treated during delivery, regardless of the number of patients received.

Off-Street Parking. Dedicated parking areas specifically designed for the parking or storage of motor vehicles. Off-street parking areas located away from roads or streets and are separate from the regular flow of traffic.

Ohio Division of Cannabis Control Cultivator. Means an entity licensed or receiving a certificate of operation under Title 37 of the Ohio Revised Code and any rules promulgated thereunder to grow, harvest, package, and transport adult-use or medical marijuana.

Ohio Division of Cannabis Control (ODCC) Dispensary. An entity licensed or receiving a certificate of operation under Title 37 of the Ohio Revised Code and any rules promulgated thereunder to sell adult use or medical marijuana to qualifying customers.

Ohio Division of Cannabis Control Processor. Means an entity licensed or receiving a certificate of operation under Title 37 of the Ohio Revised Code and any rules promulgated thereunder to manufacture adult-use or medical marijuana products.

Open Space, Common. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or nonresidential units.

Open Space, Large Site. An outdoor area dedicated for public gathering and civic activities.

Open Space, Private. The area required for each residential unit in some building types provided as outdoor yard areas, patios, decks, or balconies.

Operating Authority. As it applies in the Airport Environs Overlay District, means the person, board, commission or agency responsible for management of an airport including, but not limited to, the Columbus Municipal Airport Authority or the Ohio State University Board of Trustees.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel (syn. Lot). A parcel, lot, tract, or area of land occupied or designed to be occupied as a unit by one building, one apartment complex, one multiple dwelling development, or one commercial complex, and the accessory buildings or uses customarily incident to it, if any, including open spaces required by this Title and open spaces arranged and designed to be used in connection with the building or buildings. The lot must be of record in the appropriate County recorder's office.

Parcel Area. The area of a parcel measured horizontally between bounding parcel lines.

1. **Parcel Area, Gross.** The total area, usually measured in acres, included within the property lines, as applicable, of a development.
2. **Parcel Area, Net.** The area of a parcel measured horizontally between bounding parcel lines, subtracting the existing or proposed horizontal area within public streets and alleys on the parcel.

Parcel Line. The perimeter and geometry of a parcel demarcating one parcel from another.

1. **Parcel Line, Front.** The front boundary line of a parcel bordering on a street or open space. In the case of a corner parcel, at least one street must be designated as the front street for the purposes of identifying the front parcel line per Section B.30.040 (Identifying Parcel Lines).
2. **Parcel Line, Rear.** The parcel line opposite the front parcel line unless that lot line is a side lot line of an abutting lot or that lot line is adjacent to a street.
3. **Parcel Line, Side.** Any parcel line that is not a front, rear, or side street parcel line.
4. **Parcel Line, Side Street.** Any parcel line abutting a street or public realm that is secondary to the front street.

Parking

1. **Parking, Structured.** A structure, or portion of a structure, comprised of one or more levels or floors used predominately for the parking of motor vehicles, including underground parking, and parking at grade within a building or structure.
2. **Parking, Subterranean.** Parking spaces located below the finished grade of the building.
3. **Parking, Surface.** A ground level parking lot used exclusively for the parking of motor vehicles.

Parking Garage (non-accessory). A public or private building, portion of a building, or structure for providing short- or long-term parking of motor vehicles, including automobiles, motorcycles, and bicycles. For short or long-term parking or storage of semi-trucks or trailers, see "Automobile, Vehicle, and Equipment Storage."

Parking Lot (non-accessory, public). A publicly owned open or partially enclosed off-street area for the short- or long-term parking of motor vehicles, including automobiles, motorcycles, and bicycles. For private parking lots, see "Parking Lot (non-accessory, private)".

Parking Lot (non-accessory, private). A private open or partially enclosed off-street area for the short- or long-term parking of motor vehicles, including automobiles, motorcycles, and bicycles. For short or long-term parking or storage of semi-trucks or trailers, see "Automobile, Vehicle, and Equipment Storage."

Patio Cover. A one story, roofed structure, used only for recreational and/or outdoor living purposes, which may be attached or detached as an accessory structure to the building.

Pedestrian Connection. A pathway that provides circulation for pedestrians.

Pedestrian Passage. A pedestrian pathway that extends from a public sidewalk or large site open space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the district.

Person. Means without limitation, a natural person, the person's beneficiaries, executors, administrators, or assigns, and also includes a corporation, partnership, an unincorporated society or association, or any other type of business or association, including respective successors or assigns, recognized now or in the future under the laws of the state or the City.

Personal Services. An establishment that provides non-medical personal services to an individual as a primary use. Examples of these use include, but are not limited to, barber shops, salon services (e.g. tanning, beauty salons, nail salons, massage, electrolysis, etc.) locksmiths, retail repair services, clothing rental, dry cleaning pick up stores, tailors and alterations, laundromats, massage, photographic studios/photo-finishing, tattoo parlors, and pawn shops. These uses may also include accessory retail sales of products related to the services provided.

Pitch. The slope of a roof expressed as vertical rise per measure of length.

Plaza. A hardscaped focal point used primarily for civic purposes and commercial activities.

Podium. A continuous, at-grade, projecting base, or pedestal under a building often occupied by parking.

Pre-Existing Building. A building established prior to the effective date of a rezoning of the property upon which the building is located from a zoning district under the Title 33 Zoning Code to a district designation under this Title which, at the time of the rezoning, conforms to all then-applicable Title 33 requirements and standards including previously established buildings that are non-conforming as well as any buildings approved by Variances, but which requirements and standards do not conform with requirements and standards of this Title.

Pre-Existing Use. A use of record, other than a billboard, established prior to the effective date of a rezoning of a property from a zoning district under the Title 33 Zoning Code to a zoning district under this Title which, at the time of the rezoning, conforms to all then-applicable Title 33 requirements including previously established non-conforming uses as well as any uses approved by Variances, but which uses do not constitute an allowed use under this Title.

Projection. A change in the facade plane where a portion of the facade is located some distance forward of the facade plane of the main body. "Projection" is the opposite of "recession."

Public Parks and Facilities. Public parks, playgrounds, trails, wildlife preserves, and open spaces. This classification also includes public and non-commercial playing fields, courts, gymnasiums, swimming pools, picnic facilities, and tennis courts as well as related food concessions or community centers within the facilities.

Public Realm. The outdoor space (horizontally and vertically) accessible to the public including the sidewalks, landscaping, and street between the building facades along one side of a street and the building facades or publicly accessible open space on the other side of the street. The public realm includes pedestrian connections and large site open space types per Section F.40.040 (Design Standards for Large Sites).

Public Services, Emergency Services. Public safety and emergency services and related buildings or garages (e.g., fire and police).

Public Transit Center. A site that is designed for the loading or unloading of passengers on public transit vehicles. It may include buildings, employee amenities, platforms, access walks or ramps, parking spaces, and pedestrian crosswalks as well as plazas or other public areas associated with the building(s) and amenities.

Public Utilities, Major. Services and utilities for the public that include water treatment facility, wastewater treatment facility, large electrical distribution facilities, public works yards, and other services that provide major public infrastructure services for urban development.

Public Utilities, Minor. Services and utilities for the public that include utility and electrical substations, natural gas, pumping stations, and other transmission and distribution facilities.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Railroad Repair, Roundhouse, and Overhaul. Facilities for the repair and storage of rail vehicles.

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the parcel.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Recession. A change in the facade plane wherein a portion of the facade is located some distance behind the facade plane of the main body. "Recession" is the opposite of "projection."

Recycling Collection or Processing Facility. A center for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public with on-site sorting, storing, and processing of these items. This use does not include the salvaging or processing of cars, trucks, or car parts. For junkyards and salvage uses see "Junkyard, Wrecking, Salvage."

Renovation (syn. Alteration, Remodel).

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Research, Development, and Testing Laboratory. Establishments for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical, computer, and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes, but is not limited to, pharmaceutical, chemical, and biotechnology research and development, and ODCC testing labs.

Research and Development, Industrial. Industrial or scientific research laboratories for the design, development, engineering and testing of high technology, clean technology, industrial, or scientific products. Includes light manufacturing for the production of prototypes, but excludes the full-scale manufacturing of final products. Also includes storage space for raw materials and/or finished goods that actively support the primary research and development use.

Residential. Lands, buildings, or structures or portions thereof used, or designed for use, as a home or residence for one or more individuals.

Residential Care Facility. A dwelling unit primarily providing supervised room, board, and care in a residential setting to residents whose disabilities or status limit their ability to live independently, and secondarily for training, rehabilitation, and nonclinical services. The term excludes use as a clinic, institution, hospital, nursing home, convalescent home, school, child day care center, nursery school, dormitory, or other similar use. The term must not be applied to owner-occupied premises with one or two roomers. May require a license pursuant to Columbus City Code Chapter 4561 (Rooming Houses).

Residential District. Title 33 districts that are within the categories of an Apartment Residential District, Planned Unit Development District, or a Residential District encompassing R, LRR, RRR, RR, SR, R-1, R-2, R-3, R-2F, and R-4, or any such district with a limited overlay. Also includes residential zoning districts of adjacent jurisdictions which are established exclusively for residential dwellings with a maximum allowed height of 35 feet.

Residential Unit. See "Dwelling Unit."

Right-of-Way (ROW). The limit of publicly owned land or easement encompassing a street or alley.

Roof. The top covering of a building principally responsible for providing protection from the elements.

1. **Sloped Roof.** A roof with a pitch expressed as vertical rise per measure of length.
2. **Flat Roof.** Nearly level roof which relies on subtle variations in its surface for drainage. Typically surrounded by a parapet.

Rooming House. Accommodation other than a hotel, in which part or parts are kept, used, or held out to be a place where sleeping accommodations are offered for hire for three or more persons. May require a license pursuant to Columbus City Code Chapter 4561 (Rooming Houses).

S. Definitions

Schools, Public and Private. An educational facility for children whose attendance and curriculum is required by Ohio state law, including, but not limited to, preschool education programs, kindergarten, elementary school, middle or junior high school, high school and school-age child education programs, but does not include facilities licensed only for or providing only daycare services. Incidental uses including, but not limited to, school administrative offices are allowed.

Schools, Specialized or Studios. Small-scale facilities that offer specialized programs in personal growth, the arts, and health for students of any age group, including, but not limited to, individual and group instruction and training in the visual and performing arts, production rehearsal, photography, martial arts training, yoga/pilates, indoor cycling, boxing, and gymnastics instruction. This may also include student tutoring, language centers, and production studios for individual musicians, painters, sculptors, photographers, and other artists.

Senior Housing. Multiple unit residential developments reserved for senior citizens where common facilities may be provided (e.g., recreation areas), but where each residential unit has individual living, sleeping, bathing, and kitchen facilities.

Setback. The distance by which a structure, parking area, or other development feature is separated from a parcel line or right-of-way line, when present.

1. **Setback, Building.** The mandatory clear distance between a parcel line or right-of-way line, and a building.
2. **Setback, Contextual.** See Section B.30.060 (Measuring Contextual Setbacks).
3. **Setback, Front.** An area extending across the full width of the parcel, parallel to the front parcel line, extending between the side parcel lines.
4. **Setback, Interior.** See "Setback, Side."
5. **Setback, Parking.** The mandatory clear distance between a parcel line or right-of-way line, and any parking spaces or maneuvering areas, excluding drive aisles that are perpendicular to the point of access and egress when access is allowed from that applicable parcel line.
6. **Setback, Rear.** An area extending the full width of the rear parcel line extending perpendicular from the rear parcel line.
7. **Setback, Side Street.** Setback adjacent to side street parcel line.
8. **Setback, Side.** An area between a side parcel line, parallel to the side parcel line, and extending between the front and rear parcel lines.

Shared Living Facility. A dwelling unit cooperatively used by six or more unrelated individuals as a single housekeeping unit wherein each of the common areas of the unit including, but not limited to, the kitchen, living room, and dining room, is available to each individual who participates in the costs and maintenance of the unit. Uses may require a license pursuant to Columbus City Code Chapter 4561 (Rooming Houses), does not include "Nursing Home" or "Residential Care Facility."

Shopfront Base (Syn. Bulkhead). A very low wall, that does not include glass, between the window(s) of a shopfront and the adjacent sidewalk.

Sidelight. A glazed panel at the side of a doorway.

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Signs. A name, identification, description, display or illustration which is affixed to or painted upon or represented directly or indirectly upon a building, structure or piece of land or affixed to the glass on the outside or inside of a window or door, or inside a building within three feet of a window or door so as to be readable from outside the building, and which directs attention to an object, product, place, activity, person, institution, organization, business, or the like.

1. **Changeable Copy.**

- a. **Automatic Changeable Copy.** An electrically (or any other power) activated sign whose variable content or message capability can be electronically programmed.
- b. **Manual Changeable Copy.** A sign, or portion of a sign on which copy is changed manually in the field, e.g., a reader board with changeable letters.

2. **Gateway Area.** The Downtown District as provided for in Chapter E.60 (Downtown District) or within one mile from the Downtown District boundary.

3. **Gateway Digital Graphic.** A permanent, illuminated digital graphic that is affixed to a building located in the Gateway Area and functions as an on-premises or off-premises sign. Gateway Digital Graphics must be principally oriented towards an interstate highway or "controlled access highway" as defined in Section 4511.01 of the Ohio Revised Code.

4. **Ground sign.** A freestanding detached sign whose support structure is imbedded in the ground.

5. **Menu Board.** A visual display, digital or static, used by eating and drinking establishments with a drive thru or pick up unit to showcase menu items, prices, and promotions to customers.

6. **Monument sign.** A ground sign, usually low in profile, with a monolithic, base.

7. **Sign Area.** The entire area enclosing the extreme limits of wording, representation, emblem, or any figure of similar character, together with any background materials, color, or area defined by a border or frame, any of which forms an integral part of the display or serves to differentiate such display from the structure to which it is affixed.

8. **Sign face.** The surface or plane on which the copy and other individual graphic elements constituting a sign are displayed.

Sill. The horizontal bottom member of a window frame.

Single Room Occupancy (SRO). A structure, not including a hotel or motel, that provides living units for hire for 3 or more persons that have separate sleeping areas and some combination of independent or shared bath or toilet facilities. The structure may or may not have cooking facilities. If provided, cooking facilities may be separated or shared. May require license pursuant to Columbus City Code Chapter 4561 (Rooming Houses), does not include "Nursing Home" or skilled nursing care.

Single-Unit Dwelling. A residential building, other than a manufactured or mobile home, consisting of one dwelling unit.

Site Plan. A base sheet that includes the basic information that shall appear on all plans including, but not limited to, parcel lines, natural features, roads, buildings, open space, or other structures proposed or existing to remain on-site. A site plan shall also illustrate the dimensions of required setbacks.

Site Plan, Approved. A dimensional drawing to scale showing a plan for the development of a specific parcel or parcels of land, which has been previously approved through a Title 33 rezoning, final site compliance plan, or Variance process, and contains provisions requiring a development to be in conformity with the approved site plan.

Skywalk. An enclosed, elevated pedestrian bridge extending from building face to building face that spans a public street, public alley, or is located within private property.

Stepback. A recess in the upper stories of a building from the lower stories designed to reduce the building's mass and express fewer stories.

Storefront. The majority portion of a Shopfront Frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. When the ceiling of the lower story of a building can be used for any purpose except service equipment pertaining to the building such lower and or attic story shall be a story for the purpose of this Zoning Code. The first floor level shall mean the floor level at or nearest the grade level at the principal entrance.

1. **Story, First (syn. First Floor).** The lowest story or the ground story of any building, that is closest to finished grade. The story above is the second floor or second story.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of a gable, hip, or gambrel roof, usually having dormer windows. A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are more than three feet above the floor of such story.

Street. A public or private way constructed for the primary purpose of vehicular travel. An alley or a driveway is not a street. The term "street" describes the entire legal right-of-way or easement (public or private), including, but not limited to, the traffic lanes, bicycle lanes, curbs, gutters, sidewalks, parkways, and any other grounds found within the legal right-of-way or easement (public or private). The name given to the right-of-way (avenue, court, road, etc.) is not determinative of whether the right-of-way is a street.

1. **Street, Front.** A street located along the front parcel line. See Section B.30.040 (Identifying Parcel Lines).
2. **Street, Private.** Any street not a public street. Private streets generally provide access to more than two parcels and are usually named, unlike driveways. Private streets may be constructed to public street standards. Private streets are generally differentiated from driveways by larger widths, longer lengths, and may include public or private utilities. For the purposes of applying setbacks to adjacent lots, the setback from a private street is measured from the back of a sidewalk, if a sidewalk is present, or at the back of the curb if there is no sidewalk. A private street may also be referred to as private road, lane, or drive.
3. **Street, Public.** A street for which the right-of-way is not less than 35 feet in width, or other approved width as determined by the Department of Public Service, and is owned by or offered for dedication to the public and accepted by the City or other public agency.
4. **Street, Side.** A street located along a parcel line that is not the front parcel line. See Section B.30.040 (Identifying Parcel Lines).

Street Frontage. The lineal length of that portion of a parcel line abutting a street.

Street Tree (syn. Parkway Tree). A tree planted in public areas, tree lawns, tree wells, parkways, sidewalk areas, street easements, streets, and rights-of-way.

String Course. A continuous horizontal row or layer of material distinct from the facade of the main body by its material and/or projection or recession.

Structure. A combination of materials, including a building, to form a construction that is safe and stable, including but not limited to, stadium, tent, reviewing stand, platform, staging, observation tower, shed, or fence. Within the Airport Environs Overlay, any object, whether permanent or temporary, including, but not limited to, tower, crane, smokestack, earth formation, transmission line, flagpole, or a mobile or tethered object, is considered to be a structure. The term "structure" shall be construed as if followed by the words "or parts thereof."

Sub-District. A slight variation on a base district, providing adjustments to the allowed uses and/or development standards to respond to specific conditions of a particular subset of parcels within a district and apply uniformly to all parcels within the sub-district. Subdistricts are intended to follow the all other standards and use regulations not modified, including intended form and character of the associated base district, are parcel specific, and are mapped on the Zoning Map.

T. Definitions

Temporary Shelter. A facility that provides short-term housing (i.e. not to exceed six months) with a continued identified bed space for individuals or families. The facility may provide personal assistance to individuals experiencing homelessness, domestic violence, or other similar occurrences. Personal assistance may include food and/or shelter, and supportive services.

Temporary Uses. Short-term activities that are intended to occupy a site for a limited time and are not allowed on a permanent basis, including, but not limited to, temporary construction equipment and sales offices and temporary seasonal sales lots.

Theater and Auditorium. An indoor facility for group entertainment, other than sporting or recreation events. Examples of these facilities include civic theaters, performing arts centers, comedy venues, facilities for live concerts, and movie theaters. Does not include "Commercial Recreation Facility, Indoor."

Three-/Four-Unit Dwelling. A residential building also known as a triplex and fourplex, consisting of three- or four-unit dwellings designed or used exclusively as residences.

Townhouse Dwelling (syn. Rowhouse). A multiple unit dwelling with at least three attached side-by-side dwelling units sharing a common wall. Each townhouse unit may be situated on its own parcel.

Trade School. A site for education or training in business, commerce, skilled trades, language, or other similar vocation, activity, or occupational pursuit that is not otherwise described as a home occupation, college/university, specialized school, or instructional studio.

Transit Stop. A location where public transit vehicles stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transom. Glazed lite or window set above a door that is the same width or no wider than the door frame, including sidelights if present.

Two-Unit Dwelling. A residential building consisting of two dwelling units each of which adjoins the other either horizontally or vertically. Also known as a duplex.

U. Definitions

Underground Storage of Liquid Fuels, Petroleum Products, and Volatile Oils. The storage of liquid fuels including, but not limited to, gasoline, distillate fuel oil, kerosene, diesel, and gas liquids in underground containers.

Unit. See "Dwelling Unit."

Upper Floor. A floor in a building that is located above the first floor.

Urban Agriculture. The production of food within urban areas in, for example, vegetable gardens or orchards, for local food consumption. Includes related onsite sales of products grown on site.

V. Definitions

Veterinary Clinic/Hospital. A facility rendering surgical and medical treatment to small animals, which may include overnight accommodations for purposes of recovery or boarding. For the purpose of these regulations, small animals must be deemed to be ordinary household pets, excluding large animals not normally housed or cared for entirely within the confines of a residence. Crematory facilities are not allowed in a veterinary clinic. Veterinary clinics/hospitals may not provide long-term boarding or have outside runs. Does not include "Animal Daycare."

W. Definitions

Walkable/Walkability. The condition in which an area is highly interconnected with other areas by more through streets than dead-end streets, providing more options for access to recreational walking or for walking to work, transit, errands, shopping, or restaurants. In walkable areas, bicycling and walking are viable daily options because such destinations are within approximately 0.5 mile walking or 5 mile biking of a variety of housing choices.

Walkway. A paved way located on one or more parcels, used for pedestrian traffic, and used exclusively by the parcel owner(s), their guests.

Wall Plane. A vertical surface defined by the facades of buildings.

Warehouse, Bulk Storage, and Distribution. A facility, primarily within an enclosed building, for the storage of commercial or industrial goods, products and materials and the associated on-site sorting, packing, staging, shipping, receiving, and distributing of goods to wholesale and retail outlets and consumer purchases, including ancillary truck parking and dispatching. Also includes long-term, passive storage of furniture, household goods, or other commercial goods; and of industrial equipment, products, and materials. May include, but are not limited to, wholesale distribution, distribution centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfillment centers, and logistics centers. Excludes storage of raw materials and/or finished products as part of an active primary use (e.g., advanced manufacturing uses; general industry uses; light industry uses; research and development uses).

Wholesaling. The selling and/or distribution of merchandise to retailers; industrial, commercial, or institutional buyers; or other wholesalers; or acting as agents or brokers in the buying and selling of merchandise to or for such entities.

Window. An opening in an exterior wall, allowing light into the interior, but not designed as an entry.

Window, Dormer. A vertical window opening with surrounding wall and roof construction projecting from a sloping roof.

Wing. A structure that extends at least five feet from and is secondary to the main body of a building.

Wireless Communication Facilities (not including rooftop). Equipment and network components, including, but not limited to, wireless towers, utility poles, transmitters, base stations, and emergency power systems that are used to provide wireless communications services.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

Zoning District. See "District."

Zoning Map. The zoning map(s) of the City, together with all amendments.

Chapter B.30: Measurements

Sections:

B.30.010	Purpose and Applicability
B.30.020	Facade Zone Defined by Principal Building/Frontage
B.30.030	Measuring Building and Site Features
B.30.040	Identifying Parcel Lines
B.30.050	Measuring Facade Transparency
B.30.060	Measuring Contextual Setbacks
B.30.070	Measuring Adjacency Based Stepbacks and Setbacks
B.30.080	Measuring Distance Separation

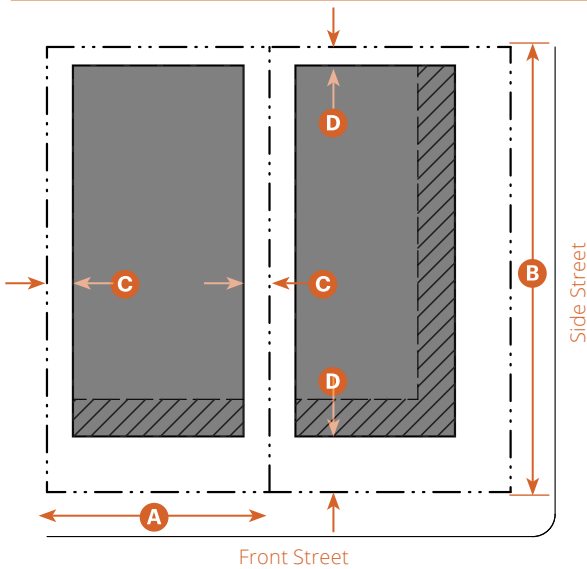
B.30.010 Purpose and Applicability

This Chapter explains how the various measurements referred to in this Title are calculated.

B.30.020 Facade Zone Defined by Principal Building/Frontage

- A. **Applicability.** The facade zone standards apply to new principal buildings and additions to existing buildings along the front and side streets of a parcel or development site. For the purposes of this section "development site" and "parcel" are synonymous.
- B. **Methodology.** The required facade length is expressed in the district standards as a percentage. The percentage is calculated as follows, using an example for the front facade zone. The same approach must apply to the side street, using the minimum front and rear building setbacks.
 - 1. Identify the width of parcel or development site (e.g., 50 feet) and apply the required side building setbacks (e.g., five feet on each side).
 - 2. Subtract the horizontal length between each minimum side setback and the adjacent side parcel line from the total width of the parcel. The result is the net buildable width of the parcel (e.g., 40 feet).
 - 3. Multiply the required minimum percentage in the district standards (e.g., 70 percent) by the net buildable width of the parcel (e.g., 40 feet).
 - a. The result is the minimum length, of both the building facade and frontage type(s), as allowed by the district standards, that is required to be in or abut the facade zone (e.g., 28 feet).
 - b. See Figure B.30.020.2 (Examples of Applying the Required Length of Building Facade) for examples that are consistent with the intent of this standard.
 - 4. Where a rectilinear building is proposed on a non-rectilinear parcel, the building facade is exempt from the facade zone standard for the district, subject to the following:
 - a. One end of the facade must fall within the required facade zone; and, the length of the facade must meet or exceed the minimum required length as measured per the methodology of this Section.
 - b. On non-rectilinear corner parcels this exception may only apply to one side of the parcel.
 - c. See Figure B.30.020.2 (Examples of Applying the Required Length of Building Facade) for an example that is consistent with the intent of this standard.

Figure B.30.020.1: Determining the Required Length of Building Facade



Example Calculation

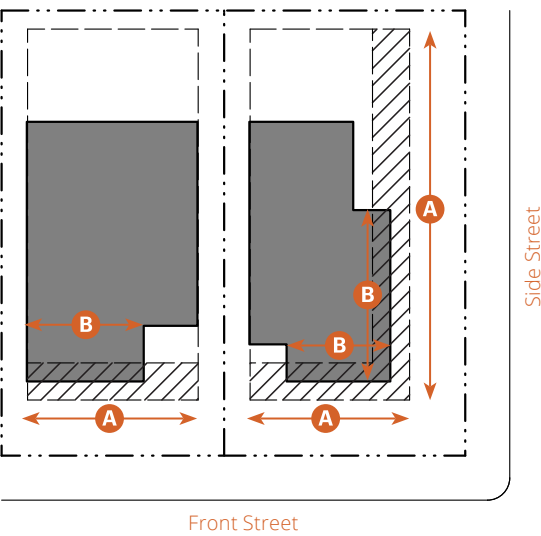
50'	Width of Parcel or Development Site
- 5'	Minimum Side Setback
- 5'	Minimum Side Setback
= 40'	Net Buildable Width
x District Standard (e.g. 70%)	
= 28'	Required In or Abutting the Facade Zone

Key

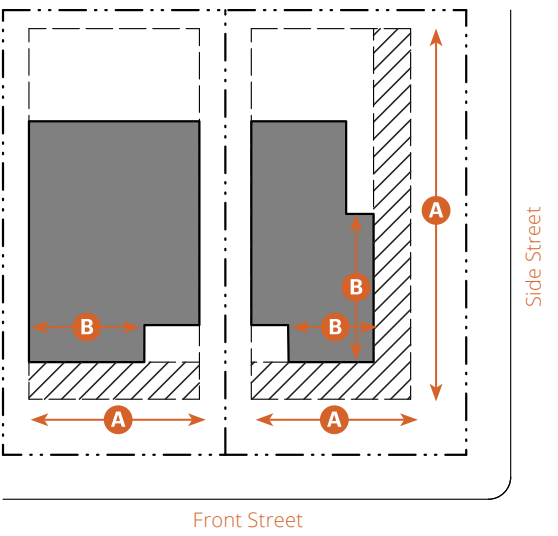
A	Width of Parcel or Development Site
B	Depth of Parcel or Development Site
C	Minimum Setback to be Subtracted from Parcel Width
D	Minimum Setback to be Subtracted from Parcel Depth
////	Facade Zone
■	Max. Building Placement Area
---	ROW/Parcel Line
---	Setback Line

Figure B.30.020.2: Examples of Applying the Required Length of Building Facade

A. Within Facade Zone Only



B. Abutting Facade Zone Only



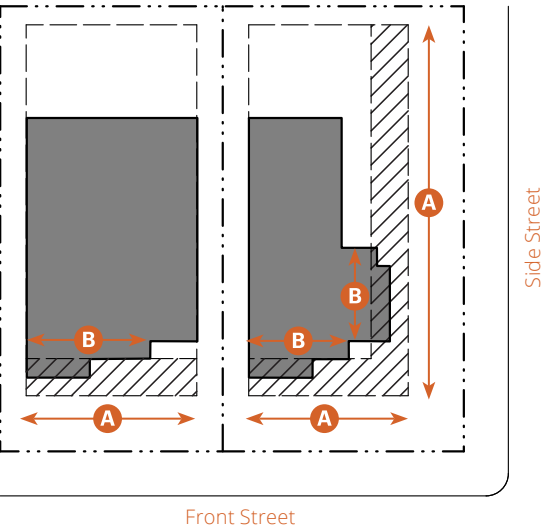
Key

////	Facade Zone	---	ROW/Parcel Line
■	Building Footprint	---	Setback Line

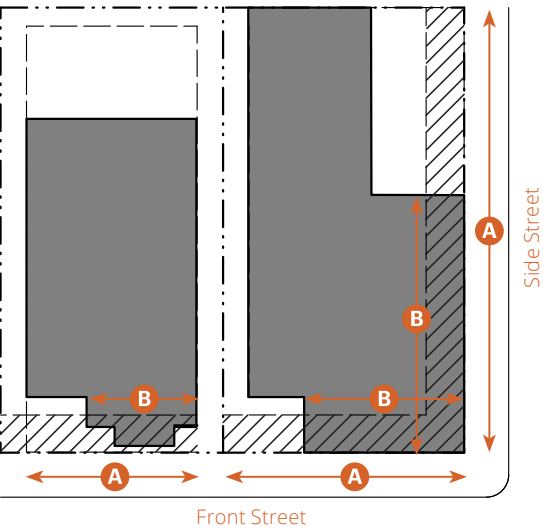
	Front Street	Side Street
A Net Buildable Width	70% min. ¹	60% min. ¹
B Building and/or Frontage Type(s) Within Facade Zone		

¹ This is an example. See the district regulation table, Division C (Building Placement) for the standard.

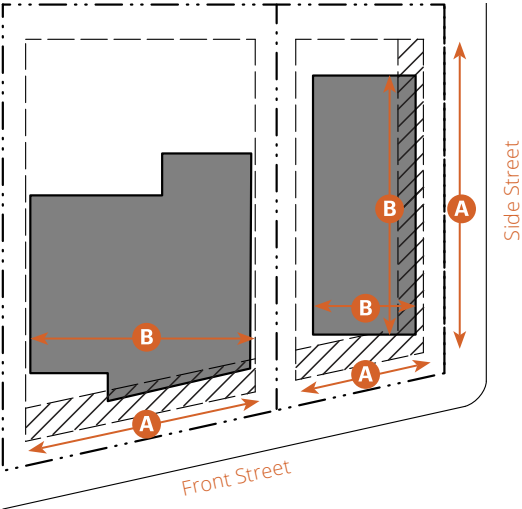
C. Abutting and Within Facade Zone



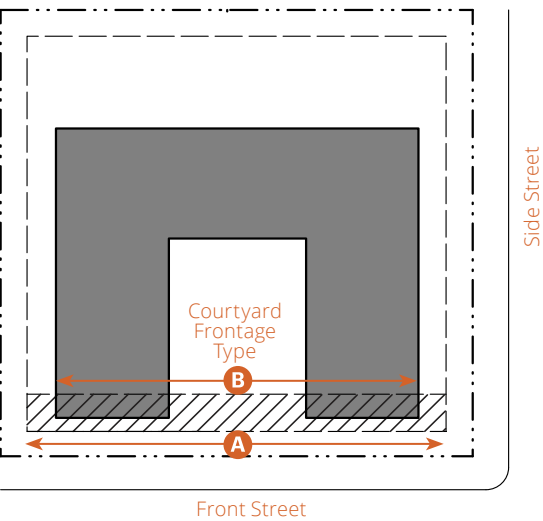
D. For Districts with 0' minimum Front/Side street Setbacks



E. Non-rectilinear Parcels



F. Courtyards²

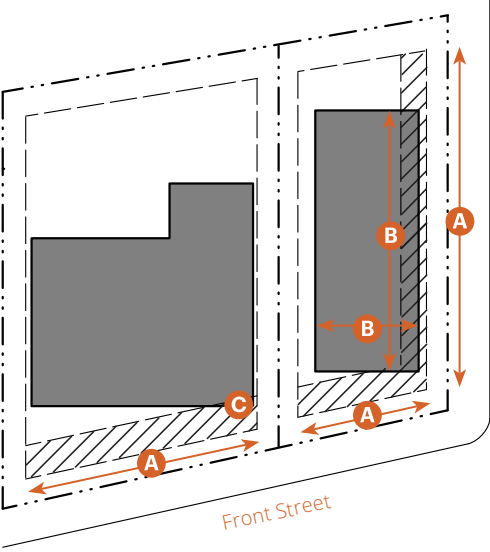


Key		
	Facade Zone	 ROW/Parcel Line
	Building Footprint	 Setback Line
	Net Buildable Width	Front Street
	Building and/or Frontage Type(s) Within Facade Zone	70% min. ¹
		Side Street
		60% min. ¹

¹This is an example. See the district regulation table, Division C (Building Placement) for the standard.

²Courtyard Frontage Type may count towards required facade zone standards.

G. Rectilinear Buildings on Non-Rectilinear Parcels



Key		
Facade Zone	ROW/Parcel Line	
Building Footprint	Setback Line	
Net Buildable Width	Front Street	Side Street
Building and/or Frontage Type(s) Within Facade Zone	70% min. ¹	60% min. ¹
One Corner of the Building Falls Within the Facade Zone		

¹This is an example. See the district regulation table, Division C (Building Placement) for the standard.

B.30.030 Measuring Building and Site Features

- A. Measuring Open Space(s). The width and depth of open spaces must be measured as follows:
1. The width must be generally parallel to the front.
 2. The depth must be perpendicular to the front.

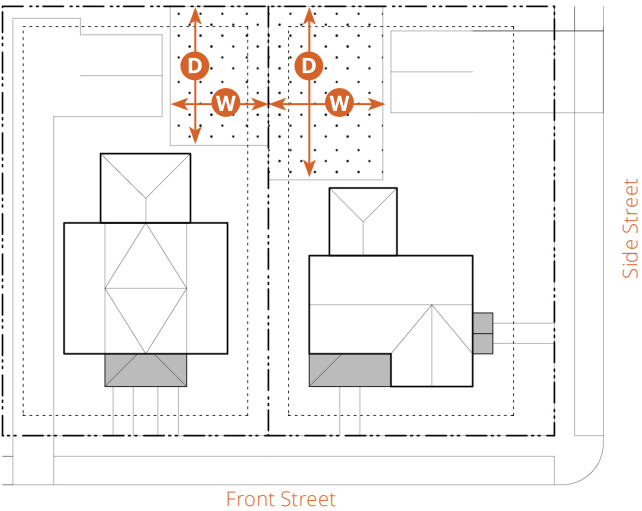


Figure B.30.030.1: Open Space(s)

Key	
ROW/Parcel Line	
Setback Line	
Open Space	
Frontage Type	
Width	
Depth	

B. Measuring Building Height

1. **Height, Top of Flat Roof.** The vertical distance measured in a straight line from the curb level, or from the finished grade line of the parcel where the grade is higher than the curb, to the highest point of the roof beams. See Figure B.30.030.2 (Parapet and Highest Top Plate).
2. **Height, Midpoint of Sloping Roof.** The vertical distance measured in a straight line from the curb level, or from the finished grade line of the parcel where the grade is higher than the curb, to the mean between the point of the gable and the eaves. See Figures B.30.030.3 (Height to Midpoint of Roof) and B.30.030.4 (Height to Midpoint of Roof).
3. All height measurements must be taken from the finished grade measured at the centerline of the facade.
4. Where a building is on a corner parcel and there is more than one grade level, the measurements must be taken through the center of the facade on the street having the lowest elevation.
5. Structures and rooftop equipment that do not provide additional floor space are allowed to exceed the overall height limit pursuant to the district regulation table, Division D (Building Form).

Figure B.30.030.2: Parapet and Highest Top Plate

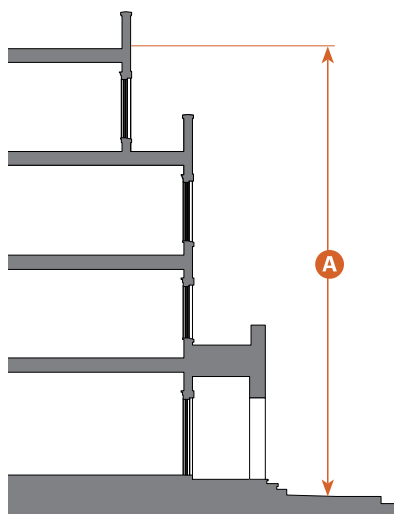


Figure B.30.030.3: Height to Midpoint of Roof

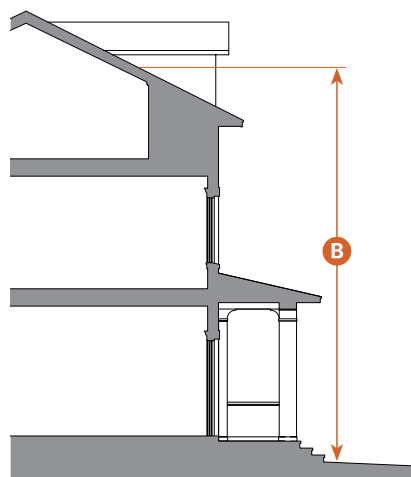
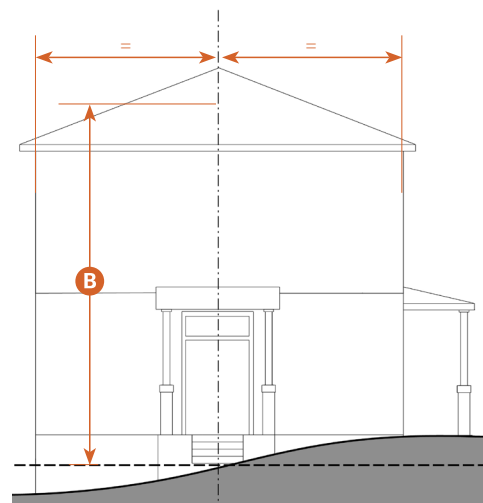


Figure B.30.030.4: Height to Midpoint of Roof



Key

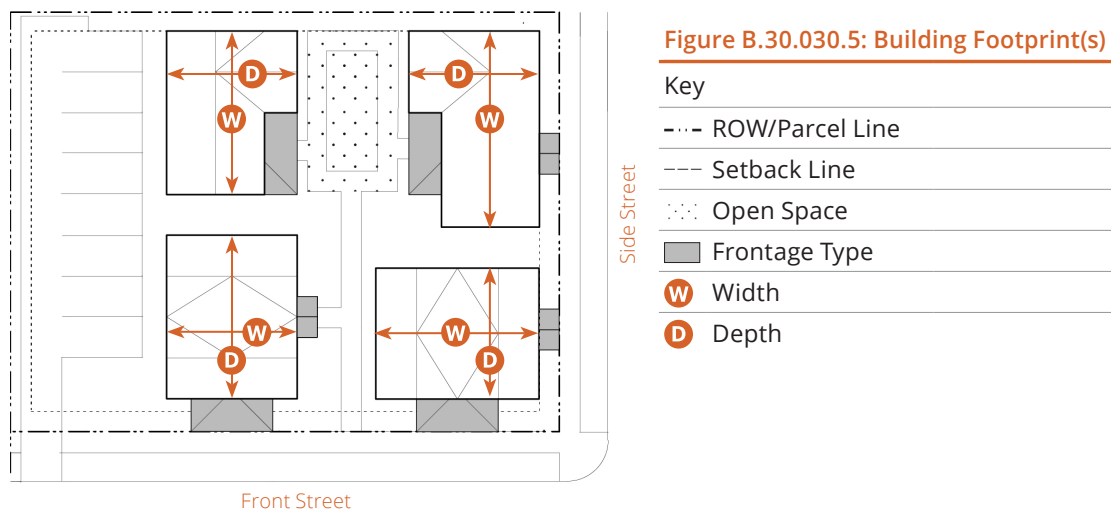
A Top of Flat Roof

B Midpoint for Sloping Roof

--- Centerline of Facade

--- Finished Grade at Center of Facade

- C. **Measuring Building Footprint.** The width and depth of building footprints must be measured as follows:
1. The width must be generally parallel to the adjacent front street. If building is not directly adjacent to the front, the width must be generally parallel to the adjacent public realm or open space.
 2. The depth must be generally perpendicular to the adjacent front street. If building is not directly adjacent to the front, the depth must be generally perpendicular to the adjacent public realm or open space.
 3. See Section B.30.040 (Identifying Parcel Lines) for identifying the front street.



B.30.040 Identifying Parcel Lines

- A. **Applicability.** As parcels are applied pursuant to the district standards, the front, rear, side, and side street boundaries are identified to apply building and parking setbacks, facade zones, and setbacks.
- B. **Methodology.** The following parcel configurations listed below and illustrated in Figures B.30.040.1, B.30.040.2, B.30.040.3, and B.30.040.4, must be used to determine parcel line designations (front, side, rear, or side street). Parcel line designations are defined in Section B.20.020 (Definitions) under Parcel Line. When a parcel has no street frontage, an applicant must identify and apply front and/or side street standards to a public open space, pedestrian connection, or alley.
1. **Corner parcel.** A parcel situated at the intersection of two streets. For corner parcels, the front street is determined by the street with the highest designation or greatest width, as established by the Columbus Multimodal Thoroughfare Plan. If two intersecting streets have the same designation, the front street must be identified by the applicant in the Site Plan Review process.
 2. **Interior Parcel.** A parcel situated at the interior of the block face with two side parcel lines and one street frontage.
 3. **Through Parcel.** A parcel situated at the interior of the block face with two side parcel lines and two front street frontages on parallel streets.
 4. **Flag Lot Parcel.** An irregularly shaped lot, where the main portion of the lot area does not have direct street frontage, other than by a narrow portion of land only wide enough to provide street access to the parcel, referred to as the pole. The maximum width of the pole is 40-feet.
 5. **L-Shaped Parcel.** An irregularly shaped parcel, that is not a corner parcel or a flag lot parcel. The parcel may have one front street or it may have two front streets frontages along intersecting streets.
 6. **Three-Frontage Parcel.** A parcel situated along one side of a block face with three street frontages. The parcel may have one or two front street frontages. The front street or front streets are determined by the highest designation or greatest width, as established by the Columbus Multimodal Thoroughfare Plan. If two intersecting streets have the same designation, the front street or streets, must be identified by the applicant in the Site Plan Review process.
 7. **Interior Block Parcel.** A parcel situated at the interior of the block with no street frontage. Side and rear parcel line designations to be determined through site plan review based on the adjacency of existing parcels. For interior block parcels, a parcel line may be considered a "side" even when adjacent to a rear parcel line of an existing parcel. The front parcel line is determined as the side closest to the front street and/or may be applied to a common open space, or pedestrian connection. Applicant must apply all applicable minimum setbacks but is exempt from the facade zone requirement of the zoning district, if applicable.
 8. **Full Block Parcel.** A parcel that takes up an entire block. Parcels with four streets or more must have at least two front streets. Parcels with three streets, must have at least one front street frontage. The front streets are determined by the highest designation or street with the greatest width, as established by the Columbus Multimodal Thoroughfare Plan. If two intersecting streets have the same designation, the front streets, must be identified by the applicant in the Site Plan Review process.

Figure B.30.040.1: Identifying Parcel and Parcel Line Designations

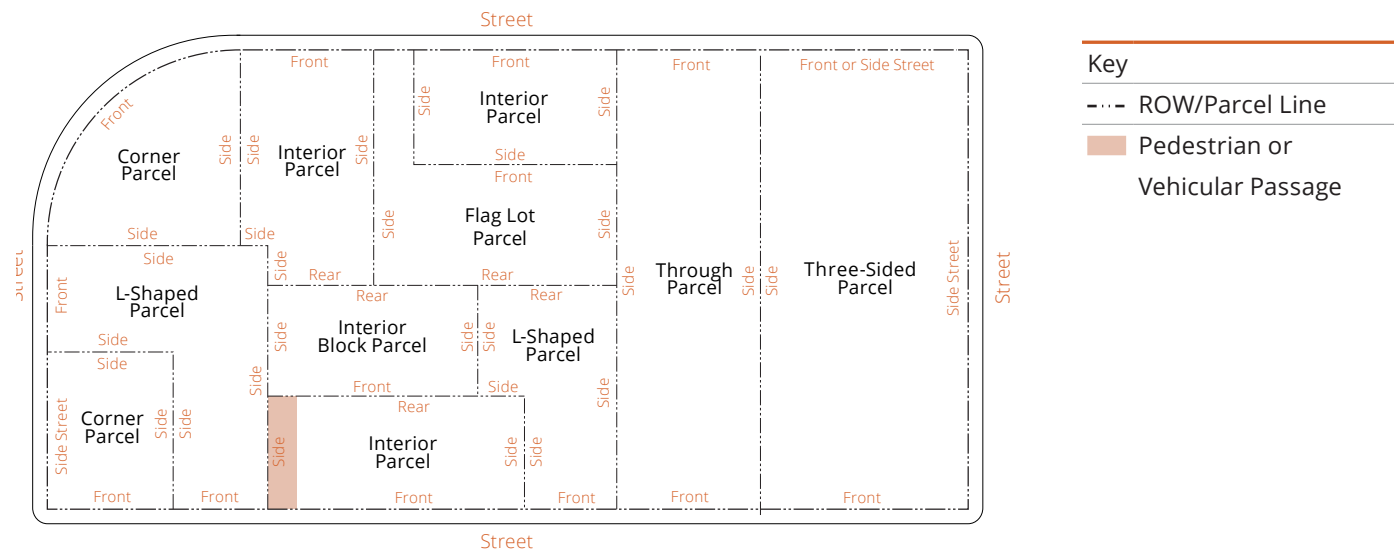


Figure B.30.040.2: Identifying Parcel and Parcel Line Designations

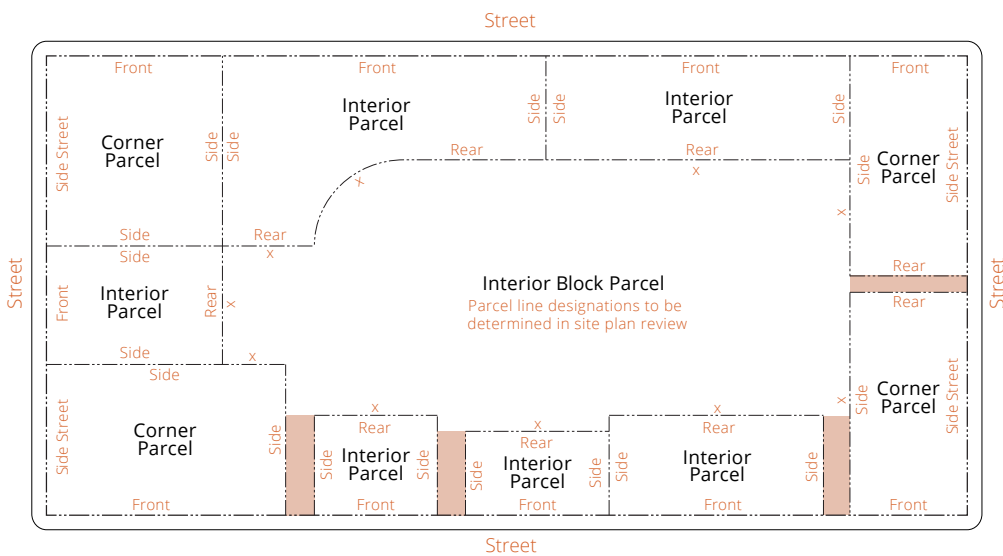


Figure B.30.040.3: Identifying Parcel Line Designations on Full Block Parcel

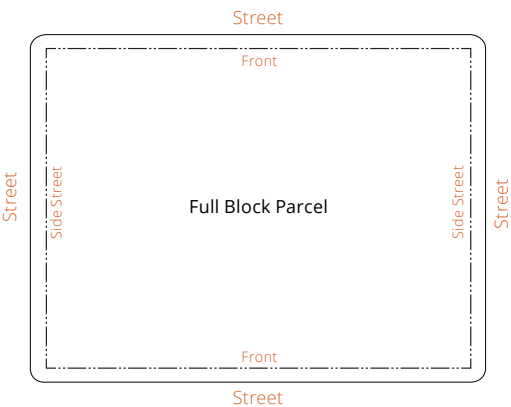
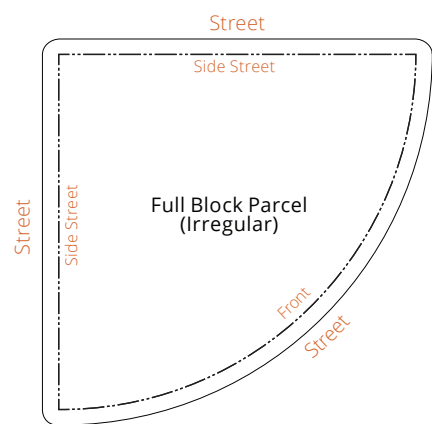


Figure B.30.040.4: Identifying Parcel Line Designations on Irregular Parcel

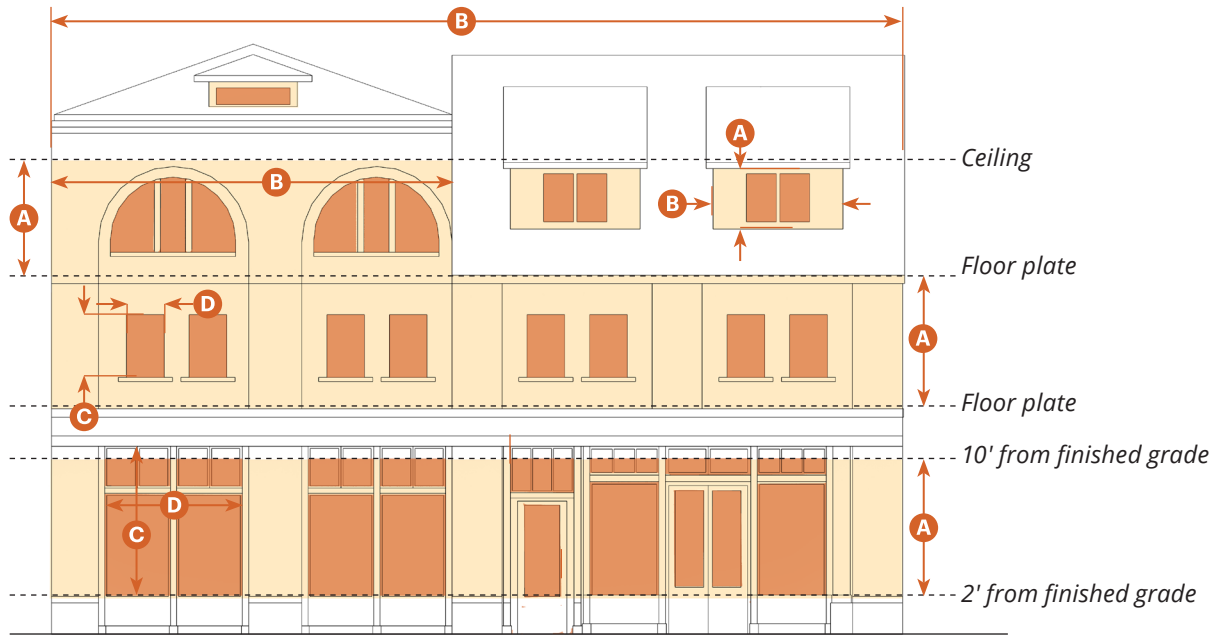


B.30.050 Measuring Facade Transparency

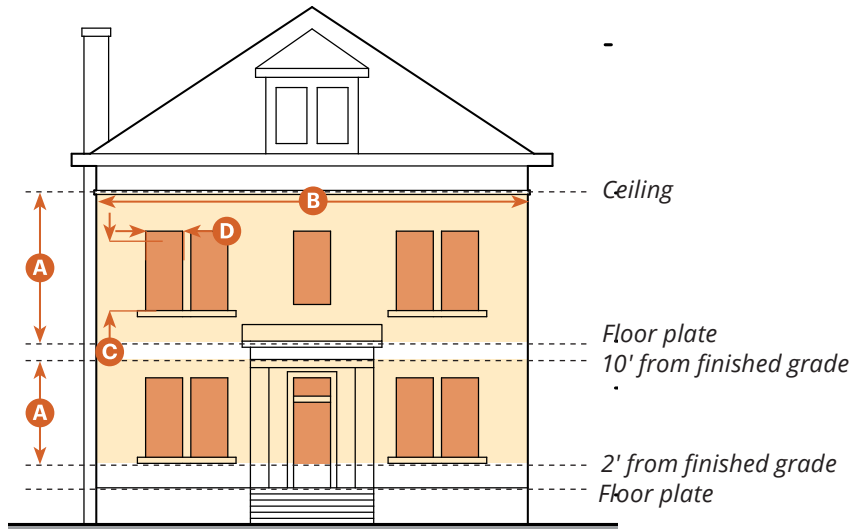
- A. **Applicability.** The facade transparency standards apply to front and side street facades as follows:
1. For new principal buildings, facade transparency applies to the entire applicable facade area.
 2. For existing buildings with additions, facade transparency applies to the applicable facade area of the addition only.
 3. For modifications to existing buildings where 70 percent or more of the surface area is modified, facade transparency applies to the entire area being modified.
- B. **Methodology.** The required amount of transparency is expressed in the district standards as a percentage. The percentage is calculated as follows, using an example for facades facing the front parcel line. The same approach is to be applied to the side street facade.
1. Identify the applicable facade area.
 - a. Ground floor facade area measurement must be taken between 2 feet and 10 feet from the average finished grade.
 - b. Upper floor facade area measurement must be taken between the floor plates of each floor and in the case of the top floor between the floor plate and ceiling.
 - c. For half stories, only facade planes, perpendicular to the ground plane, between the floor plate and ceiling of the half-story apply.
 - d. All facades facing the front or side street count towards the facade area calculation except facades that are located more than 15 feet beyond the maximum setback line.
 2. Identify the transparency area within the applicable facade area. To apply towards the transparency standard, windows and/or doors must meet all of the following standards:
 - a. Areas counted towards transparency measurement must use clear, untinted glass. Exception: Buildings within Industrial Districts may use tinted and frosted glass to count towards transparency measurement.
 - b. For ground floor transparency, applicable transparency areas must allow a view of the building's interior to a minimum of four feet.
 - c. Window frames and mullions may be included in the calculation.
 - d. The ground floor of parking structures may utilize other decorative elements, such as grillwork, mesh, louvres, or a similar treatment, as a substitution for glass. On second floors and above, parking structures may utilize unglazed openings, with or without decorative treatments, as a substitution for glass.
 3. Calculate facade transparency percentage by dividing the proposed transparency area by the applicable facade area.
 - a. Each upper floor must meet the minimum requirement separately, and may not be calculated as one.

Figure B.30.050.1: Measuring Facade Transparency

A. Example 1



B. Example 2



Key

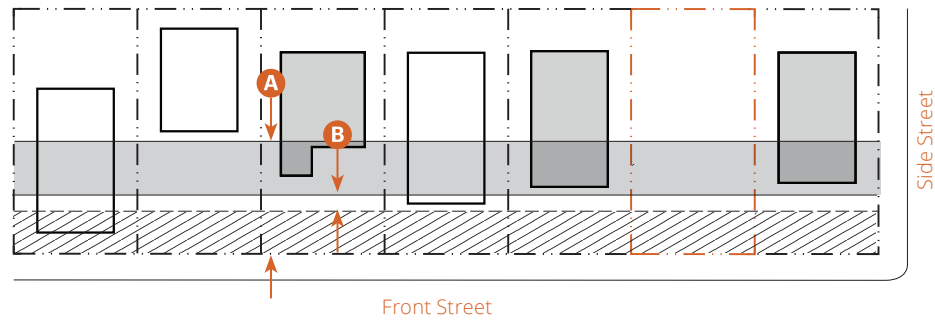
- A** Facade Height
- B** Facade Width
- C** Transparency Height
- D** Transparency Width
- Facade Area
- Transparency Area

B.30.060 Measuring Contextual Setbacks

- A. **Intent.** In order to create consistent setbacks along a block where existing buildings do not meet the intended physical character for minimum building setbacks, new buildings may use contextual setbacks based on the placement of existing buildings along the same block face.
- B. **Applicability.** Contextual setbacks may apply when a block face meets all of the following requirements. See Step 1 of Figure B.30.060.1.
1. Where the building setbacks for 50 percent or more of the parcels on the block face, including vacant parcels meet the following:
 - a. Building setback exceeds the maximum setback of base zoning district by 10 feet, and;
 - b. Building setback is less than 60 feet from the front parcel line.
 2. Where less than 50 percent of the parcels on the block contain existing parking in front of the principal buildings.
- C. **Methodology.** The following steps are intended to summarize the process of applying the contextual setback standards. See Figure B.30.060.1 (Measuring Contextual Setbacks Example) for diagrams of each step.
1. **Step 1:** Identify if parcels on the block face meet the contextual applicability standards in Division B (Applicability)
 2. **Step 2:** Measure the existing setback of all buildings with a building setback less than 60 feet.
 - a. Where a front facade has more than one setback, the portion of the building facade located the furthest forward to the parcel line must be counted towards calculating a contextual setback.
 3. **Step 3:** Determine the average contextual setback line by taking the average of all buildings included in contextual setback measurement.
 4. **Step 4:** Determine the facade zone for the contextual setback. The contextual facade zone must extend 5 feet on either side of the average setback line that was calculated in Step 3.
 5. **Step 5:** Place the building within the contextual facade zone per the base district facade zone percentage required in the standards in the district regulation table, Division C (Building Placement). Frontage types may encroach past the contextual facade zone per base zoning district standards.

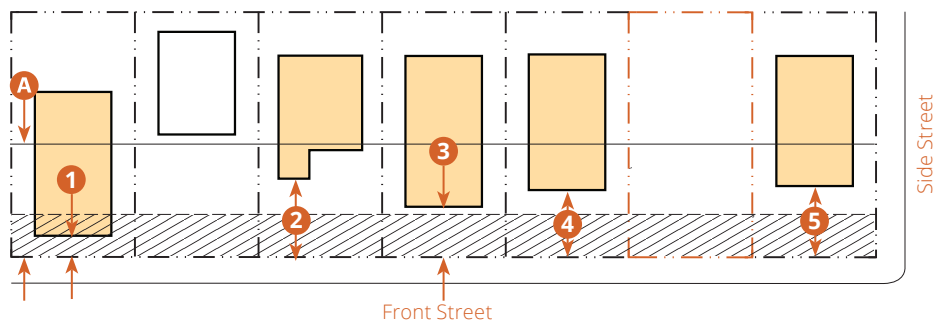
Figure B.30.060.1: Measuring Contextual Setbacks Example

Step 1: Identify if parcels on block face meet contextual applicability standards.



Key	
---	ROW/Parcel Line
---	Development Site
---	Max. Front Setback per Base Zoning District
///	Facade Zone of Base Zoning District
A	Maximum Contextual Setback Applicability = 60' Setback From Front Parcel Line
B	Minimum Contextual Setback Applicability = Maximum Front Setback per Base Zoning District + 10'
■	Existing Buildings that meet Applicability Requirements per Division B (Applicability)
■	Existing Buildings Included in Contextual Setback Measurement
■	Contextual Facade Zone
■	Contextual Applicability Zone
---	Average Contextual Setback Line
C	Contextual Facade Zone Extends 5' on Either Side of Average Contextual Setback Line

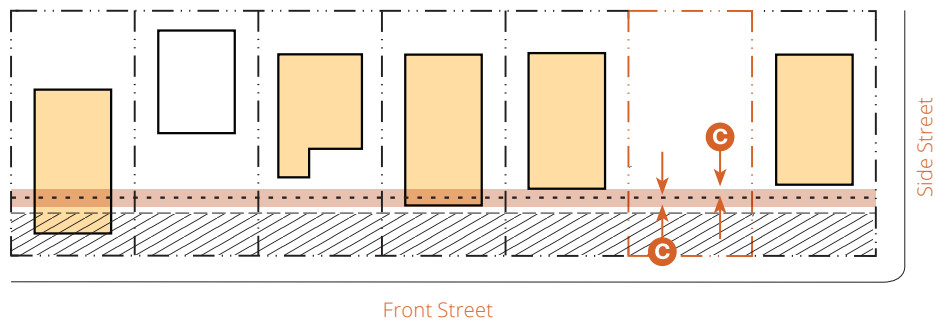
Step 2: Measure setbacks of buildings < 60 feet from front parcel line.



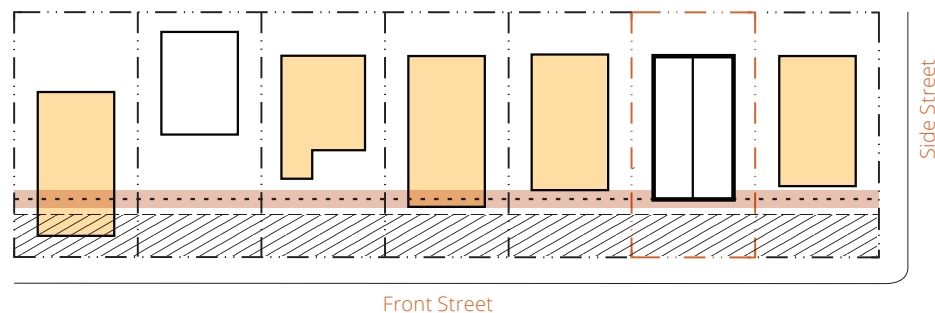
Step 3: Determine the average contextual setback line.

$$\frac{(1 + 2 + 3 + 4 + 5)}{5} = \text{Average Contextual Setback Line}$$

Step 4: Determine the contextual facade zone.



Step 5: Place new building within contextual facade zone. Apply the facade zone percentage required in the base zoning district.

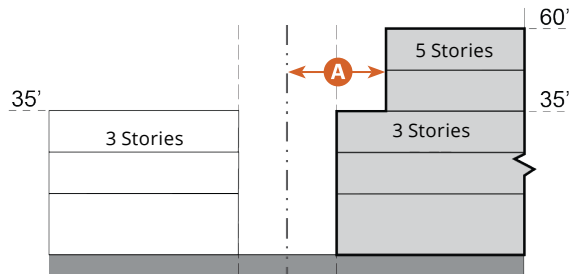


B.30.070 Measuring Adjacency Based Stepbacks and Setbacks

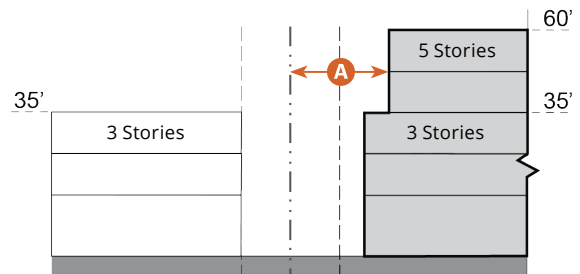
- A. **Applicability.** When a parcel is required to apply adjacency based setbacks or stepbacks per the standards of the zoning district.
- B. **Methodology.** The minimum distance of a stepback and/or setback at any given height is specified in the district regulation table, Division D (Building Form), and must be measured from the rear or side parcel line. The requirement can be met as a combination of stepbacks and setbacks, as shown in examples in Figure B.30.070.1.

Figure B.30.070.1: Adjacency Methods

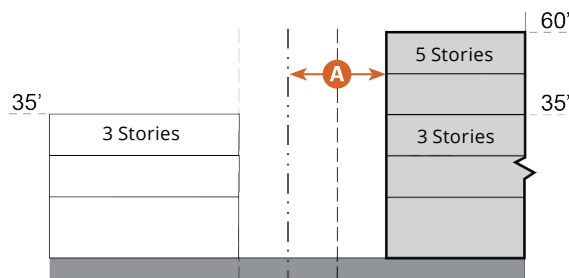
A. Building at Min. Rear Setback with Building Stepback



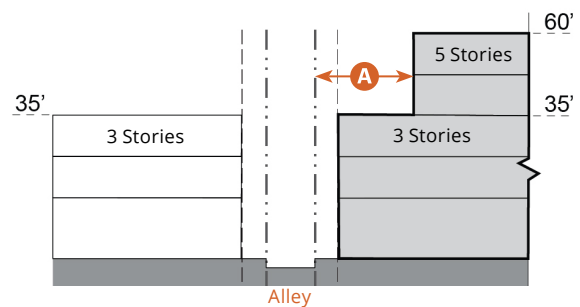
B. Increased Setback with Building Stepback



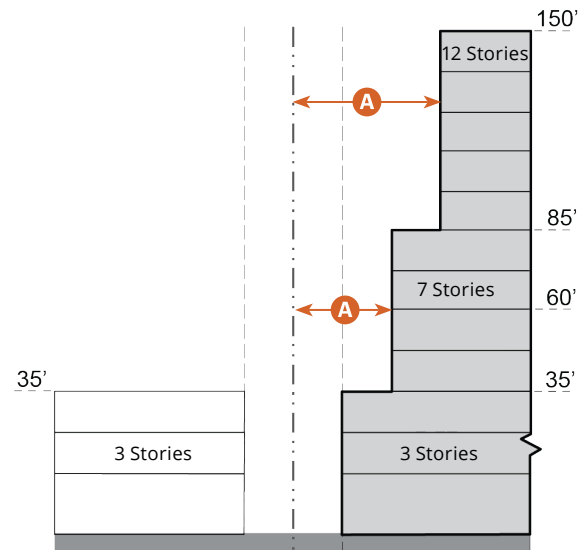
C. Increased Setback with no Stepback



D. Abutting an Alley. Building set at Min. Rear Setback with Building Stepback



E. Building with Stepbacks required at Multiple Levels



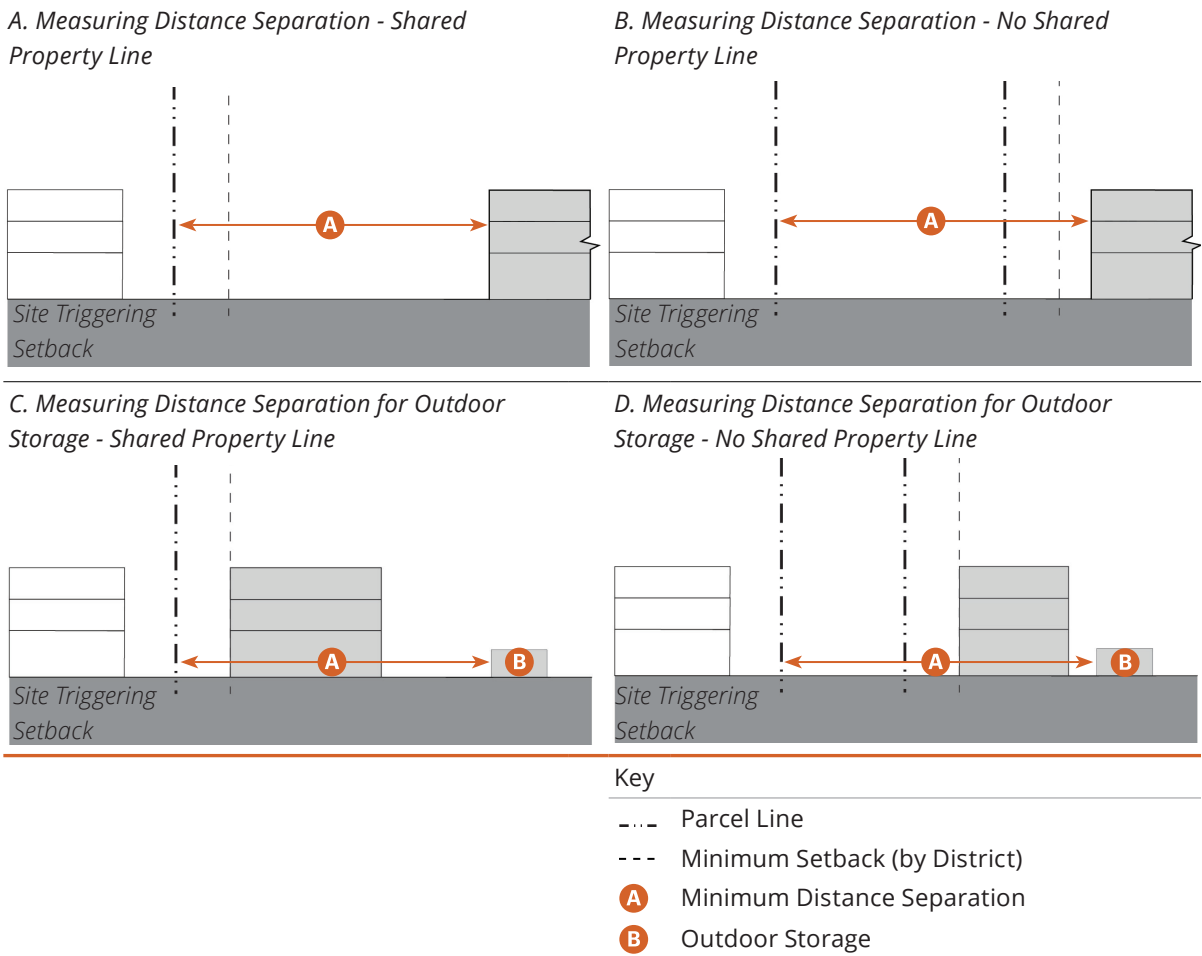
Key

- Rear/Side Parcel Line
- Setback Line (minimum)
- Abutting Residential in 35' Height District
- New Building
- A** Required Distance From Rear/Side Parcel Line per Base Zoning District Standards

B.30.080 Measuring Distance Separation

- A. **Applicability.** Distance separation requirements apply when this Title establishes separation requirements based on the proximity or distance from specific uses or districts.
- B. **Methodology.** The minimum distance separation of the use or district subject to these standards is specified in Chapter E.40 (Industrial Zoning Districts) and Chapter F.60 (Use-Specific Regulations). It must be measured in a straight line from the parcel line of the site with the district or use triggering the separation requirement.

Figure B.30.080.1: Distance Separation



Article C: Administration and Procedures (reserved)

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Article D: Boards and Commissions (reserved)

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Article E: District Regulations

Chapters:

Chapter E.10: Purpose of District Regulations	E.10-1
Chapter E.20: Mixed-Use Zoning Districts	E.20-1
Chapter E.30: Office and Institutional Zoning Districts	E.30-1
Chapter E.40: Industrial Zoning Districts	E.40-1
Chapter E.50: Residential Zoning Districts (Reserved)	E.50-1
Chapter E.60: Downtown District	E.60-1
Chapter E.70: Special Districts (Reserved)	E.70-1
Chapter E.80: Overlay Districts	E.80-1

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Chapter E.10: Purpose of District Regulations

Sections:

E.10.010	Purpose and Applicability
E.10.020	Zones Established
E.10.030	Zoning Map
E.10.040	Pre-Existing Use
E.10.050	Pre-Existing Building
E.10.060	Abandonment of Pre-Existing Use or Pre-Existing Building
E.10.070	Authority to Continue – Amendments to Title 34
E.10.080	Prohibition on Illegal Uses or Buildings

E.10.010 Purpose and Applicability

This Article establishes zoning districts as applied to the Zoning Map. The district standards and requirements of this Article must be considered in combination with the standards in Article F (Supplemental District Standards) and Article G (Citywide Standards). If there is a conflict between any standards, the provisions of Article F (Supplemental District Standards) will supersede the provisions of this Article. This Article also provides the general permit requirements for all uses proposed within the zoning districts established in this Article.

E.10.020 Zones Established

For the purpose of this 2024 Zoning Code, the city is divided into districts based on form, context and use. The following districts are established, with their designating symbols:

- A. Mixed Use Zoning Districts
 - 1. Emerging Mixed Use (EMX)
 - 2. Urban General 1 (UGN-1)
 - 3. Urban General 2 (UGN-2)
 - 4. Urban Center (UCT)
 - 5. Industrial Mixed Use (IMX)
 - 6. Urban Core (UCR and UCR-R)
 - 7. Neighborhood Activity Center (NAC)
 - 8. Community Activity Center (CAC)
 - 9. Regional Activity Center (RAC and RAC-O)

- B. Office and Institutional Zoning Districts
 - 1. Community Office and Institutional (COI)
 - 2. Regional Office and Institutional (ROI)
 - 3. Campus (CMP)
- C. Industrial Zoning Districts
 - 1. Industrial Urban (IU)
 - 2. Industrial Light (IL)
 - 3. Industrial Heavy (IH)
- D. Downtown District (DT)
- E. Overlay Districts
 - 1. Airport Overlay (AO)

E.10.030 Zoning Map

The districts as designated in the 2024 Zoning Code will be part of the Zoning Map.

E.10.040 Pre-Existing Use

- A. All pre-existing uses as defined in Section B.20.020 (Definitions) under Pre-Existing Use, are designated as an allowed use as defined in Section B.20.020 (Definitions) under Allowed Use.
- B. Pre-existing uses are subject to the following:
 - 1. A pre-existing use may be maintained in its existing condition, and may also be expanded up to an additional 25 percent of the floor or area space in use at the time of the initial rezoning to a zoning district under this Title. Any expansion above 25 percent is not considered a pre-existing use and, therefore, must comply with all applicable use allowances provided in this Title, except for as provided in Section E.10.050 (Pre-Existing Building) for pre-existing buildings. Any improvement or alteration of the land or building for the expanded use may not result in any increased noncompliance with any development standards under this Title. Existing site conditions that are not related to an expansion as allowed by this Section may be maintained.
 - 2. Pre-existing uses abandoned for 12 months or more are no longer considered pre-existing uses and, therefore, any newly established use after abandonment must comply with the use allowances and design standards provided in this Title.
 - 3. A pre-existing use may be replaced only pursuant to an approved site plan, or pursuant to the then-lawful conditions that existed prior to the effective date of the rezoning of the property to a zoning district under this Title.

E.10.050 Pre-Existing Building

- A. Pre-existing buildings are considered to conform to the standards in this Title, subject to following requirements:
1. Buildings may be replaced or remodeled only in strict conformance with the following:
 - a. A previously approved final site compliance plan or an approved site plan; or,
 - b. Other documentation, as approved by the Director, that depicts a site condition in existence at the time of the property's initial rezoning to a zoning district under this Title; or,
 - c. In conformance with applicable provisions of design standards under this Title.
 2. **Expansions**
 - a. Pre-existing buildings may be expanded up to 25 percent of the floor space in existence at the time of the property's initial rezoning to a zoning district under this Title, subject to the design and development standards of the previous applied zoning district in Title 33.
 - b. For any expansion over 25 percent, the expanded area of the pre-existing building must comply with the applicable design and development standards under this Title.
 - c. Existing site conditions that are not related to an expansion as allowed by this Section may be maintained.
 3. Buildings abandoned for 12 months or more must comply with design standards under this Title.
 4. No replacement, remodel, or expansion is allowed to:
 - a. Create any new condition of noncompliance with any standard of this Title that does not already exist on the building to be replaced, remodeled, or expanded;
 - b. Otherwise increase the degree of the existing noncompliance of all, or any part, of the building that has not been legally established.

E.10.060 Abandonment of Pre-Existing Use or Pre-Existing Building

- A. If a pre-existing use or pre-existing building is voluntarily discontinued for any reason for a period of 12 months or more, only those uses and buildings allowed under this Title may be established.
- B. A pre-existing use or pre-existing building shall be determined by the Director to be abandoned if one or more of the following conditions exist for a period of 12 months or more:
1. Utilities, including, but not limited to, water, gas, or electricity to the property, have been disconnected;
 2. The property, buildings, or grounds have fallen into disrepair.
 3. Signs or other indications of the presence of the use have been removed;
 4. Equipment or fixtures necessary for the operation of the use have been removed;
 5. Other actions which, in the opinion of the Director, constitute an intention on the part of the property owner or lessee to abandon the use; or,
 6. Voluntary replacement of a pre-existing use or pre-existing building with an allowed use or building is allowed under this Title.

- C. Once a pre-existing use has been determined to be abandoned, any subsequent use must comply with the provisions of this Title. Any new construction, including buildings, site features, parking areas, and other associated development standards must comply with the applicable provisions of this Title.

E.10.070 Authority to Continue – Amendments to Title 34

For property located in a zoning district under this Title, any use or building that legally exists under the applicable use and design standards for that district that is rendered out of compliance upon the adoption of any amendment to this Title, may be continued in its zoning district so long as it remains otherwise in compliance with the provisions of this Title.

E.10.080 Prohibition on Illegal Uses or Buildings

This Chapter shall not be interpreted as authorizing the continuation of any use of a structure or land that did not lawfully exist on the effective date of the rezoning of the property to a zoning district under this Title or any of its amendments, or when annexed to the City.

Chapter E.20: Mixed-Use Zoning Districts

Sections:

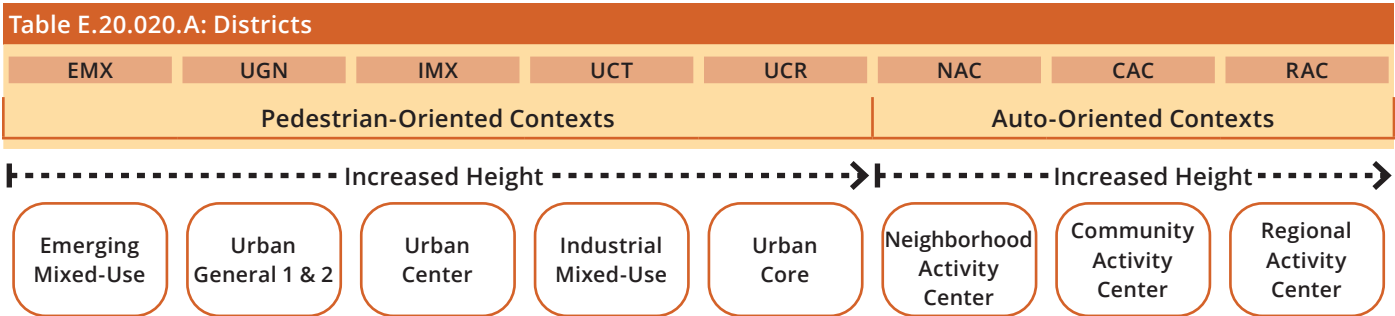
E.20.010	Purpose
E.20.020	Districts Established
E.20.030	General Requirements
E.20.040	Emerging Mixed-Use (EMX)
E.20.050	Urban General 1 (UGN-1)
E.20.060	Urban General 2 (UGN-2)
E.20.070	Urban Center (UCT)
E.20.080	Industrial Mixed-Use (IMX)
E.20.090	Urban Core (UCR and UCR-R)
E.20.100	Neighborhood Activity Center (NAC)
E.20.110	Community Activity Center (CAC)
E.20.120	Regional Activity Center (RAC and RAC-O)
E.20.130	Uses

E.20.010 Purpose

This Chapter establishes the range of zoning districts to implement the intended physical character for Columbus' mixed-use areas with a range of contexts and conditions. These districts foster walkable environments and range in function and intensity from primarily pedestrian-oriented environments (Urban Core and Urban Center) to transitional areas (Emerging Mixed-Use and Industrial Mixed-Use) and corridors (Urban General) to more auto-oriented environments (Neighborhood Activity Center, Community Activity Center and Regional Activity Center).

E.20.020 Districts Established

- A. The following districts are established in this Title: Urban General (UGN-1 and UGN-2), Emerging Mixed-Use (EMX), Urban Center (UCT), Industrial Mixed-Use (IMX), Urban Core (UCR), Neighborhood Activity Center (NAC), Community Activity Center (CAC), and Regional Activity Center (RAC). The naming of the districts is based on a spectrum of contexts that exist in the City as shown in Table E.20.020.A (Districts).



- B. The districts established are intended to regulate and generate certain physical elements, including, but not limited to, the following:
1. Intent. The intended physical character and general use allowance.
 2. Sub-districts. Whether or not a sub-district applies, allowing a different range of uses in specific geographic areas (See Division C below for more information about sub-districts).
 3. Building Placement. The building setbacks, the amount of facade required in or abutting the facade zone, and on-site open space requirements.
 4. Building Form. The maximum overall building height and stories, ground floor height, and adjacency requirements.
 5. Encroachments. Allowed projections that may extend into the required minimum setback.
 6. Facade. Requirements for the minimum amount of openings/glazing and addressing blank walls.
 7. Parking. The required amount and location for vehicular and bicycle parking.
 8. Additional Standards. References to additional requirements related to lighting, landscaping, screening, and graphics.
- C. Subdistricts must follow all standards of the associated base district with slight variations to the allowed uses and development standards. Subdistricts are mapped on the Zoning Map. This Chapter includes two types of sub-districts:
1. **Restricted.** The restricted sub-district is applied for the following purposes:
 - a. To allow less uses than the base district allows in specific areas within the same form and character of the base district; and/or
 - b. To further restrict certain uses already allowed in the base district for specific areas.
 2. **Open.** The open sub-district is applied for the following purposes:
 - a. To allow a slight variation in building form from the base district in specific areas within the same character of the base district and/or
 - b. To allow flexibility in the allowed uses for the base district in specific areas.

- D. Section E.20.130 (Uses) identifies the zoning districts and their requirements for particular uses.

E.20.030 General Requirements

- A. **Design and Development Standards.** Design and development standards in this Chapter apply to each building type, as follows:
1. **Principal Buildings.** All design and development standards in this chapter apply.
 - a. In a townhouse dwelling use, units that have units on either side are considered interior and are exempt from side setbacks.
 2. **Secondary Buildings**
 - a. A secondary building can only exist when located behind a principal building that addresses the public realm.
 - b. The following standards apply to all secondary buildings: Side and Rear Setbacks (District Regulation Table, Division C), Footprint (District Regulation Table, Division C), Open Space (District Regulation Table, Division C), Height (District Regulation Table, Division D), Adjacency Requirements (District Regulation Table, Division D), Encroachments (District Regulation Table, Division E), and On-Site Parking (District Regulation Table, Division G).
 - c. Secondary buildings must be architecturally compatible to the principal building.
 - d. For secondary buildings that exceed the height of the tallest principal building, Facade (District Regulation Table, Division F) also applies.
 3. **Accessory Buildings**
 - a. The following district regulations apply to accessory buildings: Side and Rear Setbacks (District Regulation Table, Division C), Building Coverage (District Regulation Table, Division C), Height (District Regulation Table, Division D), Encroachments (District Regulation Table, Division E), and On-Site Parking (District Regulation Table, Division G).
 - b. Accessory buildings may not encroach into the facade zone, and must be located behind the rear facade plane of a principal building.
 - c. The total area of all accessory buildings on a site may not exceed 720 square feet. Exception: Accessory Dwelling Units may exceed this maximum and are instead subject to the requirements of Section F.50.030 (Accessory Dwelling Unit (ADU)).

Figure E.20.030.1: Multiple Buildings per Site - Small Development Site Example

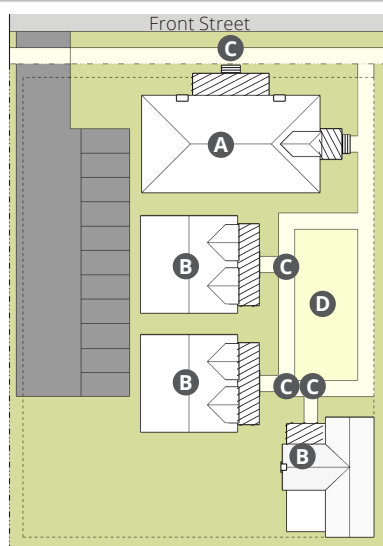


Figure at left illustrates example of principal building at the front street with multiple secondary buildings fronting a common open space and accessed by a pedestrian access from the front street.

Key

- A** Principal Building
- B** Secondary Building
- C** Pedestrian Access per Division G (Access and Circulation)
- D** Common open space per Division F (Open Space)
- Frontage Type
- Parking area

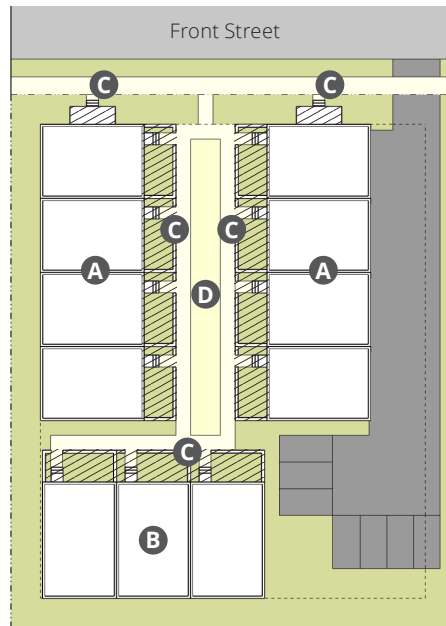
Figure E.20.030.2: Multiple Buildings per Site - Townhouse Development Site Example

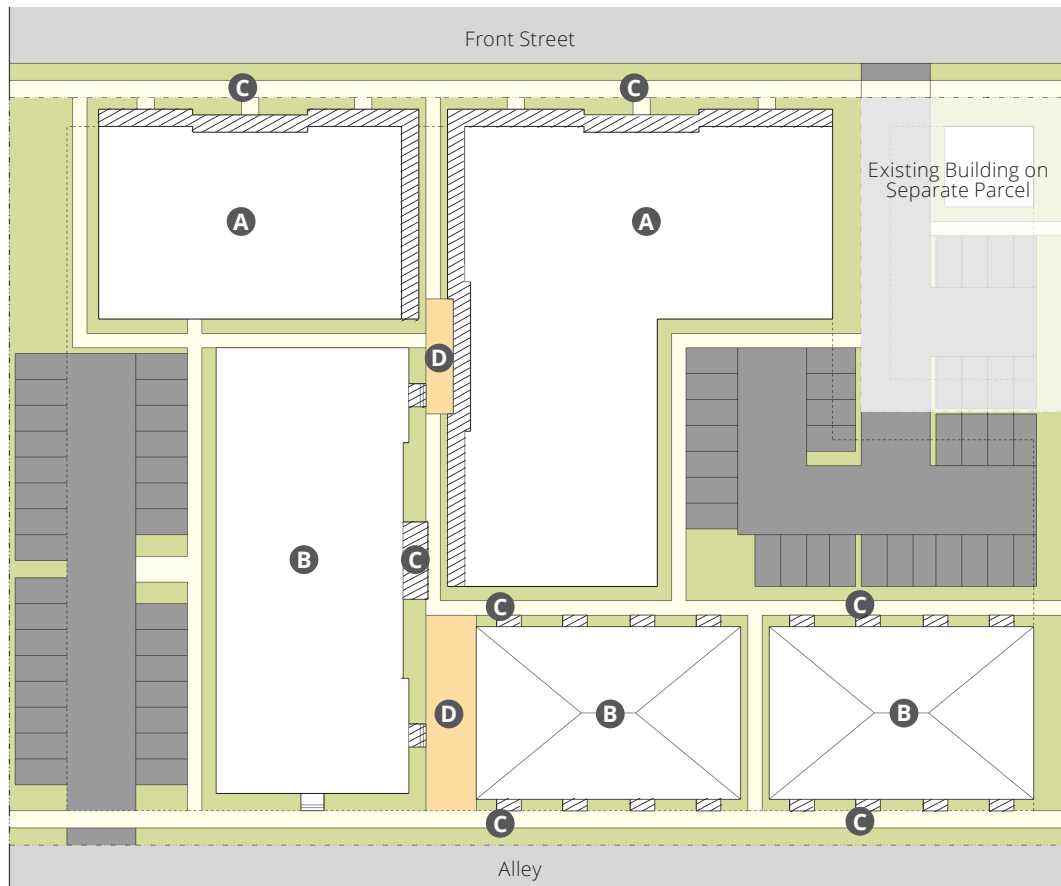
Figure at left illustrates example of townhouses arranged around a court with two principal buildings at the front street and a secondary buildings fronting a common open space. Entries are provided for each townhouse unit and accessed by a pedestrian access from the front street.

Key

- A** Principal Building
- B** Secondary Building
- C** Pedestrian Access per Division G (Access and Circulation)
- D** Common open space per Division F (Open Space)
- Frontage Type
- Parking area

Figure E.20.030.3: Multiple Buildings per Site - Medium Development Site Example

Figure below illustrates example of multiple principal buildings at the front street and multiple secondary buildings with building entries fronting a series of common open spaces and pedestrian passages.



B. Land Use

1. Land use is regulated by Section E.20.130 (Uses) and Section E.10.040 (Pre-Existing Use) through Section E.10.080 (Prohibition on Illegal Uses or Buildings).
2. Allowed uses for the Mixed-Use Districts are listed in Table E.20.130.A (Use Table).
3. Certain uses require a Special Permit from the Board of Zoning Adjustment per Section 3307.06 (Special Permit Use), as indicated in the table.
4. **Uses not listed.** Land uses that are not listed in Table E.20.130.A (Use Table) are not allowed, except as otherwise provided for in this Title.

C. Facade Zone

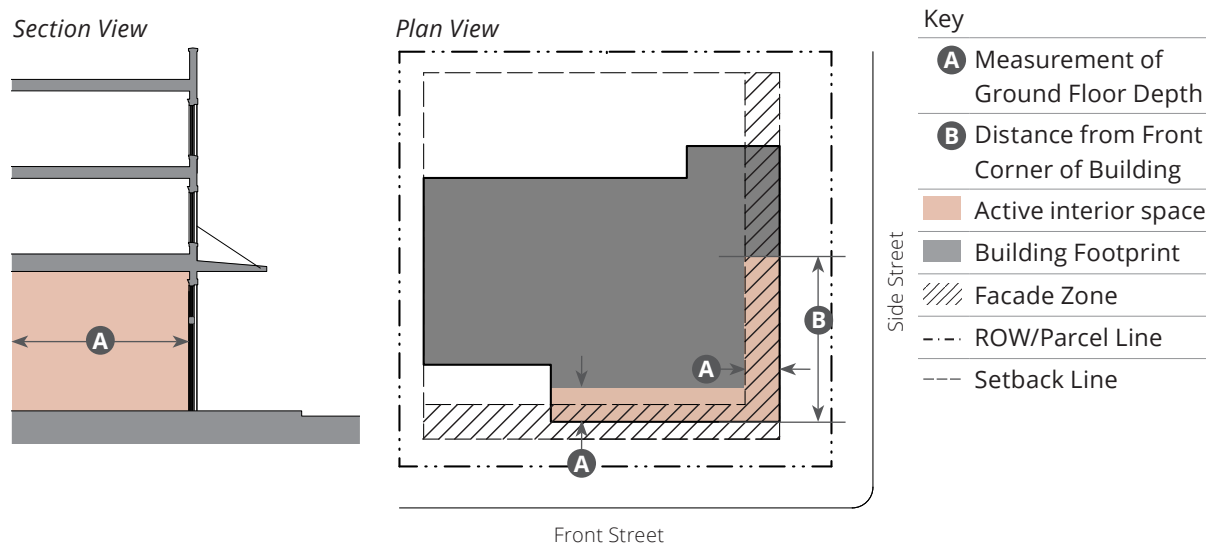
1. Principal buildings must be placed on a parcel pursuant to the facade zone requirements in the district regulation table, Division C (Building Placement).
2. Facades are allowed to be any shape in plan view.
3. The portion of a principal building located within the facade zone must be oriented to address and be nearly parallel to a street, i.e. within 15 degrees of being parallel.
4. The Courtyard Frontage Type may count towards the required facade zone amount.

D. Facade Massing and Articulation

1. **Modules.** The standards of Section F.20.030 (Modules) are applicable to buildings within the Mixed Use Districts. The applicability of specific standards are based on building size per Table F.20.020.A (Applicability).
2. **Base, Middle, and Top Design.** The standards of Section F.20.040 (Base, Middle, and Top Design) are applicable to buildings within the Mixed Use Districts. The applicability of specific standards are based on building size per Table F.20.020.A (Applicability).
3. **Blank Walls.** The standards of Section F.20.050 (Blank Walls) are applicable to all buildings within the Mixed Use Districts.

E. Ground Floor Design**1. Building Entries for Principal and Secondary Buildings**

- a. Principal buildings must provide at least one primary entry for each tenant space along each abutting street or open space that allows pedestrian access directly from the sidewalk. Each required primary entry shall be located within the portion of the building that is within or abuts the facade zone. Service entries cannot be used to fulfill this requirement. Tenant space primary entries may be consolidated into a common primary entry.
- b. Secondary buildings containing residential uses must provide at least one primary entry along pedestrian access or open space that can be accessed directly from the sidewalk. Service entries cannot be used to fulfill this requirement.
- c. A building entry on a chamfered corner facade may fulfill the requirement for both abutting street and/or open space.
- d. Required primary entries must meet requirements of Chapter F.30 (Frontage Type Standards).

Figure E.20.030.4: Ground Floor Depth

2. **Ground Floor Depth.** For a minimum depth of 12 feet, the ground floor is intended to be used for active interior spaces for all commercial or residential uses. Areas associated with parking, vehicular driveway access, utility rooms, trash rooms, and storage space are prohibited within this depth. This requirement only applies to front street and side street ground floors per the following standards. See Figure E.20.030.4 (Ground Floor Depth) for reference.
 - a. **Front Street.** Applies to all portions of the building frontage that abut or are located within the facade zone. Where vehicular driveway access to a site or where utility room placement is only possible along a front street frontage, up to 25 percent of the building frontage may be exempted from the ground floor depth requirements, only for these purposes.
 - b. **Side Street.** Applies to the first 30 feet of the building facade measured from the front corner of the building. Where a side street frontage is not contiguous to a front street, ground floor depth requirement do not apply.
3. Any pickup unit, ordering/pickup window canopy, or service station canopy must not be located adjacent to a front street frontage. A pedestrian cover canopy is allowed to be located at a front street frontage per front setback standards.
4. Backlit awnings are not allowed.
- F. **Open Space.** On-site open space must be provided within the parcel as identified in the district regulation table, Division C (Building Placement).
 1. On-site open space requirement may be distributed across multiple open space areas, for example, a combination of balconies/terraces, common open space, and/or private yards. The minimum dimensions of any required open space is five feet in any horizontal direction.
 2. The following do not count towards the on-site open space requirements:
 - a. Areas designated for use by motor vehicles, including, but not limited to, driveways, turnarounds, or parking areas, as well as required parking lot landscaping and screening required by Chapter G.20 (General Development Standards).
 - b. Greens, plazas, or pedestrian passages that are used to meet the required amount of open space required for large sites as described in Section F.40.040 (Design Standards for Large Sites).
 - c. Dog parks.

3. Existing non-residential buildings that are adapted for residential uses on parcels that do not have existing open space, are exempt from the on-site open space standard required within the district regulation table, Division C (Building Placement).

G. Access and Circulation

1. **Pedestrian Access and Circulation.** All sidewalks and crosswalks internal to a development must have a minimum width of four feet.
 - a. A pedestrian sidewalk or walkway must be provided along the front of a commercial building that contains multiple tenants, a mixed-use building, or a multiple unit residential building.
 - b. Pedestrian sidewalks or striped crosswalks must be provided from principal and secondary buildings to public sidewalk systems. For sites containing three dwelling units or fewer, in lieu of a dedicated pedestrian sidewalk, units may be accessed by a driveway.
 - c. The Department of Public Service may waive this requirement for utility buildings, self-storage buildings, or for other buildings where pedestrian access may be prohibited, where unsafe conditions may be created by encouraging pedestrian traffic, or where pedestrian sidewalks or striped crosswalks serve no purpose for any residents, tenants, patrons, or employees on a site.
 - d. The Department of Public Service may require that pedestrian sidewalks be provided on both sides of a driveway or aisle connecting to a public street to avoid circuitous pedestrian routes or to promote safe pedestrian circulation within a site.

H. Parking

1. No minimum vehicular parking is required for Mixed-Use Zoning District designations outlined in this Chapter. Development proposals, including changes of use, for parcels located within these districts are, however, subject to the provisions of Chapter 4310 (Parking Impact Study), including potential mitigation requirements.
2. **On-Site Vehicular Parking.** If provided, vehicular parking must meet the following standards:
 - a. Parking setback standards found in the district regulation table, Division G (On-Site Parking).
 - b. Landscaping requirements of Divisions G.20.030.D (Parking Area Landscape Buffer) and G.20.030.E (Parking Lot Shade Trees)
 - c. Screening requirements of Section G.20.040 (Screening).
 - d. Vision clearance requirements of Section G.20.050 (Vision Clearance).
 - e. Applicable vehicular parking provisions and standards maintained in Chapter 3312 (Off-Street Parking and Loading), including Sections 3312.09 through 3312.13, 3312.17, 3312.23, 3312.25, 3312.29, 3312.31, 3312.37, 3312.39, 3312.43, 3312.45, 3312.51, and 3312.55 through 3312.58.
3. Vehicular access is not allowed along a front street unless otherwise approved by the Department of Public Service.
4. Bicycle parking, including location and design, is subject to the review and approval of the Department of Public Service.

- I. **Site Landscaping.** When provided, the area between the building facade and the abutting public sidewalk must be landscaped in compliance with Table G.20.030.A (Mixed-Use Districts Development Site Landscape Requirements) in Section G.20.030 (Landscaping).
- J. **Fences and Walls**
 - 1. Chain link fencing, barbed wire, and razor wire are prohibited.
 - 2. Any fences or walls located between the maximum building setback line and public street right-of-way are limited to a maximum of four feet in height.
 - a. Exception. Fences or walls proposed within this area that are oriented parallel to a side property line for the purposes of screening from abutting properties may be a maximum of six feet in height.
- K. **Rooftop Telecommunications.** Rooftop telecommunication installations not taller than 20 feet for receiving or transmitting wireless telecommunications may, where concealment inside the existing structure is not possible, be erected on buildings or structures 50 feet or more in height.
- L. **Large Sites.** Development sites with either of the following criteria must follow the additional requirements of Section F.40.030 (Procedures for Large Sites):
 - 1. Continuous street frontage greater than 300 feet.
 - 2. Development sites greater than or equal to 10 acres.
- M. **Historic Preservation**
 - 1. As addressed in Section A.10.040 (Applicability of Title 31- Planning and Historic Preservation Code), certain parcels with 2024 Zoning Code district designations fall under the review authority of commissions charged with historic preservation and architectural review as defined in Chapter 3116 (Historic Preservation and Architectural Review), Chapter 3117 (Historic Resources Commission), and Chapter 3119 (Historic Architectural Review Districts Purpose and Organization). These commissions include the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission. The process for obtaining a Certificate of Appropriateness (COA) for parcels within the jurisdiction of these commissions remains as provided in Title 31. Additionally, these commissions will maintain their authority to review proposals for demolition of existing structures. Design features regarding building scale and design elements, including, building height and setback are subject to the application of Council-adopted design guidelines, as outlined in Title 31.
 - 2. Parcels falling within the jurisdictions of these commissions are also exempt from the following provisions in each district as outlined in this Article:
 - a. Setback and facade zone standards within the district regulation table, Division C (Building Placement).
 - b. Ground Floor Height (Floor-to-Floor) standards within the district regulation table, Division D (Building Form).
 - c. Transparency standards within the district regulation table, Division F (Facade).

N. East Franklinton Overlay

1. As addressed in Section A.10.050 (Applicability of Title 33 – Zoning Code), certain parcels with 2024 Zoning Code district designations were previously within the East Franklinton District and continue to be within the design and demolition review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District). The process for obtaining a Certificate of Approval (COA) for parcels within the jurisdiction of the East Franklinton Review Board will remain as provided in Title 33. Design features regarding building scale and design elements including building height and setback are subject to the application of Council-adopted design guidelines, as outlined in Chapter 3323 (East Franklinton District).
2. Parcels falling within the jurisdiction of the East Franklinton Review Board are also exempt from the following provisions in each district outlined in this Article:
 - a. Setback and facade zone standards within the district regulation table, Division C (Building Placement).
 - b. Ground Floor Height (Floor-to-Floor) standards within the district regulation table, Division D (Building Form).
 - c. Transparency standards within the district regulation table, Division F (Facade).

O. University District Zoning Overlay

1. As addressed in Section A.10.050 (Applicability of Title 33 – Zoning Code), certain parcels with 2024 Zoning Code district designations fall within the University District Overlay and will continue to be within the design review authority of the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay). The process for obtaining a Certificate of Approval (COA) for parcels located within the jurisdiction of the University Impact District Review Board remains as provided in Title 33. Design features regarding building scale and design elements, including, building height and setback are subject to the application of Council-adopted design guidelines, as outlined in Chapter 3325 (University District Zoning Overlay).
2. Parcels falling within the jurisdiction of the University Impact District Review Board are also exempt from the following provisions in each district outlined in this Article:
 - a. Setback and facade Zone standards within the district regulation table, Division C (Building Placement).
 - b. Ground Floor Height (Floor-to-Floor) standards within the district regulation table, Division D (Building Form).
 - c. Transparency standards within the district regulation table, Division F (Facade).

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E.20.040 Emerging Mixed-Use (EMX)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

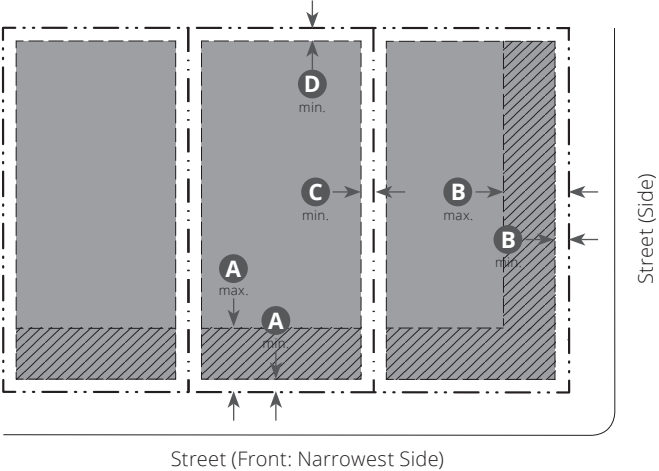
This district is a predominately walkable district comprised of detached buildings with larger setbacks, accommodating low-rise buildings on smaller blocks and parcels. Typically located along or near residential corridors close to transit. These areas provide opportunities for infill development of vacant parcels and reuse of older buildings. Allows for "house-scale" residential uses, and neighborhood-serving commercial and office uses.

The following are generally appropriate form elements in the district.

- Detached Buildings
- Small-to-Medium Building Footprints
- Small-to-Medium Front Setbacks
- Small Side Setbacks
- Up to Three Stories

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	5' min.; 25' max.	A
Side Street (Facade Zone)	5' min.; 25' max.	B
Side		C
Abutting Residential Districts	3' min.	
Abutting All Other Districts	3' min.	
Rear	5' min.	D

Setbacks between Multiple Buildings on One Parcel

Interior Townhouse Units	0' min.
All Other Buildings	6' min.

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	50% min.	30% min.

Footprint

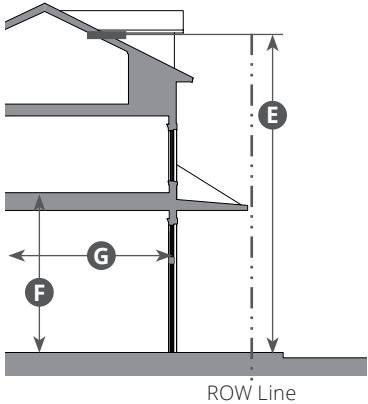
Building Coverage	65% max.
Building Footprint ²	
Width	50' max.
Depth	80' max.

Open Space

On-Site Open Space per Unit (Private or Common)	No Minimum
---	------------

¹ Where applicable, front setbacks must be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

² See Section B.30.030 (Measuring Building and Site Features).



Key

- ROW/Parcel Line

D. Building Form

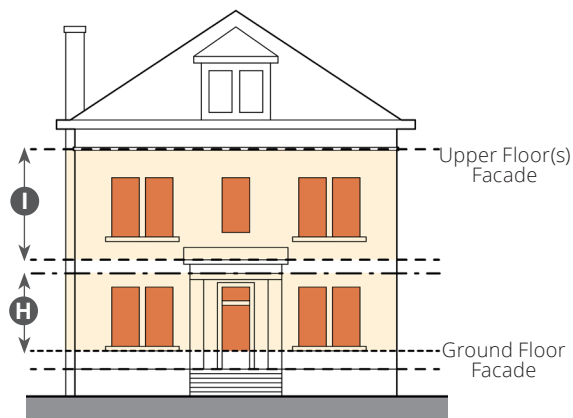
Height¹

Principal and Secondary Buildings		
Stories	3 max.	
Height	35' max.	E
Height Allowed with Bonus	N/A	
Roof Access/Parapet	10' max.	
Ground Floor (Floor-to-Floor)		F
Residential	9' min.	
Non-Residential ¹	12' min.	
Depth, Ground-Floor Space	12' min.	G

Accessory Building

Height	20' max.
Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)	

¹ See Section B.30.030 (Measuring Building and Site Features).

**Key**

- 2' from Finished Grade Facade Surface Area
 ---- 10' from Finished Grade Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	5' max.	5' max.	X	X
Uncovered Patio/ Outdoor Dining	5' max.	5' max.	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

Upper story encroachments require eight feet minimum clearance above the finished grade below.

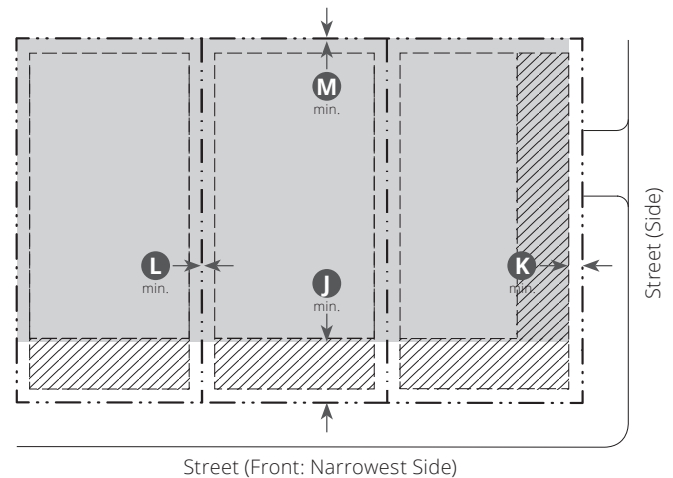
F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade H		
Residential	25% min.	25% min.
Non-Residential	40% min.	25% min.
Upper Floor(s) Facade I	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

**Key**

- ROW/Parcel Line Parking Area
 --- Building Setback Line Facade Zone

G. On-Site Parking**Required Spaces**

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	J	K	L	M
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

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E.20.050 Urban General 1 (UGN-1)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is a predominately walkable district comprised of attached and detached buildings, accommodating low and medium-rise buildings on smaller blocks and parcels. Typically located between higher intensity centers or functioning as a small mixed-use node at an intersection. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and some redevelopment at moderate densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Attached and Detached Buildings

Small-to-Medium Building Footprints

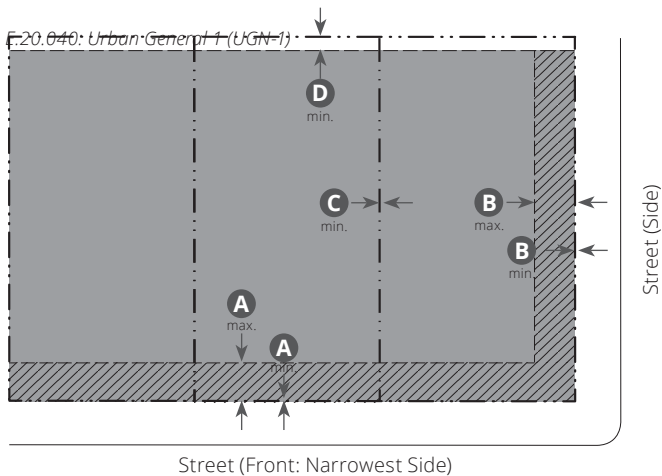
None-to-Small Front Setbacks

No Side Setbacks

Up to Four Stories

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
--- Setback Line
■ Buildable Area
▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone	Front St.	Side St.
Total Length of facade required within or abutting facade zone	70% min.	60% min.

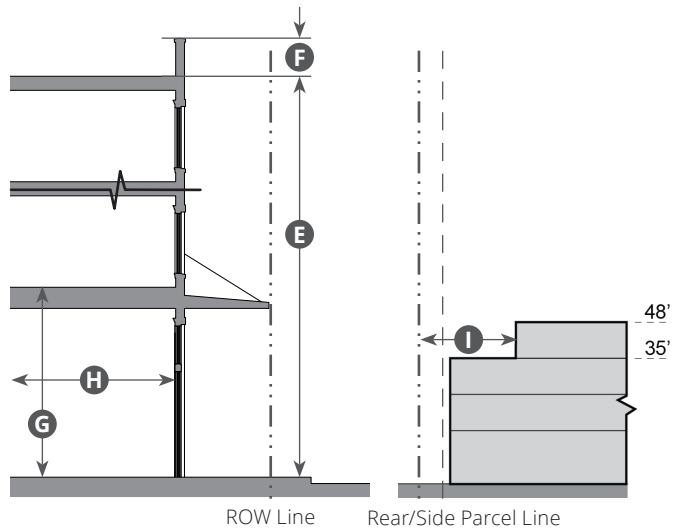
Footprint

Building Coverage	80% max.
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Open Space

On-Site Open Space per Unit (Private or Common)	25 sf min.
---	------------

¹ Where applicable, front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).



Key

- ROW/Parcel Line
--- Setback Line (min.)
■ Building

D. Building Form

Height¹

Principal and Secondary Buildings	
Stories	4 max.
Height	48' max. E
Height Allowed with Bonus	N/A
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	G
Residential	9' min.
Non-Residential	12' min.
Depth, Ground-Floor Space	12' min. H

Accessory Building

Height	20' max.
Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)	

Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min. I

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).

**Key**

- 2' from Finished Grade Facade Surface Area
 ---- 10' from Finished Grade Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X
Uncovered Patio/ Outdoor Dining	X	X	X	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

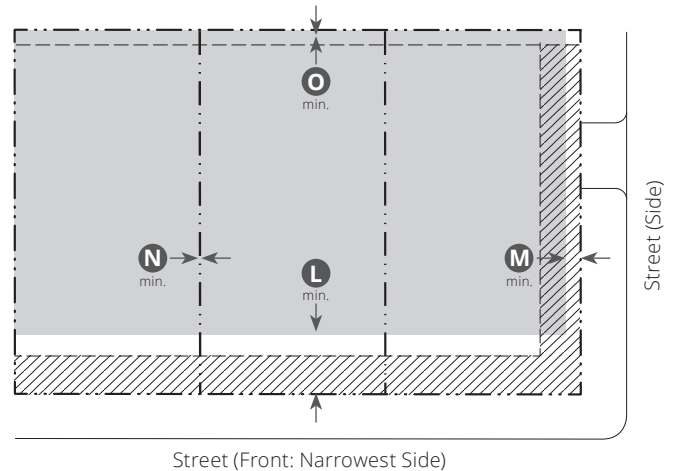
F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade J		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade K	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

**Key**

- ROW/Parcel Line Parking Area
 --- Building Setback Line Facade Zone

G. On-Site Parking

Required Spaces	
Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	L	M	N	O
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

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E.20.060 Urban General 2 (UGN-2)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is a predominately walkable district comprised of detached buildings with larger setbacks, accommodating low and medium-rise buildings on smaller blocks and parcels. Typically located between higher intensity centers or smaller mixed-use nodes at an intersection. These areas provide opportunities for reuse of older buildings. Allows for residential uses, and a limited range and scale of neighborhood-serving commercial and office uses.

The following are generally appropriate form elements in the district.

Detached Buildings

Small-to-Medium Building Footprints

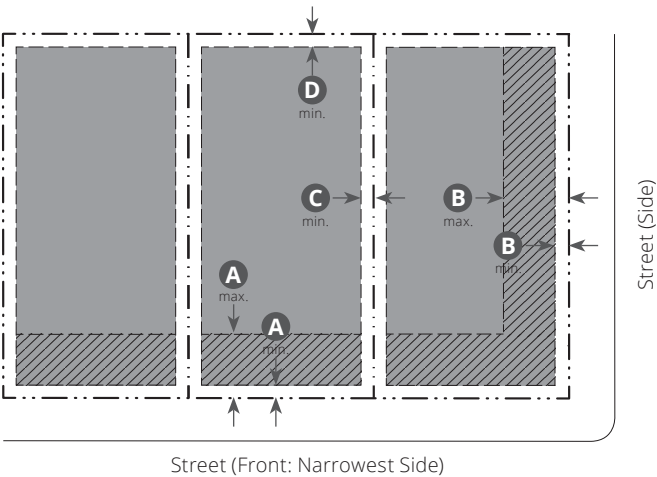
Small-to-Medium Front Setbacks

Small Side Setbacks

Up to Four Stories

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	5' min.; 25' max.	A
Side Street (Facade Zone)	5' min.; 25' max.	B
Side		C
Abutting Residential Districts	5' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	50% min.	30% min.

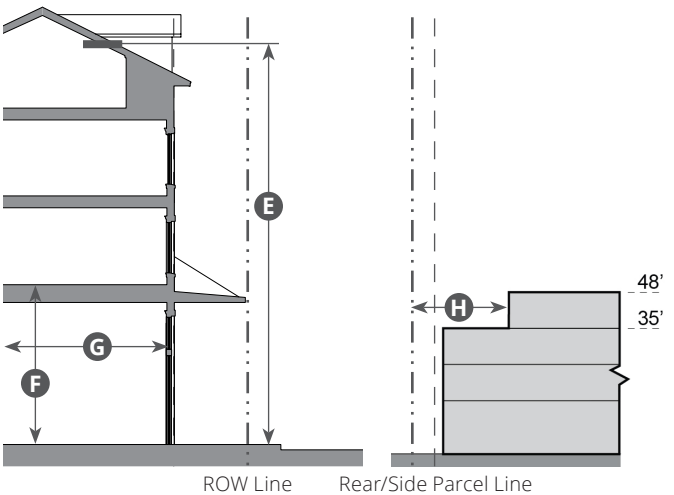
Footprint

Building Coverage	80% max.
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Open Space

On-Site Open Space per Unit (Private or Common)	25 sf min.
---	------------

¹ Where applicable, front setbacks must be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).



Key

- ROW/Parcel Line
- Setback Line (min.)
- Building

D. Building Form

Height¹

Principal and Secondary Buildings	
Stories	4 max.
Height	48' max. E
Height Allowed with Bonus	N/A
Roof Access/Parapet	10' max.
Ground Floor (Floor-to-Floor)	F
Residential	9' min.
Non-Residential	12' min.
Depth, Ground-Floor Space	12' min. G

Accessory Building

Height	20' max.
Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)	

Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min. H

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).

**Key**

- 2' from Finished Grade Facade Surface Area
 ---- 10' from Finished Grade Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	5' max.	5' max.	X	X
Uncovered Patio/ Outdoor Dining	5' max.	5' max.	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

Upper story encroachments require eight feet minimum clearance above the finished grade below.

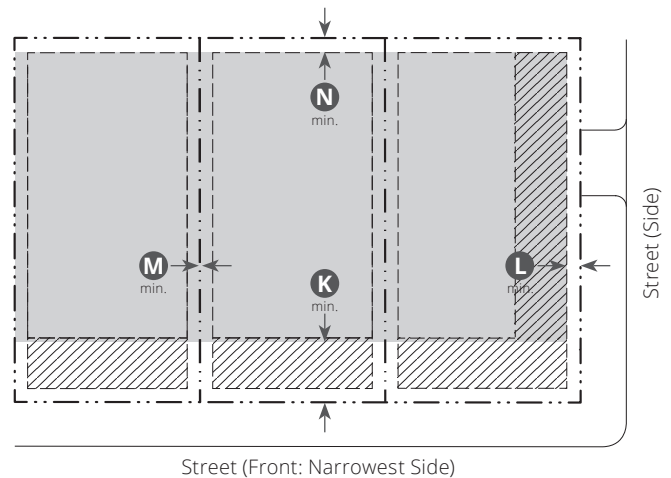
F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

**Key**

- ROW/Parcel Line Parking Area
 ---- Building Setback Line Facade Zone

G. On-Site Parking**Required Spaces**

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	K	L	M	N
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

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E.20.070 Urban Center (UCT)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is a predominately walkable district comprised of attached and some detached buildings accommodating a range in height, including mostly medium-rise buildings. Typically found around neighborhood centers with commercial amenities, near a transit stop, or along corridors transitioning between an urban core and lower intensity district. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and redevelopment at higher densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Attached and Detached Buildings

Large Building Footprints

None-to-Small Front Setbacks

No Side Setbacks

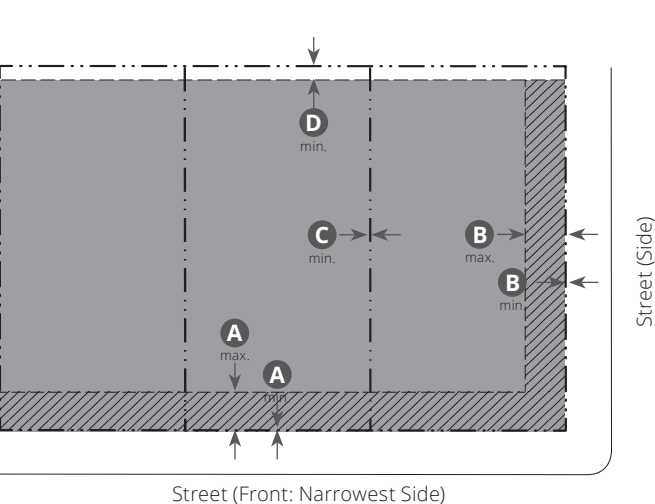
Up to Five Stories;

Up to Seven Stories With Bonus

Affordable Housing Height

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	0' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	75% min.	60% min.

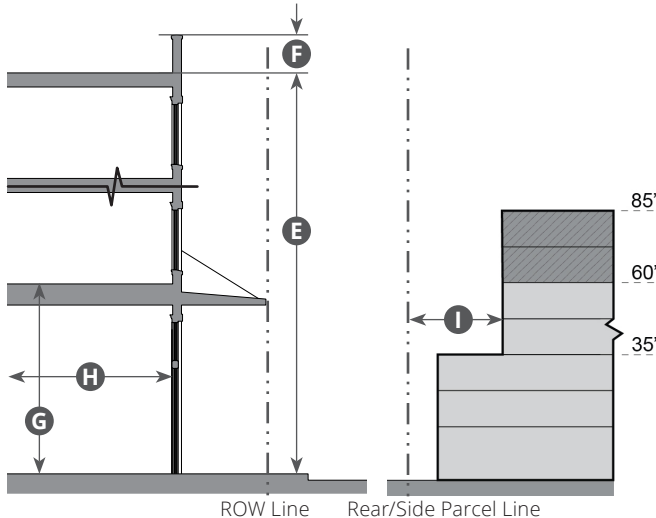
Footprint

Building Coverage	No max.
-------------------	---------

Open Space

On-Site Open Space per Unit (Private or Common)	No min.
---	---------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).



Key

- ROW/Parcel Line
- Setback Line (min.)
- Building
- ▨ Bonus Height

D. Building Form

Height¹

Principal and Secondary Buildings	
Stories	5 max.
Height	60' max. E
Height Allowed with Bonus	7 stories/85' max.
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	
Residential	9' min.
Non-Residential	14' min.
Depth, Ground-Floor Space	12' min. H

Accessory Building

Height	20' max.
Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)	

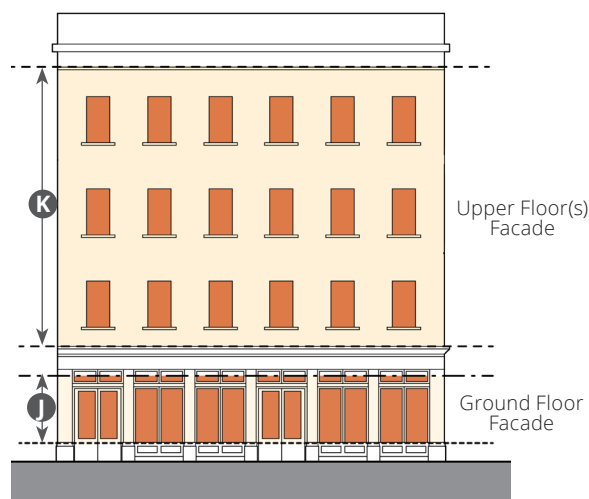
Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min. I

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).

**Key**

- 2' from Finished Grade Facade Surface Area
 --- 10' from Finished Grade Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X
Uncovered Patio/ Outdoor Dining	X	X	X	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

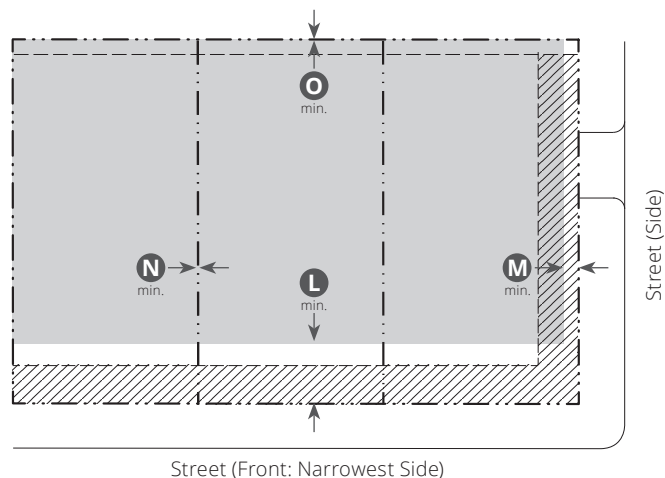
F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade J		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade K	25% min.	25% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

**Key**

- ROW/Parcel Line Parking Area
 --- Building Setback Line Facade Zone

G. On-Site Parking**Required Spaces**

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	L	M	N	O
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

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E.20.080 Industrial Mixed-Use (IMX)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is a predominately walkable district comprised of attached and detached buildings. Typically found near industrial areas, these areas are transitioning from an exclusively industrial orientation to a broader mix of light industrial, office, commercial, and moderate density residential uses. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and redevelopment at higher densities.

The following are generally appropriate form elements in the district.

Attached and Detached Buildings

Small-to-Large Building Footprints

Small-to-Medium Front Setbacks

Small Side Setbacks

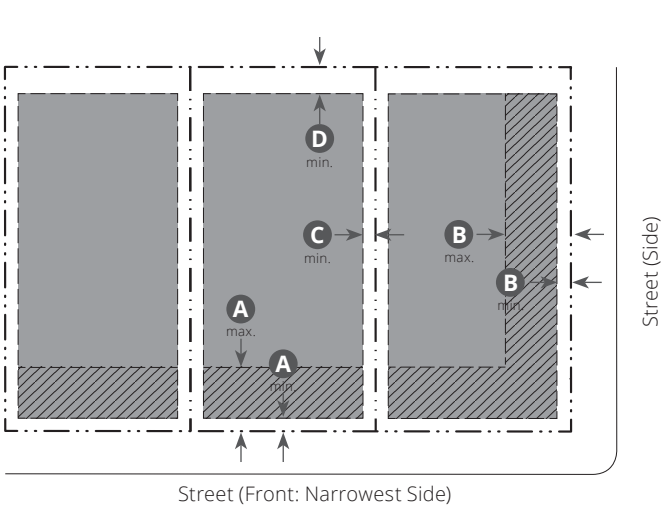
Up to Five Stories;

Up to Seven Stories With Bonus

Affordable Housing Height

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	5' min.; 25' max.	A
Side Street (Facade Zone)	5' min.; 25' max.	B
Side		C
Abutting Residential Districts	5' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	20' min.	
Abutting All Other Districts	10' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	75% min.	50% min.

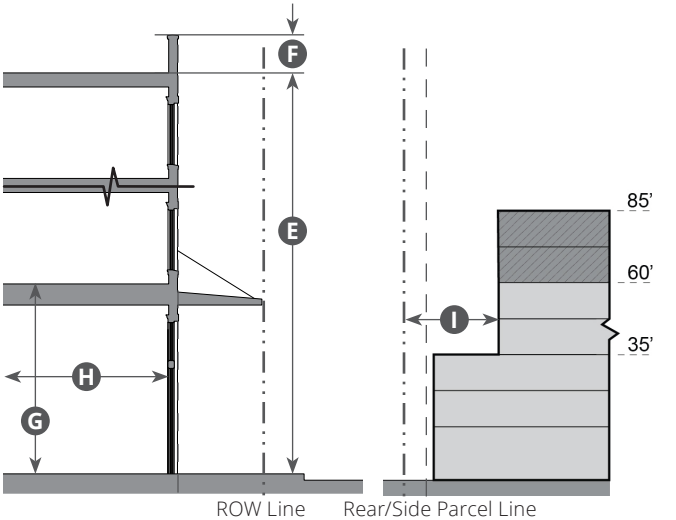
Footprint

Building Coverage	No Max.
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Open Space

On-Site Open Space per Unit (Private or Common)	25 sf min.
---	------------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).



Key

- ROW/Parcel Line
- Setback Line (min.)
- Building
- Bonus Height

D. Building Form

Height¹

Principal and Secondary Buildings		
Stories	5 max.	
Height	60' max.	E
Height Allowed with Bonus	7 stories/85' max.	
Roof Access/Parapet	10' max.	F
Ground Floor (Floor-to-Floor)	No Minimum	G
Depth, Ground-Floor Space	No Minimum	H

Accessory Building

Height	20' max.
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Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)

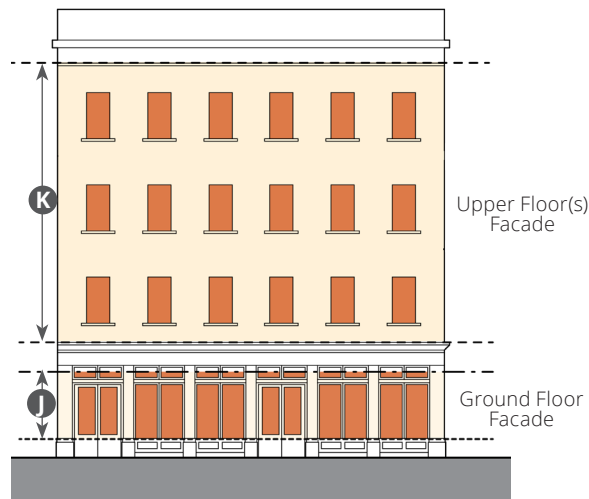
Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min.

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).

**Key**

- 2' from Finished Grade Facade Surface Area
 ---- 10' from Finished Grade Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	5' max.	5' max.	X	X
Uncovered Patio/ Outdoor Dining	5' max.	5' max.	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

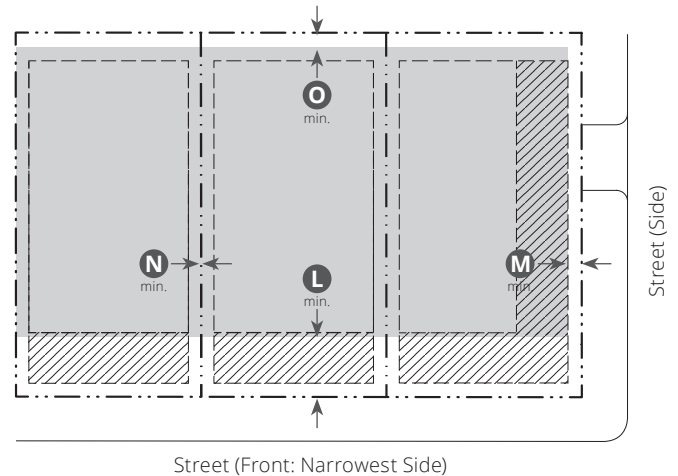
F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade J		
Residential	40% min.	25% min.
Non-Residential	40% min.	25% min.
Upper Floor(s) Facade K	10% min.	10% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

**Key**

- ROW/Parcel Line Parking Area
 --- Building Setback Line Facade Zone

G. On-Site Parking**Required Spaces**

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	L	M	N	O
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

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E.20.090 Urban Core (UCR and UCR-R)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is a predominately walkable district comprised of attached buildings which collectively take up the majority of a block, accommodating mainly medium and high-rise buildings. Typically located adjacent or close to downtown, surrounding a transit center, or near a major amenity and/or institution. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and some redevelopment at higher densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Attached Buildings

Large Building Footprints

None-to-Small Front Setbacks

No Side Setbacks

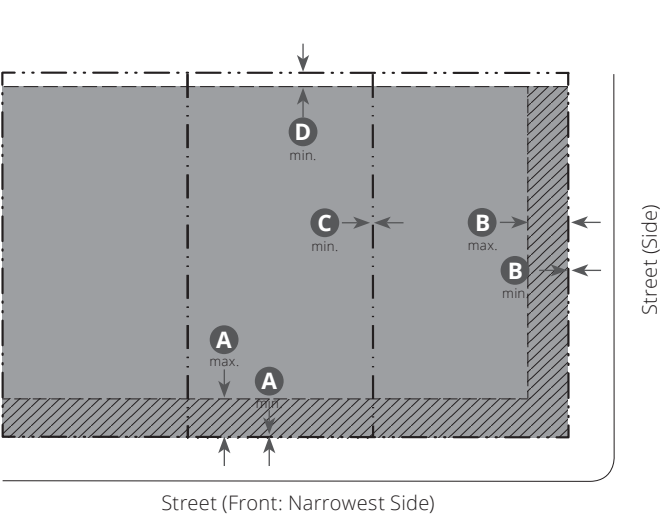
Up to 12 Stories;

Up to 16 Stories With Bonus
Affordable Housing Height

B. Sub-District(s)

Restricted (UCR-R)

Sub-District allows for residential, and a limited range and scale of neighborhood-serving commercial and office uses.



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ^{1, 2}	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	0' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	80% min.	60% min.

Footprint

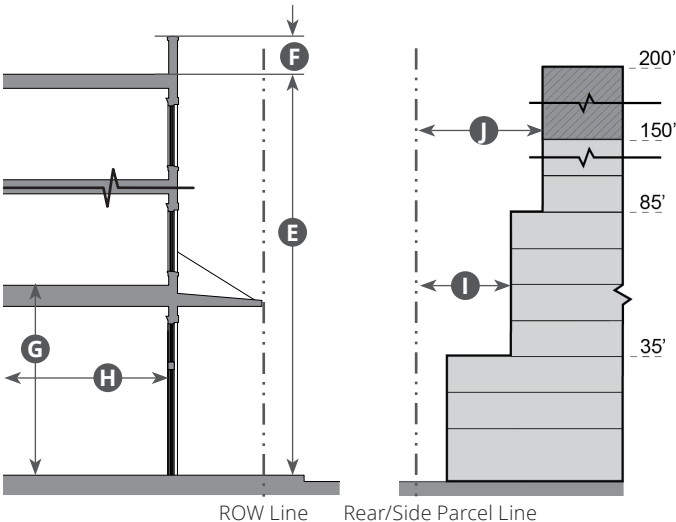
Building Coverage	No max.
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Open Space

On-Site Open Space per Unit (Private or Common)	No min.
---	---------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

² In the restricted sub-district, front setbacks must be adjusted to meet the contextual setback, when applicable. See Section B.30.60 (Measuring Contextual Setbacks).



Key

- ROW/Parcel Line
- Setback Line
- Building Break
- Building
- Bonus Height

D. Building Form

Height¹

Principal and Secondary Buildings	
Stories	12 max.
Height	150' max. E
Height Allowed with Bonus	16 stories/200' max.
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	
Residential	14' min.
Non-Residential	14' min.
Depth, Ground-Floor Space	12' min. H

Accessory Building	
Height	20' max.
Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)	

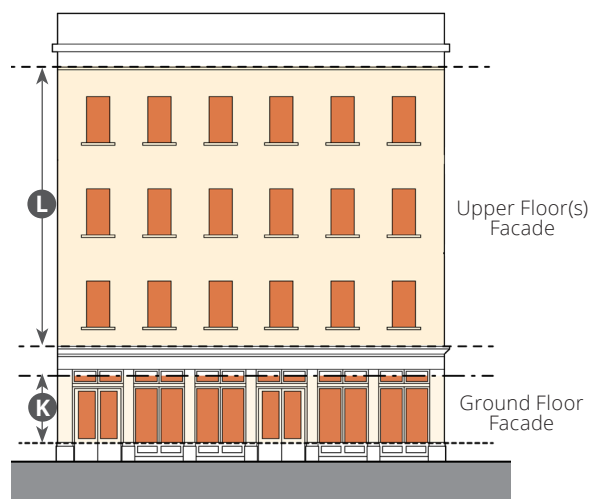
Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	20' min.	I
Above 7 stories/85'	30' min.	J

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).

**Key**

- 2' from Finished Grade Facade Surface Area
 ---- 10' from Finished Grade Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X
Uncovered Patio/ Outdoor Dining	X	X	X	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

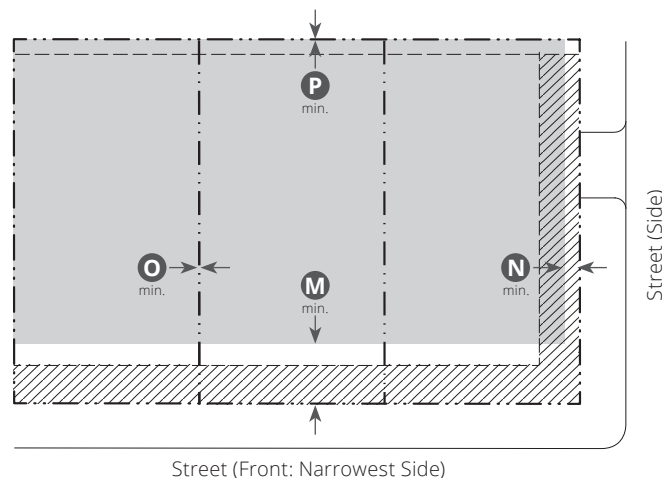
F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade (K)		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade (L)	25% min.	25% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

**Key**

- ROW/Parcel Line Parking Area
 --- Building Setback Line Facade Zone

G. On-Site Parking**Required Spaces**

Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	M	N	O	P
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

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E.20.100 Neighborhood Activity Center (NAC)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is made of predominately auto-oriented sites comprised of detached and some attached low-rise buildings, with small to large footprints and parking areas at the sides or rear of a building. Typically located around existing commercial these areas offer opportunities to transform into a mixed-use and walkable environment with additional residential uses. New development should reinforce pedestrian and transit access. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Detached and Attached Buildings

Small-to-Large Building Footprints

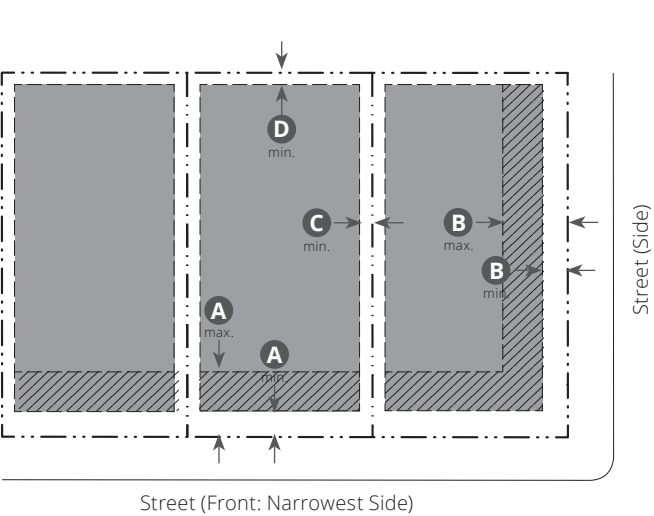
Medium-to-Large Front Setbacks

Small-to-Medium Side Setbacks

Up to Four Stories

B. Sub-District(s)

N/A

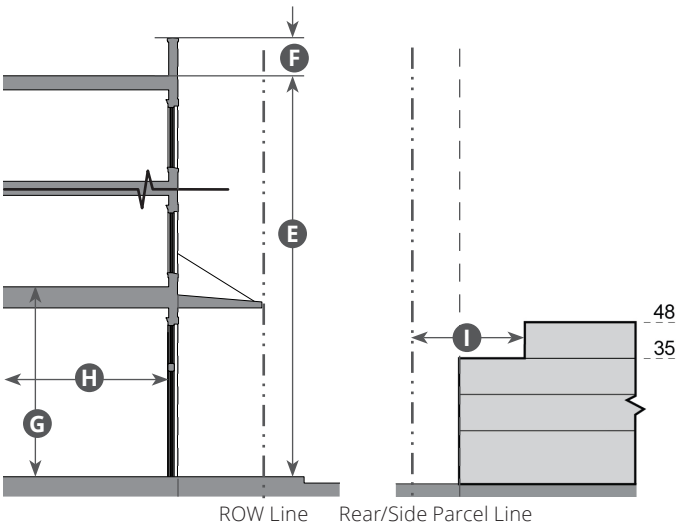


Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement			
Setback			
Front (Facade Zone) ¹	10' min.; 25' max.	A	
Side Street (Facade Zone)	10' min.; 25' max.	B	
Side		C	
Abutting Residential Districts	10' min.		
Abutting All Other Districts	5' min.		
Rear (No Alley)		D	
Abutting Residential Districts	10' min.		
Abutting All Other Districts	5' min.		
Rear (Abutting an Alley)	5' min.		
Setbacks between Multiple Buildings on One Parcel			
Interior Townhouse Units	0' min.		
All Other Buildings	10' min.		
Facade Zone	Front St.	Side St.	
Total length of facade required within or abutting facade zone	50% min.	30% min.	
Footprint			
Building Coverage	80% max.		
Footprint by Use ²	Width	Depth	
Townhouse Dwelling	Per Section F.50.040 (Townhouse)		
All Other Uses	160' max.	No max.	
Open Space			
On-Site Open Space per Unit (Private or Common)	25 sf min.		

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).



Key

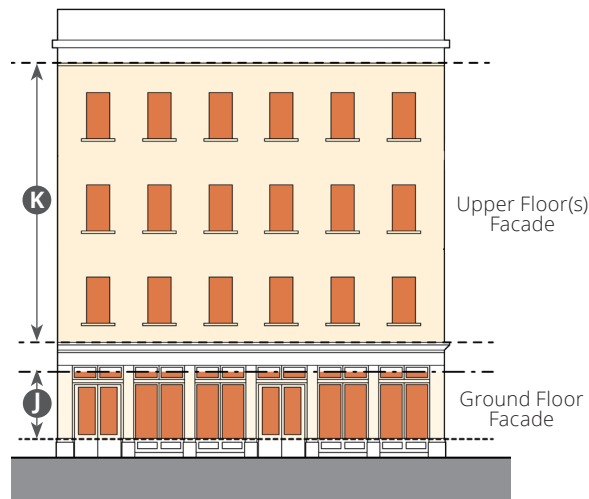
- ROW/Parcel Line
- Setback Line (min.)
- Building

D. Building Form		
Height ¹		
Principal and Secondary Buildings		
Stories	4 max.	
Height	48' max.	E
Height Allowed with Bonus	N/A	
Roof Access/Parapet	10' max.	F
Ground Floor (Floor-to-Floor)		G
Residential	9' min.	
Non-Residential	12' min.	
Depth, Ground-Floor Space	12' min.	H
Accessory Building		
Height	20' max.	
Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)		
Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District ²		
Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	20' min.	I

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).

**Key**

- 2' from Finished Grade Facade Surface Area
 ---- 10' from Finished Grade Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	10' max.	10' max.	X	X
Uncovered Patio/ Outdoor Dining	10' max.	10' max.	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

Upper story encroachments require eight feet minimum clearance above the finished grade below.

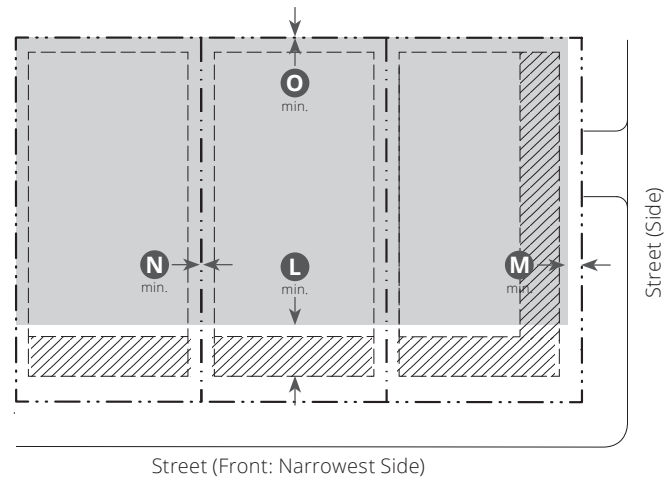
F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

**Key**

- ROW/Parcel Line Parking Area
 ---- Building Setback Line Facade Zone

G. On-Site Parking

Required Spaces	
Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./4 units
Non-Residential Uses (≥ 4,000 sf)	1 min./10,000 sf up to 20 spaces

	L	M	N	O
Setback ²	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

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E.20.110 Community Activity Center (CAC)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is made of predominately auto-oriented commercial sites comprised of a mix of low-rise buildings with small to large footprints with parking areas at the sides or rear of a building. Typically located further from Downtown, these areas offer opportunities to evolve into a mixed-use and walkable environment with additional residential uses. New development should reinforce pedestrian and transit access. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Detached and Attached Buildings

Small-to-Large Building Footprints

Medium-to-Large Front Setbacks

Small-to-Medium Side Setbacks

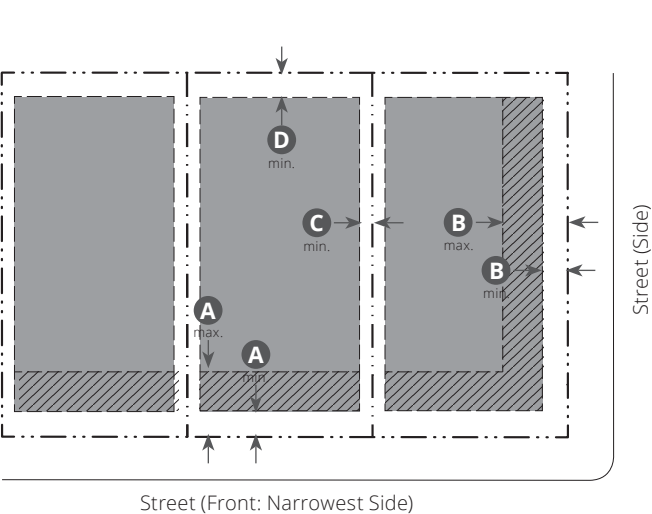
Up to Five Stories;

Up to Seven Stories with Bonus

Affordable Housing Height

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	10' min.; 25' max.	A
Side Street (Facade Zone)	10' min.; 25' max.	B
Side		C
Abutting Residential Districts	25' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	25' min.	
Abutting All Other Districts	10' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	60% min.	50% min.

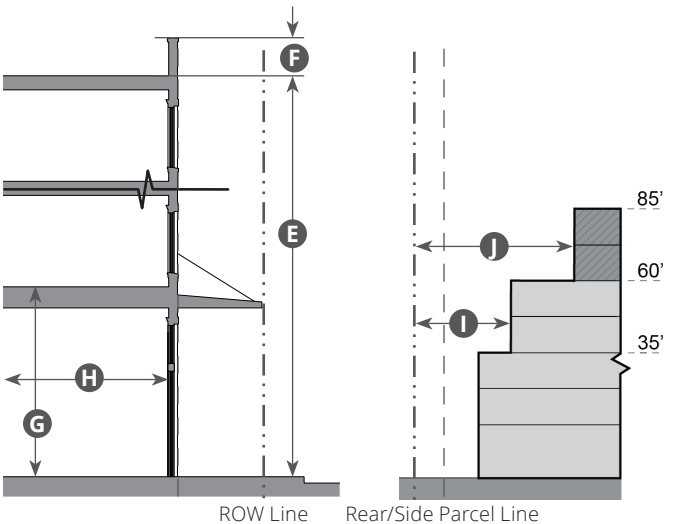
Footprint

Building Coverage	80% max.
-------------------	----------

Open Space

On-Site Open Space per Unit (Private or Common)	50 sf min.
---	------------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).



Key

- ROW/Parcel Line
- Setback Line (min.)
- Building
- ▨ Bonus Height

D. Building Form

Height¹

Principal and Secondary Buildings	
Stories	5 max.
Height	60' max. E
Height Allowed with Bonus	7 stories/85' max.
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	
Residential	9' min.
Non-Residential	12' min.
Depth, Ground-Floor Space	12' min. H

Accessory Building

Height	20' max.
Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)	

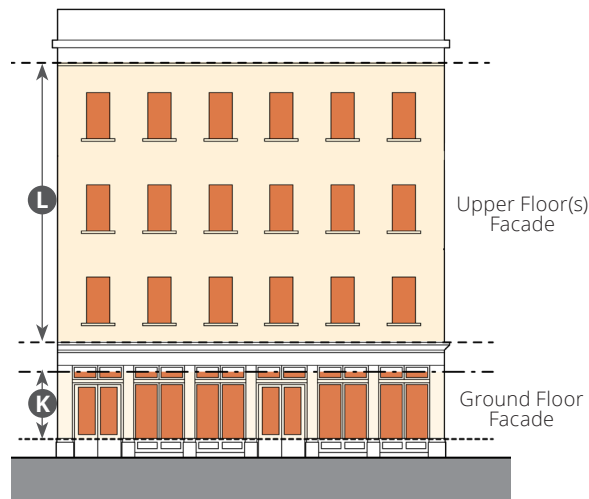
Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	30' min.	I
Above 5 stories/60'	50' min.	J

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).

**Key**

- 2' from Finished Grade Facade Surface Area
 ---- 10' from Finished Grade Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	10' max.	10' max.	X	X
Uncovered Patio/ Outdoor Dining	10' max.	10' max.	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

Upper story encroachments require eight feet minimum clearance above the finished grade below.

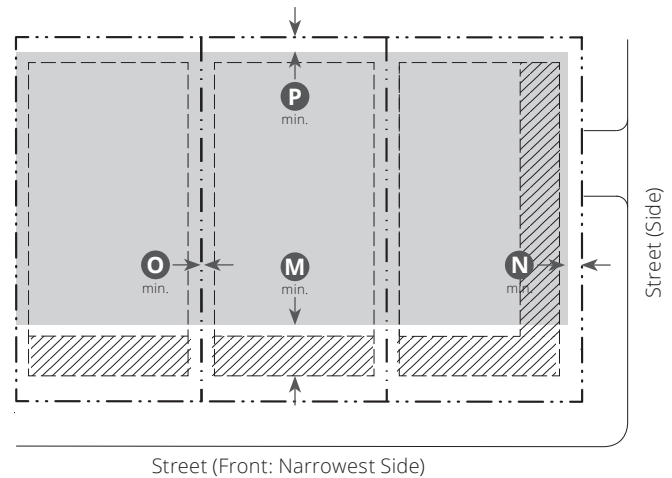
F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

**Key**

- ROW/Parcel Line Parking Area
 --- Building Setback Line Facade Zone

G. On-Site Parking

Required Spaces	
Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./4 units
Non-Residential Uses (≥ 4,000 sf)	1 min./10,000 sf up to 20 spaces

	M	N	O	P
Setback ²	Front	Side St.	Side	Rear
Surface Parking	30' min.	5' min.	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

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E.20.120 Regional Activity Center (RAC and RAC-O)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is made of large, auto-oriented sites typically comprised of large footprint buildings and large parking areas. Typically located further from Downtown, but often with close access to a highway. These areas offer opportunities for gradual or transformative redevelopment into walkable environments with a mix of residential and non-residential uses. New development should reinforce pedestrian and transit access. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Detached Buildings
Large Building Footprints
Medium-to-Large Front Setbacks
Small-to-Medium Side Setbacks

Up to Seven Stories;
Up to 10 Stories with Bonus Affordable Housing Height

B. Sub-District(s)

Open (RAC-O)

Sub-District allows for additional height in specific areas while maintaining the same uses and character of the base district.



Key

- ROW/Parcel Line
--- Setback Line
■ Buildable Area
■ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	10' min.; 30' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	25' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	25' min.	
Abutting All Other Districts	10' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	70% min.	50% min.

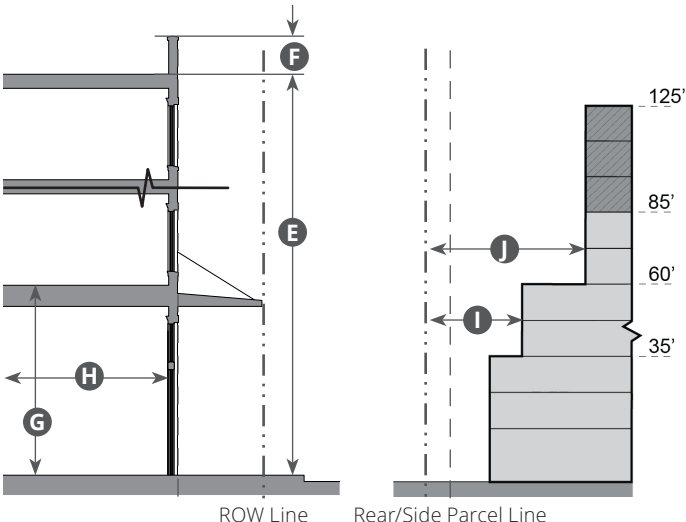
Footprint

Building Coverage	80% max.
-------------------	----------

Open Space

On-Site Open Space per Unit (Private or Common)	50 sf min.
---	------------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).



Key

- ROW/Parcel Line
--- Setback Line (min.)
■ Building
■ RAC-O/Bonus Height

D. Building Form

Height¹

Principal and Secondary Buildings		
Stories (RAC)	7 max.	
RAC-O	12 max.	
Height (RAC)	85' max.	E
RAC-O	150' max.	
Height Allowed with Bonus	10 stories/125' max.	
Roof Access/Parapet	10' max.	F
Ground Floor (Floor-to-Floor)		G
Residential	9' min.	
Non-Residential	14' min.	
Depth, Ground-Floor Space	12' min.	H

Accessory Building

Height	20' max.
Exception: Accessory Dwelling Units per Section F.50.030.	

Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	30' min.	I
Above 5 stories/60'	50' min.	J

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).



Key

--- 2' from Finished Grade

Facade Surface Area

--- 10' from Finished Grade

Window

E. Encroachments into Minimum Setback				
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	X	2' max.	2' max.
Stair/Ramp	5' max.	X	5' max.	5' max.
Frontage Type	10' max.	X	X	X
Uncovered Patio/ Outdoor Dining	10' max.	X	5' max.	5' max.

Key X = Not Allowed

Encroachments into the ROW are subject to the Department of Public Service approval.

Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

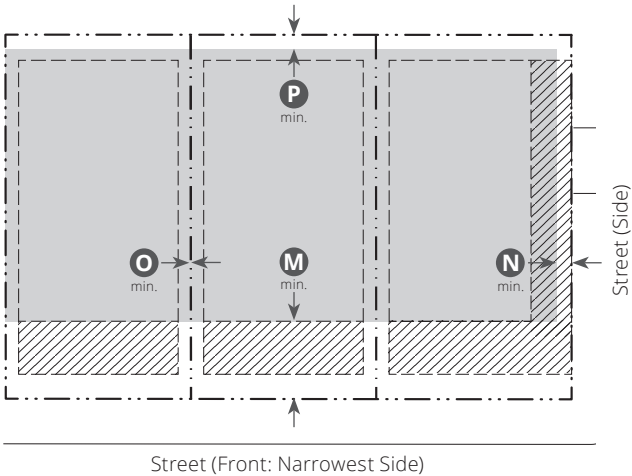
Upper story encroachments require eight feet minimum clearance above the finished grade below.

F. Facade		
Transparency ¹	Front	Side St.
Ground Floor Facade		K
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min. L
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).



Key

--- ROW/Parcel Line

Parking Area

--- Building Setback Line

Facade Zone

G. On-Site Parking		
Required Spaces		
Vehicular		No Minimum ¹
Bicycle		
Dwelling Units		1 min./4 units
Non-Residential Uses (≥ 4,000 sf)		1 min./10,000 sf up to 20 spaces

	M	N	O	P
Setback ²	Front	Side St.	Side	Rear
Surface Parking	30' min.	5' min.	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ See Division E.20.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages must meet the requirements for ground floor depth per Division E.20.030.E.2 (Ground Floor Depth) and building placement requirements per Division C (Building Placement).

H. Additional Standards

See Chapter G.20 (General Site Development Standards).

E.20.130 Uses**Table E.20.130.A Use Table**

	EMX	UGN-1	UGN-2	UCT	IMX	UCR	UCR-R	NAC	CAC	RAC/RAC-O	Reference
Residential											
Dormitory	A	A	A	A	A	A	A	A	A	A	
Halfway House/ Community Residential Treatment Facility	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	34.F.60.030.A
Live/Work ¹	A	A	A	A	A	A	A	A	A	A	
Manufactured Home	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Multiple Unit Dwelling	A	A	A	A	A	A	A	A	A	A	
Nursing Home	A	A	A	A	A	A	A	A	A ¹	A ¹	
Residential Care Facility	A	A	A	A	A	A	A	A	A ¹	A ¹	
Rooming House	A	A	A	A	A	A	A	A	A	A	
Senior Housing	A	A	A	A	A	A	A	A	A ¹	A ¹	
Shared Living Facility	A	A	A	A	A	A	A	A	A ¹	A ¹	
Single-Unit Dwelling	A	A	A	A	A	A	A	A	A	A	
Single Room Occupancy (SRO)	A	A	A	A	A	A	A	A	A	A	
Temporary Shelter	A	A	A	A	A	A	A	A	A	A	
Three-/Four-Unit Dwelling	A	A	A	A	A	A	A	A	A	A	
Townhouse Dwelling	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	34.F.50.040
Two-Unit Dwelling	A	A	A	A	A	A	A	A	A	A	
Civic, Recreation, Education, and Assembly											
Amusement Park	NA	NA	NA	NA	NA	NA	NA	NA	SP*	SP*	34.F.60.040.A
Artist Work or Sales Space	A	A	A	A	A	A	A	A	A	A	
Cemetery	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Colleges and Universities	A	A	A	A	A	A	A	A	A	A	
Commercial Recreation Facility, Indoor	A	A	NA	A	A	A	NA	A	A	A	
Commercial Recreation Facility, Outdoor	NA	A*	NA	A*	NA	A*	NA	A*	A*	A*	34.F.60.040.B
Correctional Facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Indoor Firing Range, Private	NA	NA	NA	NA	SP	NA	NA	NA	SP	SP	
Indoor Firing Range, Public	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Library or Museum	A	A	A	A	A	A	A	A	A	A	

¹ Maximum five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.20.130.A Use Table (Continued)

	EMX	UGN-1	UGN-2	UCT	IMX	UCR	UCR-R	NAC	CAC	RAC/RAC-O	Reference
Civic, Recreation, Education, and Assembly (continued)											
Meeting or Gathering Facility, Public and Private	A	A	A	A	A	A	A	A	A	A	
Public Parks and Facilities	A	A	A	A	A	A	A	A	A	A	
Schools, Public and Private	A	A	A	A	A	A	A	A	A	A	
Schools, Specialized and Studios	A	A	A	A	A	A	A	A	A	A	
Theater and Auditorium	NA	A	NA	A	A	A	NA	A	A	A	
Trade School	A	A	A	A	A	A	A	A	A	A	
Retail											
Billboard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Farmer's Market	A	A	A	A	A	A	A	A	A	A	
General Retail Business (≤ 2,500 sf)	A	A	A	A	A	A	A	A	A	A	
General Retail Business (>2,500 sf and ≤50,000 sf)	NA	A	NA	A	A	A	NA	A	A	A	
General Retail Business (> 50,000 sf)	NA	NA	NA	NA	NA	NA	NA	NA	A	A	
General Retail Business with Outside Sales and Display	NA	NA	NA	NA	A	NA	NA	A	A	A	
General Retail Business, Delivery-Only	NA	NA	NA	NA	A	NA	NA	NA	A	A	
General Retail Business Drive Thru	NA	NA	NA	NA	A*	NA	NA	NA	A*	A*	34.F.60.050.A
General Retail Business with Pickup Unit	NA	A*	NA	A*	A*	A*	NA	NA	A*	A*	34.F.60.050.A
ODCC Dispensary	NA	A	NA	A	A	A	NA	A	A	A	
Food and Beverage Establishments											
Eating and Drinking Establishment (≤ 2,500 sf)	A	A	A	A	A	A	A	A	A	A	
Eating and Drinking Establishment (> 2,500 sf)	NA	A	NA	A	A	A	NA	A	A	A	
Eating and Drinking Establishment with Pickup Unit/Drive Thru	NA	NA	NA	NA	A*	NA	NA	NA*	A*	A*	34.F.60.060.A
Micro-Brewery/ Micro-Distillery	NA	A	NA	A	A	A	NA	A	A	A	

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.20.130.A Use Table (Continued)

	EMX	UGN-1	UGN-2	UCT	IMX	UCR	UCR-R	NAC	CAC	RAC/RAC-O	Reference
Office and Service Uses											
Animal Kennel or Animal Shelter	NA	A*	NA	A*	A*	A*	NA	A*	A*	A*	34.F.60.070.A
Animal Daycare	NA	A	NA	A	A	A	NA	A	A	A	
Bed and Breakfast	A	A	A	A	A	A	A	A	A	A	
Commercial Day Care Center	A	A	A	A	A	A	A	A	A	A	
Crematorium	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Extended Stay Hotel	NA	A	NA	A	NA	A	NA	NA	A	A	
Funeral Home and Services	A	A	A	A	A	A	A	A	A	A	
General Commercial Services	A	A	NA	A	A	A	NA	A	A	A	
General Commercial Services with Outside Sales and Display	NA	NA	NA	NA	A	NA	NA	NA	NA	NA	
General Commercial Services with Pickup Unit/Drive-Thru	NA	NA	NA	NA	A*	NA	NA	NA	A*	A*	34.F.60.070.B
Hospital	NA	NA	NA	A	NA	A	NA	A	A	A	
Hotel/Motel	NA	A	NA	A	NA	A	NA	A	A	A	
Offices	A	A	A	A	A	A	A	A	A	A	
Personal Services	A	A	A	A	A	A	A	A	A	A	
Public Services, Emergency Services	A	A	A	A	A	A	A	A	A	A	
Research, Development, and Testing Laboratory	NA	A	NA	A	A	A	NA	A	A	A	
Veterinary Clinic/Hospital	NA	A	NA	A	A	A	NA	A	A	A	
Vehicle Sales and Service											
Automobile Fuel Station and Accessory Uses	NA	NA	NA	NA	A*	NA	NA	A*	A*	A*	34.F.60.080.A
Automobile Service and Repair, Major	NA	NA	NA	NA	NA	NA	NA	NA	A*	A*	34.F.60.080.A
Automobile Service and Repair, Minor	NA	NA	NA	NA	A*	NA	NA	A*	A*	A*	34.F.60.080.A
Automobile, Vehicle, and Equipment Storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Automobile/Vehicle Parts Sales	NA	A	NA	A	A	A	NA	A	A	A	
Automobile/Vehicle Rental and Sales, Major	NA	NA	NA	NA	NA	NA	NA	NA	A*	A*	34.F.60.080.B
Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed											

Table E.20.130.A Use Table (Continued)

	EMX	UGN-1	UGN-2	UCT	IMX	UCR	UCR-R	NAC	CAC	RAC/RAC-O	Reference
Vehicle Sales and Service (continued)											
Automobile/Vehicle Rental and Sales, Minor	NA	NA	NA	NA	A*	NA	NA	A*	A*	A*	34.F.60.080.B
Car Wash	NA	NA	NA	NA	NA	NA	NA	A*	A*	A*	34.F.60.080.A
Transportation and Infrastructure											
Institutional Vehicle Fleet Repair, Maintenance, and Storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Parking Garage (non-accessory)	NA	NA	NA	A	A	A	NA	A	A	A	
Parking Lot (non-accessory, private)	NA	NA	NA	NA	A	NA	NA	A	A	A	
Parking Lot (non-accessory, public)	A	A	A	A	A	A	A	A	A	A	
Public Transit Center	A	A	A	A	A	A	A	A	A	A	
Public Utilities, Major ²	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Public Utilities, Minor ²	A	A	A	A	A	A	A	A	A	A	
Wireless Communication Facilities (not including rooftop)	NA	NA	NA	NA	SP*	NA	NA	SP*	SP*	SP*	34.F.60.090.A
Agriculture											
Community Garden	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	34.F.60.100
Urban Agriculture	A*	A*	A*	A*	NA	A*	A*	A*	A*	A*	34.F.60.100
Industrial and Manufacturing											
Airport/Airport Terminal	NA	NA	NA	NA	A	NA	NA	NA	NA	NA	
Artisan Food and Beverage Production (≤ 10,000 sf)	NA	A	NA	A	A	A	NA	A	A	A	
Artisan Manufacturing (≤ 10,000 sf)	NA	A	NA	A	A	A	NA	A	A	A	
Brewery/Distillery	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Building Materials, Sales, and/or Storage	NA	NA	NA	NA	A	NA	NA	NA	NA	NA	
Building Materials, Sales, and/or Storage with Outside Storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Compost Facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Data Center	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Detention Facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

²See also Ohio Revised Code Section 4905.65**Key** A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.20.130.A Use Table (Continued)

	EMX	UGN-1	UGN-2	UCT	IMX	UCR	UCR-R	NAC	CAC	RAC/RAC-O	Reference
Industrial and Manufacturing (continued)											
Equipment and Machinery, Sales and/or Storage	NA	NA	NA	NA	A	NA	NA	NA	NA	NA	
Equipment and Machinery, Sales and/or Storage with Outside Storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Excavation and Quarrying	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Food and Beverage Production	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Grain Processing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Impound Lot	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Industrial Laundry	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Junkyard, Wrecking, Salvage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	34.F.60.110.A
Loading Yard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Maintenance Facilities, Materials and Equipment Storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Manufacturing, Atomic Energy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Manufacturing, Heavy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Manufacturing, General	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Manufacturing, Light	NA	NA	NA	NA	A	NA	NA	NA	NA	NA	
Mini-Storage Facility (interior access)	NA	NA	NA	NA	A*	NA	NA	A*	A*	A*	34.F.60.110.B
Mini-Storage Facility (exterior access)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	34.F.60.110.B
Ohio Division of Cannabis Control Cultivator	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Ohio Division of Cannabis Control Processor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Railroad Repair, Roundhouse, and Overhaul	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Recycling Collection or Processing Facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	34.F.60.110.A

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.20.130.A Use Table (Continued)

	EMX	UGN-1	UGN-2	UCT	IMX	UCR	UCR-R	NAC	CAC	RAC/RAC-O	Reference
Industrial and Manufacturing (continued)											
Research and Development, Industrial	NA	NA	NA	NA	A	NA	NA	NA	NA	NA	
Underground Storage of Liquid Fuels, Petroleum Products, and Volatile Oils ³	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Warehouse, Bulk Storage, and Distribution	NA	NA	NA	NA	A	NA	NA	NA	NA	NA	
Wholesaling	NA	NA	NA	NA	A	NA	NA	NA	AU	AU	
Accessory Uses											
Accessory Dwelling Unit (ADU)	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	34.F.50.030
Family-Day-Care Home (Type A)	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	AU*, ⁴	34.F.60.120.A
Family-Day-Care Home (Type B)	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	
Helipad, Private	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	34.F.60.120.D
Helipad, Public	NA	NA	NA	AU*	NA	AU*	NA	NA	AU*	AU*	34.F.60.120.D
Home Occupation	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	AU ⁴	
Portable Buildings	AU*	AU*	AU*	AU*	AU*	AU*	AU*	AU*	AU*	AU*	34.F.60.120.B
Solar Energy Collection and Storage	AU*	AU*	AU*	AU*	AU*	AU*	AU*	AU*	AU*	AU*	34.F.60.120.C
Other Accessory Uses	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	
Miscellaneous											
Adult Entertainment Establishment/Store	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	34.F.60.130.A
Temporary Uses	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Chapter 3390

³ Must comply with the existing regulations of the fire prevention bureau.⁴ Allowed as accessory to any residential use.**Key** A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

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Chapter E.30: Office and Institutional Zoning Districts

Sections:

E.30.010	Purpose and Applicability
E.30.020	Districts Established
E.30.030	General Requirements
E.30.040	Community Office and Institutional (COI)
E.30.050	Regional Office and Institutional (ROI)
E.30.060	Campus (CMP)
E.30.070	Uses

E.30.010 Purpose and Applicability

This Chapter establishes the range of districts to implement the intended physical character for the City's office and institutional uses, with a range of contexts and conditions.

E.30.020 Districts Established

- A. The following districts are established in this Chapter: Community Office and Institutional (COI), Regional Office and Institutional (ROI), and Campus (CMP).
- B. The districts established are intended to regulate and generate certain physical elements, including, but not limited to, the following:
 - 1. Intent. The intended physical character and general use allowance.
 - 2. Building Placement. The building setbacks and any on-site open space requirements.
 - 3. Building Form. The maximum overall building height and adjacency standards.
 - 4. Encroachments. Allowed projections that may extend into the required minimum setback.
 - 5. Parking. The required amount and location for vehicular parking.
 - 6. Additional Standards. References to additional standards related to lighting, landscaping, screening, and graphics.
- C. Section E.30.070 (Uses) identifies the zoning districts and the requirements for particular uses.

E.30.030 General Requirements

- A. **Design and Development Standards.** Design and development standards in this Chapter apply to each building type, as follows:
1. **Principal Buildings.** All design and development standards in this Chapter apply.
 - a. In CMP zones, principal buildings are those that are fronting a public street. All other buildings are considered secondary or accessory buildings.
 2. **Secondary Buildings**
 - a. A secondary building can only exist when located behind a principal building that addresses the public realm.
 - b. The following standards apply to all secondary buildings: Side and Rear Setbacks (District Regulation Table, Division C), Height (District Regulation Table, Division D), Adjacency Requirements (District Regulation Table, Division D), Encroachments (District Regulation Table, Division E), and On-Site Parking (District Regulation Table, Division G).
 3. **Accessory Buildings**
 - a. The following district regulations apply to accessory buildings: Side and Rear Setbacks (District Regulation Table, Division C), Height (District Regulation Table, Division D), Encroachments (District Regulation Table, Division E), and On-Site Parking (District Regulation Table, Division G).
 - b. Accessory buildings must be located behind a principal building.
- B. **Land Use**
1. Land use is regulated by Section E.10.040 (Pre-Existing Uses) through Section E.10.080 (Prohibition on Illegal Uses or Buildings).
 2. Allowed uses for the Office and Institutional Districts are listed in Table E.30.070.A (Use Table).
 3. Certain uses require a Special Permit from the Board of Zoning Adjustment per Section 3307.06 (Special Permits), as indicated in the table.
 4. **Uses not listed.** Land uses that are not listed in Table E.30.070.A (Use Table) are not allowed, except as otherwise provided for in this Title.
 5. **Additional Regulations.** Land uses in the ROI and COI Districts are subject to the following additional regulations:
 - a. **Development Sites > 10 acres.** One unit of residential allowed for every 200 square feet of eligible Office or Service use(s) provided as part of a mixed-use project. See Subdivision B.5.e. for list of eligible uses.
 - b. **Development Sites $\geq$ 2 acres and $\leq$ 10 acres.**
 - (i) One unit of residential allowed for every 200 square feet of eligible Office or Service use(s) provided as part of a mixed-use project. See Subdivision B.5.e. for list of eligible uses.
 - (ii) Once 20,000 square feet of eligible Office or Service use(s) are provided, there is no limitation on the amount of residential.
 - c. **Development Sites < 2 acres.** Residential is allowed pursuant to Section E.30.070 (Uses).

- d. For any project which includes a use within the "Retail" land use category in Table E.30.070.A (Use Table), the combined total square footage of all Retail land uses must not exceed 50 percent of the combined total square footage of all eligible Office and Service uses.
- e. **Eligible Office and Service Uses.** Office and Service land uses which satisfy the requirements in Subdivision B.5.a and B.5.b are limited to the following uses:
 - (i) General Commercial Services, General Commercial Services with Outside Sales and Display, and General Commercial Services with Pickup Unit/Drive-Thru
 - (ii) Hospital
 - (iii) Offices
 - (iv) Research, Development, and Testing Laboratory
 - (v) Veterinary Clinic/Hospital

C. Facade Zone

- 1. Principal buildings must be placed on a parcel pursuant to the setback standards in District Regulation Table, Division C (Building Placement). If buildings are located in the applicable facade zone, additional regulations apply.
- 2. Principal building facades within the facade zone must apply massing and articulation standards per Division D (Facade Massing and Articulation).
- 3. Landscaping within the facade zone is regulated per Division G.20.030.A.2 (Office and Institutional Districts).

D. Facade Massing and Articulation

- 1. **Modules.** The standards of Section F.20.030 (Modules) apply as follows:
 - a. Not applicable to buildings within COI and CMP districts.
 - b. Applicable to buildings within the ROI district.
- 2. **Base, Middle, and Top Design.** The standards of Section F.20.040 (Base, Middle, and Top Design) are applicable to building facades within the facade zone of all Office and Institutional Districts.
- 3. **Blank Walls.** The standards of Section F.20.050 (Blank Walls) are applicable to building facades within the facade zone of all Office and Institutional Districts.

E. Ground Floor Design

- 1. Within the COI or ROI Districts, each principal building located within the façade zone must provide at least one primary entry with a building frontage either along an abutting street or on an open space that allows pedestrian access directly from a sidewalk or pedestrian path. Service entries cannot be used to fulfill this requirement.
- 2. Within the CMP District, no building frontages are required at building entries.
- 3. This requirement may be waived for utility buildings or for other buildings where pedestrian access may be prohibited, where unsafe conditions may be created through encouraging pedestrian traffic, or where pedestrian access is unnecessary due to the purpose of the site.

F. Open Space. On-site open space must be provided within the parcel as identified in the district regulation table, Division C (Building Placement).

1. On-site open space requirement may be distributed across multiple open space areas. The minimum dimensions of any required open space is five feet.
2. Areas designated for use by motor vehicles, including, but not limited to, driveways, turnarounds, or parking areas, as well as required parking lot landscaping and screening required by Chapter G.20 (General Development Standards) do not count towards the on-site open space requirements.

G. Access and Circulation

1. **Pedestrian Access and Circulation.** Office and Institutional Zoning Districts must comply with pedestrian access and circulation standards, as follows.
 - a. Pedestrian access and circulation must be separate from general vehicle circulation, with the exception of crosswalks per Subdivision G.1.b.
 - b. Pedestrian access and circulation must be provided as walkways or paths and crosswalks, as approved by the Department of Public Service.
 - c. All pedestrian connections, including internal sidewalks, walkways, paths, and crosswalks, must have a minimum width of four feet.
 - d. Pedestrian connections must be provided from building primary entrances to the nearest public sidewalk or pedestrian walkway along the front of the parcel.
 - e. Pedestrian connections must be provided from building primary entrances to parking areas.
 - f. The Department of Public Service may waive this requirement for utility buildings or for other buildings where pedestrian access may be prohibited, where unsafe conditions may be created by encouraging pedestrian traffic, or where pedestrian sidewalks or striped crosswalks serve no purpose for any tenants, patrons, or employees on a site.

H. Parking

1. There is no minimum vehicular parking requirement for Office and Institutional Zoning Districts outlined in this Chapter. Development proposals, including changes of use, for parcels located within these districts are, however, subject to the provisions of Chapter 4310 (Parking Impact Study), including potential mitigation requirements.
2. **On-Site Vehicular Parking.** If provided, vehicular parking must meet the following standards:
 - a. Parking setback standards found in the district regulation table, Division G (On-Site Parking).
 - b. Screening requirements of Section G.20.040 (Screening).
 - c. Vision clearance requirements of Section G.20.050 (Vision Clearance).
 - d. Applicable vehicular parking provisions and standards maintained in Chapter 3312 (Off-Street Parking and Loading), including Sections 3312.09 through 3312.13, 3312.17, 3312.23, 3312.25, 3312.29, 3312.31, 3312.37, 3312.39, 3312.43, 3312.45, 3312.51, and 3312.55 through 3312.58.
3. Bicycle parking, including location and design, is subject to the review and approval of the Department of Public Service.

- I. **Site Landscaping.** When provided, the area between the building facade and the abutting public sidewalk must be landscaped in compliance with Division G.20.030.A.2 (Office and Institutional Districts).
- J. **Fences and Walls**
 - 1. Chain link fencing, barbed wire, and razor wire are prohibited in the facade zone.
 - 2. Any fences or walls located in the facade zone are limited to a maximum of four feet in height.
 - a. Exception. Fences or walls proposed within this area that are oriented parallel to a side property line for the purposes of screening from abutting properties may be a maximum of six feet in height.
- K. **Rooftop Telecommunications.** A rooftop telecommunication installation for receiving or transmitting wireless telecommunications are subject to height limits in Adjacency Requirements (District Regulation Table, Division D) on any existing legal structure 50 feet or more in height provided that it is in accordance with Division 3309.142(C).
- L. **Large Sites.** Development sites within the ROI district with either of the following criteria must follow the additional requirements of Section F.40.030 (Procedures for Large Sites):
 - 1. Continuous street frontage greater than 500 feet.
 - 2. Development sites greater than or equal to 10 acres.

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E.30.040 Community Office and Institutional (COI)



A. Intent

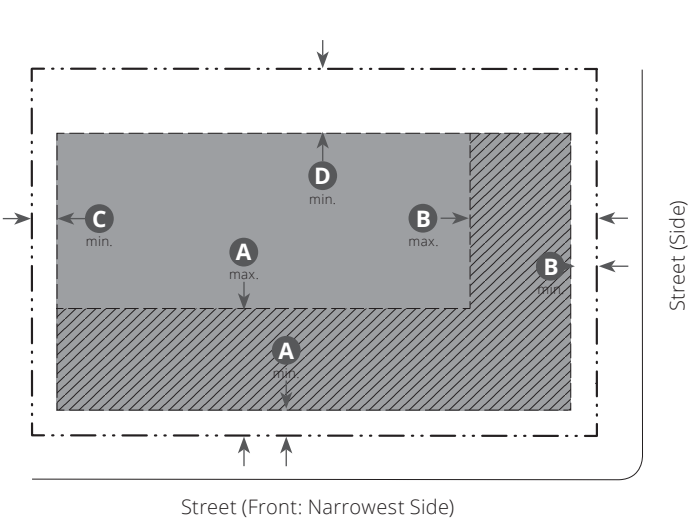
This district is made of predominately auto-oriented office, institutional, and light industrial sites comprised of a mix of low-rise buildings with small to large footprints with parking areas at the sides and/or rear of a building. Typically located along secondary corridors, these areas offer some opportunity to evolve into a mixed-use environment, while preserving office and institutional uses.

The following are generally appropriate form elements in the district.

- Detached Buildings
- Small-to-Large Building Footprints
- Medium-to-Large Front Setbacks
- Small-to-Medium Side Setbacks
- Up to Five Stories

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

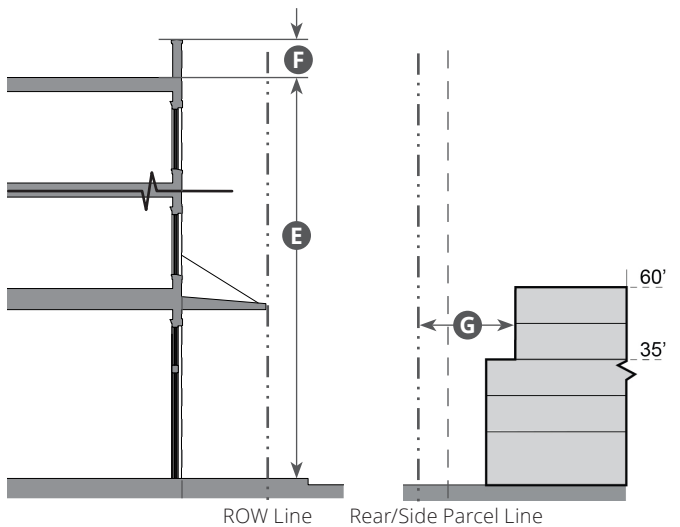
Setback

Front (Facade Zone)	10' min.; 50' max.	A
Side Street (Facade Zone)	10' min.; 50' max.	B
Side		C
Abutting Residential Districts	25' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	25' min.	
Abutting All Other Districts	10' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	50% min.	30% min.
Buildings and landscaping within the facade zone must follow standards per Division E.30.030.C (Facade Zone).		

Open Space

Open Space per development site 5% min.



Key

- ROW/Parcel Line
- Setback Line
- Building Break
- Building

D. Building Form

Height ¹

Principal and Secondary Buildings	
Stories	5 max.
Height	60' max. E
Roof Access/Parapet	10' max. F

Accessory Building

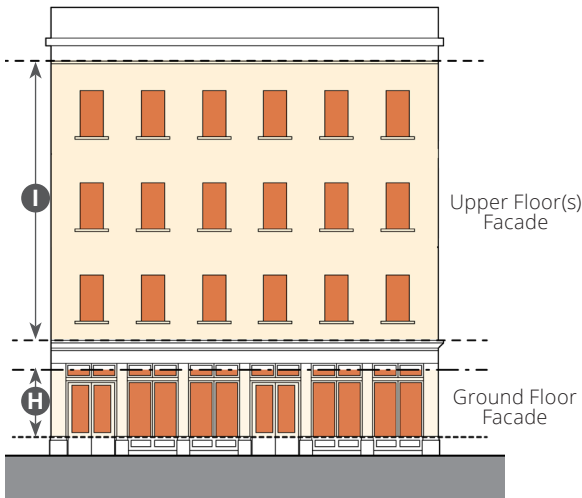
Height	20' max.
Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)	

Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District ²	
Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	30' min. G

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).



Key

- 2' from Finished Grade
- 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Uncovered Patio/ Outdoor Dining	10' max.	10' max.	5' max.	5' max.

Key X = Not Allowed

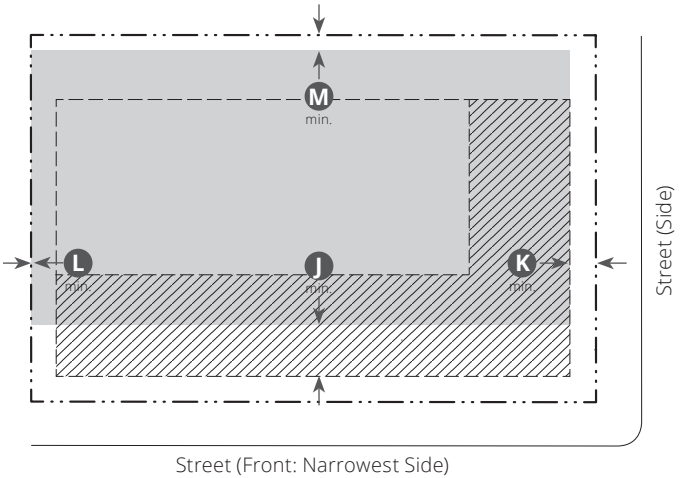
F. Facade

Transparency ¹	Front St.	Side St.
Ground Floor Facade		
Industrial and Manufacturing uses	40% min.	10% min.
All other uses	40% min.	40% min.
Upper Floor(s) Facade	10% min.	10% min.
Ground floor blank wall length	Blank walls wider than 50 feet, and up to 35 feet tall, or the height of the ground floor, whichever is less, must comply with Division F.20.050.C (Blank Wall Treatment Standards).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation) per Division E.30.030.D (Facade Massing and Articulation).



Key

- ROW/Parcel Line
- Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces	
Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./4 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	J	K	L	M
Setback	Front	Side St.	Side	Rear
Surface Parking	30' min. ²	10' min.	0' min. ³	5' min. ³
Subterranean Parking	0' min.	0' min.	0' min.	0' min.
Loading ⁴	Front	Side St.	Side	Rear
Location	X	X	A	A
Key	X = Not Allowed		A = Allowed	

¹ See Division E.30.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and front streets.

³ When adjacent to a Residential District, 15' min. setback.

⁴ See Division G.20.040.E (Loading) for additional screening requirements.

H. Additional Standards

See Division E.30.030.G (Access and Circulation).

See Chapter G.20 (General Site Development Standards).

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E.30.050 Regional Office and Institutional (ROI)



A. Intent

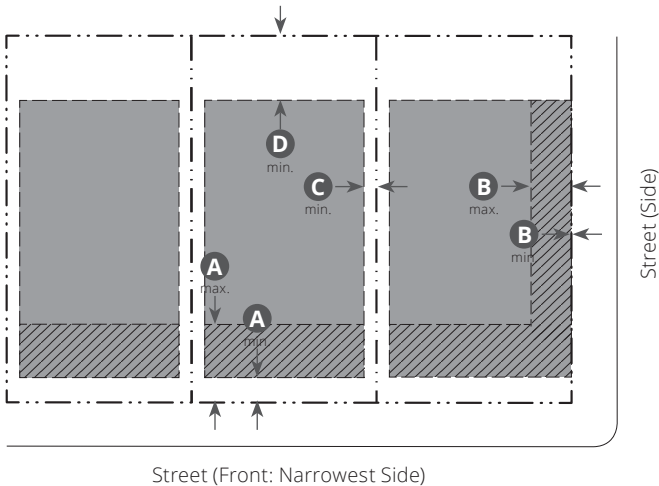
This district is made of predominately auto-oriented office and institutional sites comprised of mostly detached medium-to-large buildings with parking located behind the principal buildings. Typically located near primary corridors, these areas offer opportunities to evolve into a mixed-use and walkable environment while preserving and creating office and service uses.

The following are generally appropriate form elements in the district.

- Detached Buildings
- Large Building Footprints
- Medium-to-Large Front Setbacks
- Small-to-Medium Side Setbacks
- Up to 10 Stories

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- █ Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone)	10' min.; 30' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	25' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	25' min.	
Abutting All Other Districts	10' min.	

Facade Zone

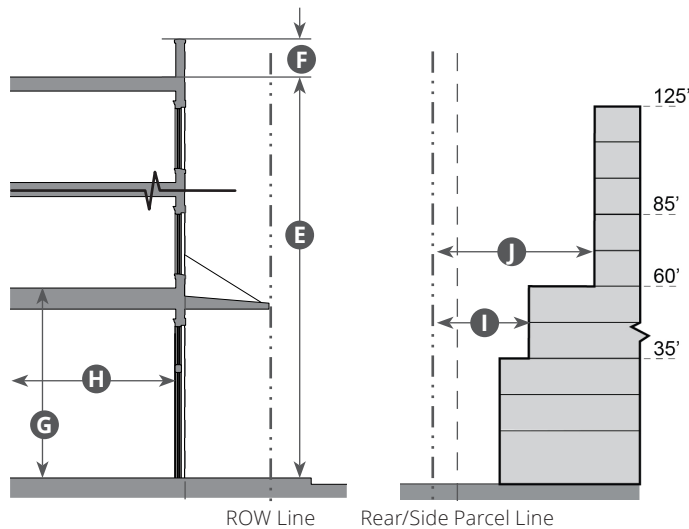
Front St. Side St.

Total length of facade required within or abutting facade zone 70% min. 50% min.

Buildings and landscaping within the facade zone must follow standards per Division E.30.030.C (Facade Zone).

Open Space

Open Space per development site 5% min.



Key

- ROW/Parcel Line
- Setback Line
- Building Break
- █ Building

D. Building Form

Height ¹

Principal and Secondary Buildings

Stories	10 max.	
Height	125' max.	E
Roof Access/Parapet	10' max.	F
Ground Floor (Floor-to-Floor)		G
Residential	9' min.	
Non-Residential	12' min.	
Depth, Ground-Floor Space	12' min.	H

Accessory Building

Height 20' max.

Exception: Accessory Dwelling Units per Section F.50.030 (Accessory Dwelling Unit)

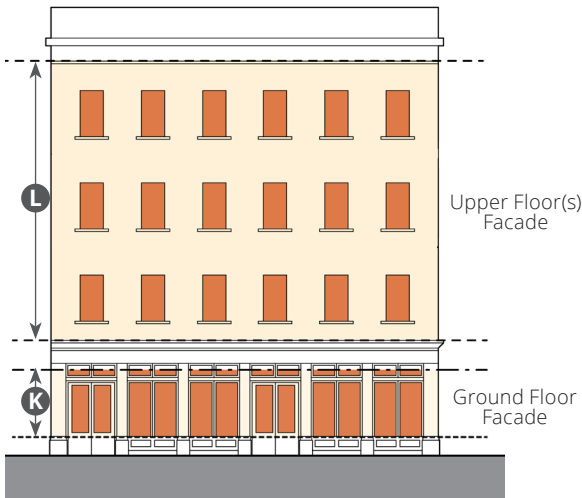
Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District ²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	30' min.	I
Above 5 stories/60'	50' min.	J

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).



Key

- 2' from Finished Grade
- 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	X	2' max.	2' max.
Stair/Ramp	5' max.	X	5' max.	5' max.
Frontage Type	10' max.	X	X	X
Uncovered Patio/ Outdoor Dining	10' max.	X	5' max.	5' max.

Key X = Not Allowed

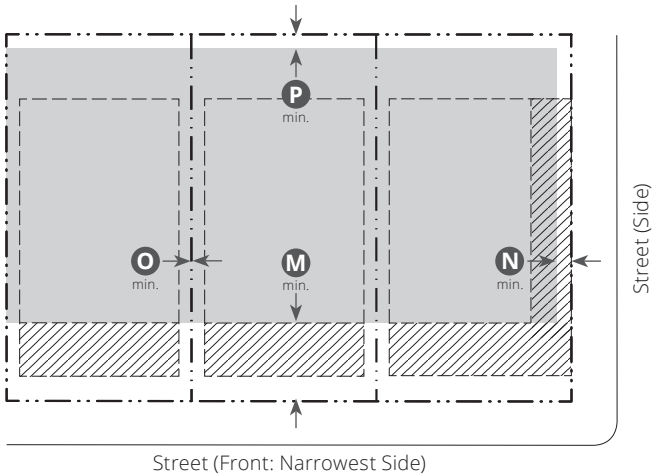
F. Facade

Transparency ¹	Front St.	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	Blank walls wider than 50 feet, and up to 35 feet tall, or the height of the ground floor, whichever is less, must comply with Division F.20.050.C (Blank Wall Treatment Standards).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation) per Division E.30.030.D (Facade Massing and Articulation).



Key

- ROW/Parcel Line
- Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces	
Vehicular	No Minimum ¹
Bicycle	
Dwelling Units	1 min./4 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	M	N	O	P
Setback	Front	Side St.	Side	Rear
Surface Parking	30' min. ²	5' min. ²	0' min. ³	5' min. ³
Subterranean Parking	0' min.	0' min.	0' min.	0' min.
Loading ⁴	Front	Side St.	Side	Rear
Location	X	X	A	A

Key X = Not Allowed A = Allowed

¹ See Division E.30.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets.

³ When adjacent to a Residential District, 15' min. setback.

⁴ See Division G.20.040.E (Loading) for additional screening requirements.

H. Additional Standards

See Division E.30.030.G (Access and Circulation).

See Chapter G.20 (General Site Development Standards).

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E.30.060 Campus (CMP)



A. Intent

This district is primarily comprised of single-use buildings accommodating a range in heights and scale arranged to form an office or institutional campus. These areas provide opportunities for a wide range of uses, functions, and facilities that focus on institutional-type services and related uses, including but not limited to higher education, medical, office, and/or research and development. Residential and commercial uses that support the diversity of these campuses are also supported.

The following are generally appropriate form elements in the district.

Small-to-Large Building Footprints

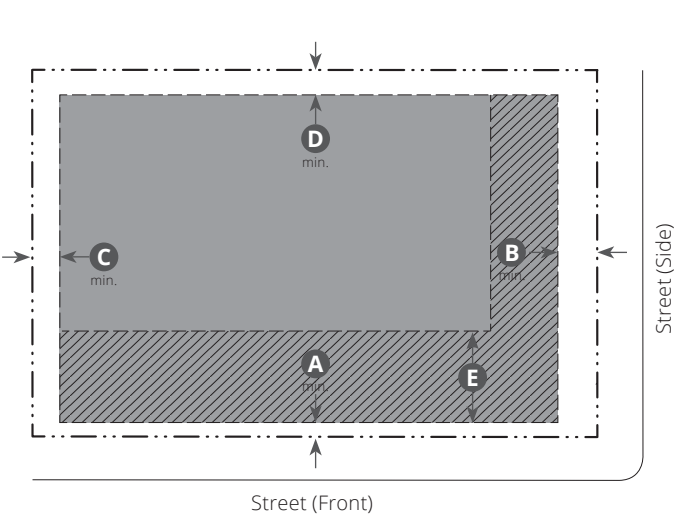
Medium Front Setbacks

Small-to-Medium Side Setbacks

Unlimited Height

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front ¹	5' min.	A
Side Street	15' min.	B
Side		C
Abutting Campus Districts	0' min.	
Abutting Residential Districts	25' min.	
Abutting All Other Districts	10' min.	
Rear (No Alley)		D
Abutting Campus Districts	0' min.	
Abutting Residential Districts	25' min.	
Abutting All Other Districts	10' min.	

Facade Zone

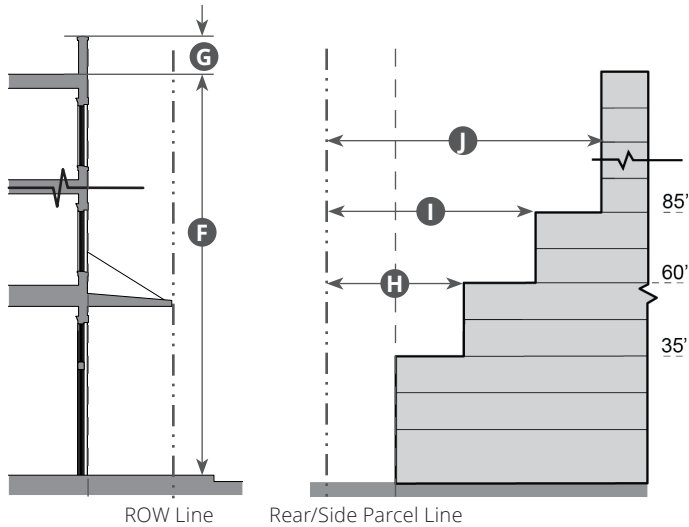
Facade Zone	5' min., 50' max.	E
Total length of facade required within or abutting facade zone	0%	

Buildings and landscaping within the facade zone must follow standards per Division E.30.030.C (Facade Zone).

Open Space

Open Space per development site 10% min.

¹ Where existing building setbacks for 50 percent or more of the parcels on the same block face are less than 5 feet, the front setback may be reduced to 0 feet.



Key

- ROW/Parcel Line
- Setback Line
- ⚡ Building Break
- Building

D. Building Form

Height ¹

Principal and Secondary Buildings		
Height	Unlimited	F
Roof Access/Parapet	10' max.	G

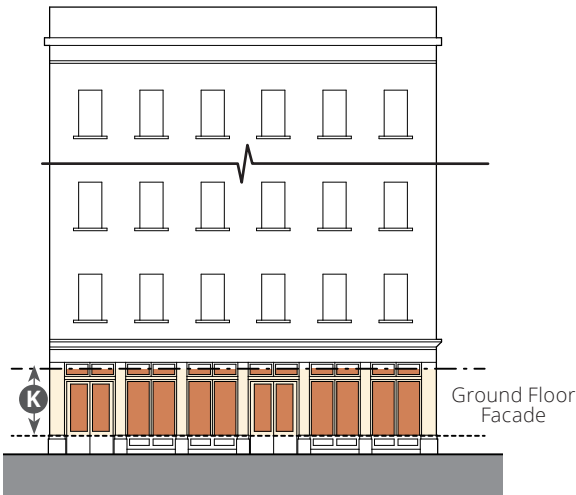
Adjacency Requirements for Buildings Abutting a Residential District in a 35' Height District²

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	50' min.	H
Above 5 stories/60'	75' min.	I
Above 7 stories/85'	100' min.	J

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).



Key

- 2' from Finished Grade
- 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Uncovered Patio/ Outdoor Dining	10' max.	10' max.	5' max.	5' max.

Key X = Not Allowed

F. Facade

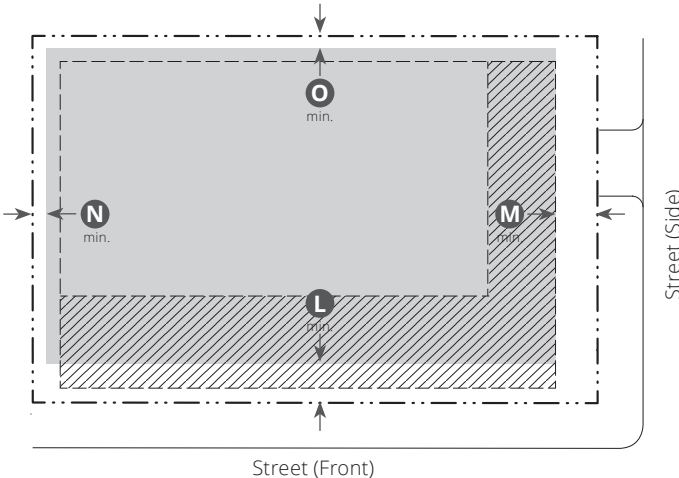
Transparency¹

Ground Floor Facade within Facade Zone	40% min.	K
Ground floor blank wall length	Blank walls wider than 50 feet, and up to 35 feet tall, or the height of the ground floor, whichever is less, must comply with Division F.20.050.C (Blank Wall Treatment Standards).	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation) per Division E.30.030.D (Facade Massing and Articulation).



Key

- ROW/Parcel Line
- Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces	
Vehicular	No Minimum ¹
Bicycle ²	
Dwelling Units	1 min./4 units
Non-Residential Uses (≥ 4,000 sf)	1 min./10,000 sf up to 50 spaces

	L	M	N	O
Setback	Front	Side St.	Side	Rear
Surface Parking	15' min. ³	15' min. ³	5' min. ³	5' min. ³
Subterranean Parking	0' min.	0' min.	0' min.	0' min.
Loading ⁴	Front	Side St.	Side	Rear
Location	X	X	A	A
Key	X = Not Allowed		A = Allowed	

¹ See Division E.30.030.H (Parking) for additional requirements.

² Subject to Department of Public Service approval.

³ When adjacent to a Residential District, 25' min. setback.

⁴ See Division G.20.040.E (Loading) for additional screening requirements.

H. Additional Standards

See Division E.30.030.G (Access and Circulation).

See Chapter G.20 (General Site Development Standards).

E.30.070 Uses**Table E.30.070.A Use Table**

	COI	ROI	CMP	Reference
Residential				
Dormitory	A	A	AU	
Halfway House/Community Residential Treatment Facility	SP*	SP*	SP*	34.F.60.030.A
Live/Work ¹	A	A	NA	
Manufactured Home	NA	NA	NA	
Multiple Unit Dwelling	A	A	AU	
Nursing Home	A ²	A ²	A	
Residential Care Facility	A ²	A ²	A	
Rooming House	A	A	AU	
Senior Housing	A ²	A ²	AU	
Shared Living Facility	A ²	A ²	AU	
Single-Unit Dwelling	A	A	NA	
Single Room Occupancy (SRO)	A	A	AU	
Temporary Shelter	A	A	A	
Three-/Four-Unit Dwelling	A	A	AU	
Townhouse Dwelling	A*	A*	AU*	34.F.50.040
Two-Unit Dwelling	A	A	AU	
Civic, Recreation, Education, and Assembly				
Amusement Park	NA	NA	NA	34.F.60.040.A
Artist Work or Sales Space	A	A	A	
Cemetery	SP	SP	SP	
Colleges and Universities	A	A	A	
Commercial Recreation Facility, Indoor	A	A	A	
Commercial Recreation Facility, Outdoor	A*	A*	A*	34.F.60.040.B
Correctional Facility	NA	NA	NA	
Indoor Firing Range, Private	NA	NA	NA	
Indoor Firing Range, Public	NA	NA	AU	
Library or Museum	A	A	A	
Meeting or Gathering Facility, Public and Private	A	A	A	
Public Parks and Facilities	A	A	A	
Schools, Public and Private	A	A	A	
Schools, Specialized and Studios	A	A	A	
Theater and Auditorium	A	A	A	
Trade School	A	A	A	

¹ Maximum five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

² The residential use limitations in the ROI and COI do not apply to the following uses: Nursing Home, Residential Care Facility, Senior Housing, and Shared Living Facility.

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.30.070.A Use Table (Continued)

	COI	ROI	CMP	Reference
Retail				
Billboard	NA	NA	NA	
Farmer's Market	AU	AU	AU	
General Retail Business (≤ 2,500 sf)	A	A	A	
General Retail Business (>2,500 sf and ≤50,000 sf)	A	A	A	
General Retail Business (> 50,000 sf)	A	A	NA	
General Retail Business with Outside Sales and Display	A	A	AU	
General Retail Business, Delivery-Only	A	A	NA	
General Retail Business Drive Thru	A*	A*	AU*	34.F.60.050.A
General Retail Business with Pickup Unit	A*	A*	NA	34.F.60.050.A
ODCC Dispensary	A	A	NA	
Food and Beverage Establishments				
Eating and Drinking Establishment (≤ 2,500 sf)	A	A	A	
Eating and Drinking Establishment (> 2,500 sf)	A	A	A	
Eating and Drinking Establishment with Pickup Unit/Drive-Thru	A*	A*	NA	34.F.60.060.A
Micro-Brewery/Micro-Distillery	A	A	NA	
Office and Service Uses				
Animal Kennel or Animal Shelter	A*	A*	NA	34.F.60.070.A
Animal Daycare	A	A	A	
Bed and Breakfast	NA	NA	NA	
Commercial Day Care Center	A	A	A	
Crematorium	NA	NA	AU	
Extended Stay Hotel	A	A	A	
Funeral Home and Services	A	A	NA	
General Commercial Services	A	A	A	
General Commercial Services with Outside Sales and Display	A	A	A	
General Commercial Services with Pickup Unit/Drive-Thru	A*	A*	NA	34.F.60.070.B
Hospital	A	A	A	
Hotel/Motel	A	A	A	
Offices	A	A	A	
Personal Services	A	A	A	
Public Services, Emergency Services	A	A	A	
Research, Development, and Testing Laboratory	A	A	A	
Veterinary Clinic/Hospital	A	A	A	

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.30.070.A Use Table (Continued)

	COI	ROI	CMP	Reference
Vehicle Sales and Service				
Automobile Fuel Station and Accessory Uses	A*	A*	A*	34.F.60.080.A
Automobile Service and Repair, Major	A*	A*	NA	34.F.60.080.A
Automobile Service and Repair, Minor	A*	A*	NA	34.F.60.080.A
Automobile, Vehicle and Equipment Storage	NA	NA	NA	
Automobile/Vehicle Parts Sales	A	A	NA	
Automobile/Vehicle Rental and Sales, Major	A*	A*	NA	34.F.60.080.B
Automobile/Vehicle Rental and Sales, Minor	A*	A*	NA	34.F.60.080.B
Car Wash	A*	A*	NA	34.F.60.080.A
Transportation and Infrastructure				
Institutional Vehicle Fleet Repair, Maintenance, and Storage	NA	NA	AU	
Parking Garage (non-accessory)	A	A	A	
Parking Lot (non-accessory, private)	A	A	A	
Parking Lot (non-accessory, public)	A	A	A	
Public Transit Center	A	A	A	
Public Utilities, Major ³	NA	NA	AU	
Public Utilities, Minor ³	A	A	A	
Wireless Communication Facilities (not including rooftop)	A*	A*	A*	34.F.60.090.A
Agriculture				
Community Garden	A*	A*	A*	34.F.60.100
Urban Agriculture	A*	A*	A*	34.F.60.100
Industrial and Manufacturing				
Airport/Airport Terminal	NA	NA	NA	
Artisan Food and Beverage Production (≤10,000 sf)	A	A	A	
Artisan Manufacturing (≤ 10,000 sf)	A	A	A	
Brewery/Distillery	NA	NA	NA	
Building Materials, Sales, and/or Storage	A	NA	NA	
Building Materials, Sales and/or Storage with outside storage	NA	NA	NA	
Compost Facility	NA	NA	AU	
Data Center	NA	NA	AU	
Detention Facility	NA	NA	SP	
Equipment and Machinery, Sales, and/or Storage	NA	NA	NA	
Equipment and Machinery, Sales and/or Storage with Outside Storage	NA	NA	NA	
Excavation and Quarrying	NA	NA	NA	

³See also Ohio Revised Code Section 4905.65

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.30.070.A Use Table (Continued)				
	COI	ROI	CMP	Reference
Industrial and Manufacturing (continued)				
Food and Beverage Production	A	NA	AU	
Grain Processing	NA	NA	AU	
Impound Lot	NA	NA	NA	
Industrial Laundry	A	NA	NA	
Junkyard, Wrecking, Salvage	NA	NA	NA	34.F.60.110.A
Loading Yard	NA	NA	NA	
Maintenance Facilities, Materials, and Equipment Storage	NA	NA	AU	
Manufacturing, Atomic Energy	NA	NA	SP	
Manufacturing, Heavy	NA	NA	NA	
Manufacturing, General	A	NA	A	
Manufacturing, Light	A	NA	A	
Mini-Storage Facility (interior access)	A*	A*	NA	34.F.60.110.B
Mini-Storage Facility (exterior access)	A*	NA	NA	34.F.60.110.B
Ohio Division of Cannabis Control Cultivator	A	NA	NA	
Ohio Division of Cannabis Control Processor	A	NA	NA	
Railroad Repair, Roundhouse, and Overhaul	NA	NA	NA	
Recycling Collection or Processing Facility	NA	NA	AU*	34.F.60.110.A
Research and Development, Industrial	A	NA	A	
Underground Storage of Liquid Fuels, Petroleum Products, and Volatile Oils ⁴	NA	NA	AU	
Warehouse, Bulk Storage, and Distribution	A	NA	A	
Wholesaling	A	AU	NA	
Accessory Uses				
Accessory Dwelling Unit (ADU)	AU*, ⁵	AU*, ⁵	AU*, ⁵	34.F.40.030
Family-Day-Care Home (Type A)	AU*, ⁵	AU*, ⁵	AU*, ⁵	34.F.60.120.A
Family-Day-Care Home (Type B)	AU ⁵	AU ⁵	AU ⁵	
Helipad, Private	NA	NA	SP*	34.F.60.120.D
Helipad, Public	AU*	AU*	AU*	34.F.60.120.D
Home Occupation	AU ⁵	AU ⁵	AU ⁵	
Portable Buildings	AU*	AU*	AU*	34.F.60.120.B
Solar Energy Collection and Storage	AU*	AU*	AU*	34.F.60.120.C
Other Accessory Uses	AU	AU	AU	
Miscellaneous				
Adult Entertainment Establishment/Store	NA	NA	NA	34.F.60.130.A
Temporary Uses	A*	A*	A*	Chapter 3390

⁴ Must comply with the existing regulations of the fire prevention bureau.

⁵ Allowed as accessory to any residential use.

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

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Chapter E.40: Industrial Zoning Districts

Sections:

E.40.010	Purpose
E.40.020	Districts Established
E.40.030	General Requirements
E.40.040	Industrial Urban (IU)
E.40.050	Industrial Light (IL)
E.40.060	Industrial Heavy (IH)
E.40.070	Uses

E.40.010	Purpose
This Chapter establishes the range of districts to implement the intended physical character for the City's industrial, research, manufacturing, and warehouse uses, with a range of contexts and conditions.	

E.40.020	Districts Established
A. The following districts are established in this Chapter: Industrial Urban (IU), Industrial Light (IL), and Industrial Heavy (IH). The naming of the districts is based on a spectrum of contexts that exist in the City. B. The districts established are intended to regulate and generate certain physical elements, including, but not limited to, the following: 1. Intent: the intended physical character and general use allowance. 2. Building Placement: the building setbacks, the amount of facade required in or abutting the facade zone, and any on-site open space requirements; 3. Building Form: the maximum overall building height and adjacency standards; 4. Encroachments: allowed projections that may extend into the required minimum setback; 5. Facade: standards for the minimum amount of openings/glazing, addressing blank walls, and modules for required articulation; 6. Parking: the required amount and location for vehicular parking; and 7. Additional Standards: references to additional standards related to lighting, landscaping, screening, and graphics. C. Section E.40.070 (Uses) identifies the zoning districts and the requirements for particular uses.	

E.40.030 General Requirements

- A. **Design and Development Standards.** Design and development standards in this Chapter apply to each building type, as follows:
1. **Principal Buildings.** All design and development standards in this Chapter apply.
 2. **Secondary Buildings**
 - a. A secondary building can only exist when located behind a principal building that addresses the public realm.
 - b. The following standards apply to all secondary buildings: Side and Rear Setbacks (District Regulation Table, Division C), Footprint (District Regulation Table, Division C), Height (District Regulation Table, Division D), Adjacency Requirements (District Regulation Table, Division D), Encroachment (District Regulation Table, Division E), and On-Site Parking (District Regulation Table, Division G).
 - c. For secondary buildings that exceed the height of the tallest principal building, the blank wall standards of Facade (District Regulation Table, Division F) also apply to the portion of the secondary building taller than the principal building.
- B. **Land Use**
1. Land use is regulated by Section E.10.040 (Pre-Existing Use) through Section E.10.080 (Prohibition on Illegal Uses or Buildings).
 2. Allowed uses for the Industrial Zoning Districts are listed in Table E.40.070.A (Use Table).
 3. Certain uses require a Special Permit from the Board of Zoning Adjustment per Section 3307.06 (Special Permits), as indicated in the table.
 4. Uses not listed. Land uses that are not listed in Table E.40.070.A (Use Table) are not allowed, except as otherwise provided for in this Title.
- C. **Facade Zone**
1. Principal buildings must be placed on a parcel pursuant to the facade zone and setback standards in District Regulation Table, Division C (Building Placement).
 2. Facades are allowed to be any shape in plan view.
 3. The portion of a principal building located within the facade zone must be oriented to address and be nearly parallel to a street, i.e. within 15 degrees of being parallel.
- D. **Facade Massing and Articulation**
1. **Modules.** The standards of Section F.20.030 (Modules) are not applicable to buildings within the Industrial Districts, and are replaced by the following standards.
 - a. **Minor Modules.** Building planes within the IU District longer than 75 feet along rights-of-way must articulate minor modules every 50 feet with a feature from Table E.40.030.C (Modules).
 - b. **Major Modules.** Building planes within the IU District longer than 125 feet along rights-of-way must articulate major modules every 100 feet with a feature from Table E.40.030.C (Modules).
 - c. Major modules, provided at increments as required in this Division, may satisfy both requirements for major and minor modules.

Table E.40.030.C: Modules		
	Minor Module	Major Module
	Every 50 feet	Every 100 feet
Window	X	
Door	X	
Eave/parapet height change of 8 inches minimum	X	
Wall plane shift, projection, or recess of 1 foot minimum in depth	X	X
Color change	X	X
Downspout	X	X
Pilaster	X	X
Key X = may be used to satisfy module feature requirement		

2. **Base, Middle, and Top Design.** The standards of Section F.20.040 (Base, Middle, and Top Design) are not applicable to buildings within the Industrial Districts.
3. **Blank Walls.** The standards of Section F.20.050 (Blank Wall Treatment) apply in the IU District pursuant to Division E.40.040.F (Facade).

E. Ground Floor Design

1. Within the IU District, each principal building located within the façade zone, must provide at least one primary entry with a building frontage along an abutting street or open space that allows pedestrian access directly from a sidewalk or pedestrian path. Service entries cannot be used to fulfill this requirement.
2. Within the IL and IH Districts, no building frontages are required at building entries.
3. This requirement may be waived for utility buildings or for other buildings where pedestrian access may be prohibited, where unsafe conditions may be created through encouraging pedestrian traffic, or where pedestrian access is unnecessary due to the purpose of the site.

F. Open Space. On-site open space must be provided within the parcel as identified in District Regulation Table, Division C (Building Placement).

1. On-site open space requirement may be distributed across multiple open space areas. The minimum dimensions of any required open space is five feet.
2. The following do not count towards the on-site open space requirements:
 - a. Areas designated for use by motor vehicles, including, but not limited to, driveways, turnarounds, or parking areas, as well as required parking lot landscaping and screening required by Chapter G.20 (General Site Development Standards).

G. Access and Circulation

1. **Pedestrian Access and Circulation.** The IU District must comply with pedestrian access and circulation standards, as follows:
 - a. Pedestrian access and circulation must be separate from general vehicle circulation.
 - b. Where required, pedestrian access and circulation must be provided as walkways or paths and crosswalks must be indicated with stripes when crossing asphalt, unless otherwise approved by the Department of Public Service.
 - c. All pedestrian connections, including internal sidewalks, walkways, paths, and crosswalks, must have a minimum width of four feet.
 - d. Pedestrian connections must be provided from building primary entrances to the nearest public sidewalk or pedestrian walkway along the front of the parcel.
 - e. Pedestrian connections must be provided from building primary entrances to parking areas.
 - f. The Department of Public Service may waive this requirement for utility buildings or for other buildings where pedestrian access may be prohibited, where unsafe conditions may be created by encouraging pedestrian traffic, or where pedestrian sidewalks or striped crosswalks serve no purpose for any tenants, patrons, or employees on a site.

H. Parking

1. There is no minimum vehicular parking requirement for Industrial Zoning Districts outlined in this Chapter. Development proposals, including changes of use, for parcels located within these districts are, however, subject to the provisions of Chapter 4310 (Parking Impact Study), including potential mitigation requirements.
 2. **On-Site Vehicular Parking.** If provided, vehicular parking must meet the following standards:
 - a. Parking setback standards found in District Regulation Table, Division G (On-Site Parking).
 - b. Screening requirements of Section G.20.040 (Screening).
 - c. Vision clearance requirements of Section G.20.050 (Vision Clearance).
 - d. Applicable vehicular parking provisions and standards maintained in Chapter 3312 (Off-Street Parking and Loading), including Sections 3312.09 through 3312.13, 3312.17, 3312.23, 3312.25, 3312.29, 3312.31, 3312.37, 3312.39, 3312.43, 3312.45, 3312.51, and 3312.55 through 3312.58.
 3. Bicycle parking, including location and design, is subject to the review and approval of the Department of Public Service.
- I. **Site Landscaping.** When provided, the area between the building facade and the abutting public sidewalk must be landscaped in compliance with Table G.20.030.A.3 (Industrial Districts).

J. Fences and Walls

1. These standards apply to fencing in the IU, IL, and IH Districts, except for walls or fences required pursuant to Section G.20.040 (Screening).
 2. **Chain link fencing**
 - a. Chain link may be used as follows:
 - (i) In all Districts, along the side and rear property lines and within the interior of a property.
 - (ii) In the IH District, chain link with privacy slats is allowed along any side, and is not subject to the limitations of Subdivision 2.b.
 - b. Chain link is not allowed in a required front or side street setback area, between any building and the public right-of-way, along street frontages, or if adjacent to a Residential District.
 - c. Chain link is not allowed for screening except for screening of storage in the IL and IH Districts pursuant to Division G.20.040.D (Storage).
 3. Fencing may include wrought iron, masonry or concrete walls, chain link, and wood or metal fences. Barbed wire may be allowed atop fencing in accordance with the Housing Code Section 4525.13 (Fences).
 4. Any fences or walls located between the minimum building setback line and public street right-of-way are limited to a maximum of seven feet in height. All fences or walls must comply with Section G.20.050 (Vision Clearance).
- K. Rooftop Telecommunications.** Rooftop telecommunication installations not taller than 20 feet for receiving or transmitting wireless telecommunications may, where concealment inside the existing structure is not possible, be erected on buildings or structures 50 feet or more in height.

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E.40.040 Industrial Urban (IU)



A. Intent

This district is a predominantly industrial district located within more intense, well-connected contexts. Often near higher intensity service and commercial uses, this district may also be located in mixed-use contexts and neighborhoods. This district focuses on integrating lighter industrial uses within the surrounding context.

The following are generally appropriate form elements in the district.

Small-to-Large Building Footprints

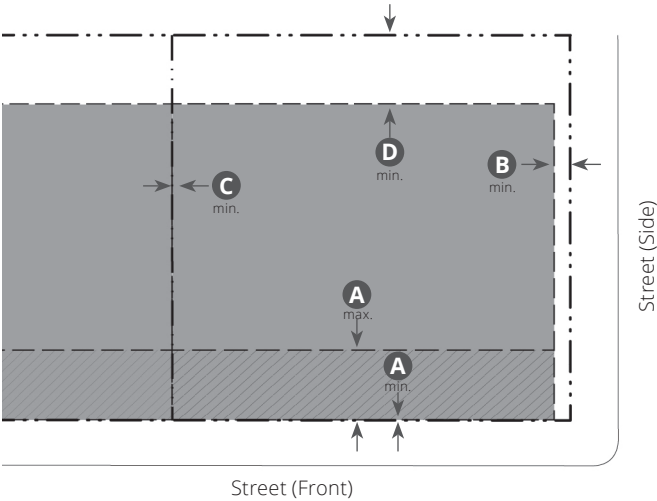
None-to-Medium Front Setbacks

Small-to-Medium Side Setbacks

Up to Five Stories

B. Sub-District(s)

N/A



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone)	0' min., 25' max.	A
Side Street	5' min.	B
Side		C
Abutting Industrial Districts	0' min.	
Abutting All Other Districts	25' min.	
Rear		D
Abutting Industrial Districts	0' min.	
Abutting All Other Districts	25' min.	

Minimum Separation Required

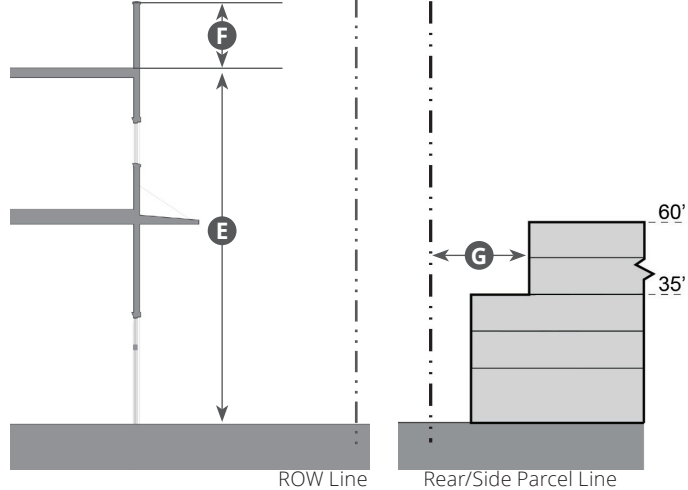
Distance	Heavy Industrial Uses ¹	Outside Storage ²
Residential, UGN-1, UGN-2, NAC, N/A or EMX Districts ³	N/A	100' min.
All Other Non-Industrial Districts	N/A	25' min.
Public Street	N/A	30' min.

Facade Zone

Portion of front-facing building width required within or abutting facade zone along public street

Footprint

Building Coverage	80% max.
-------------------	----------



Key

- ROW/Parcel Line
- Building

C. Building Placement (cont.)

Open Space

Site area as open space for sites >10 acres	5% min.
¹ See Section B.20.020 (Definitions).	
² Outside storage, outside operations, truck loading.	
³ See Section B.30.080 (Measuring Distance Separation).	

D. Building Form

Height¹

Principal and Secondary Buildings

Height	60' max.	E
Roof Access/Parapet	10' max.	F

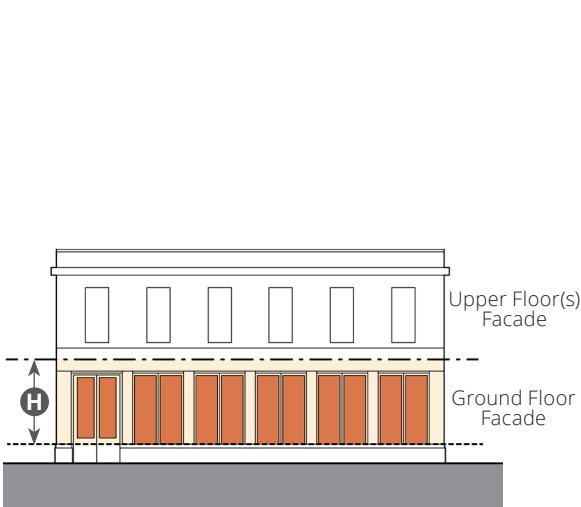
Adjacency Requirements for Buildings Abutting² a Residential District in a 35' Height District, or a UGN-1, UGN-2, NAC, or EMX District.

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	50' min.

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).



Key

- 2' from Finished Grade
- 10' from Finished Grade
- Facade Surface Area
- Window

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Key	X = Not Allowed			

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade	40% min. ²	25% min. ³
Upper Floor(s) Facade	N/A	N/A
Ground Floor Blank Wall Length	Blank walls wider than 50 feet, and up to 35 feet tall, or the height of the ground floor, whichever is less, must comply with Division F.20.050.C (Blank Wall Treatment Standards).	

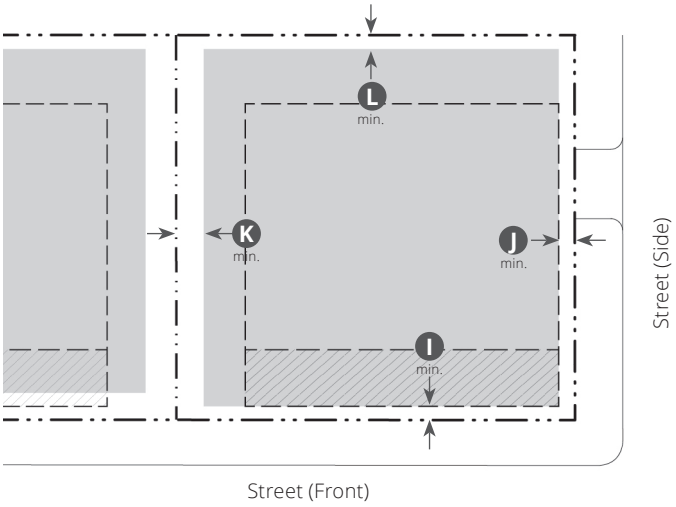
¹ See Section B.30.050 (Measuring Facade Transparency).

² Portion of building within the facade zone

³ Portion of building within 25' of the property line

Facade Design

See Division E.40.030.D (Facade Massing and Articulation) for additional standards.



Key

- ROW/Parcel Line
- Building Setback Line
- Parking Area
- Facade Zone

G. On-Site Parking

Required Spaces				
Vehicular	No Minimum ¹			
Bicycle	1 min./5,000 sf up to 20 spaces			
Setback	I Front	J Side St.	K Side	L Rear
Surface Parking	5' min. ²	5' min. ²	10' min. ³	5' min. ³
Loading ⁴	Front	Side St.	Side	Rear
Location	X	X	A ³	A ³
Key	X = Not Allowed A = Allowed			

¹ See Division E.40.030.H (Parking) for additional requirements.

² No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets.

³ When adjacent to a Residential District 15' min. setback.

⁴ See Division G.20.040.E (Loading) for additional screening requirements.

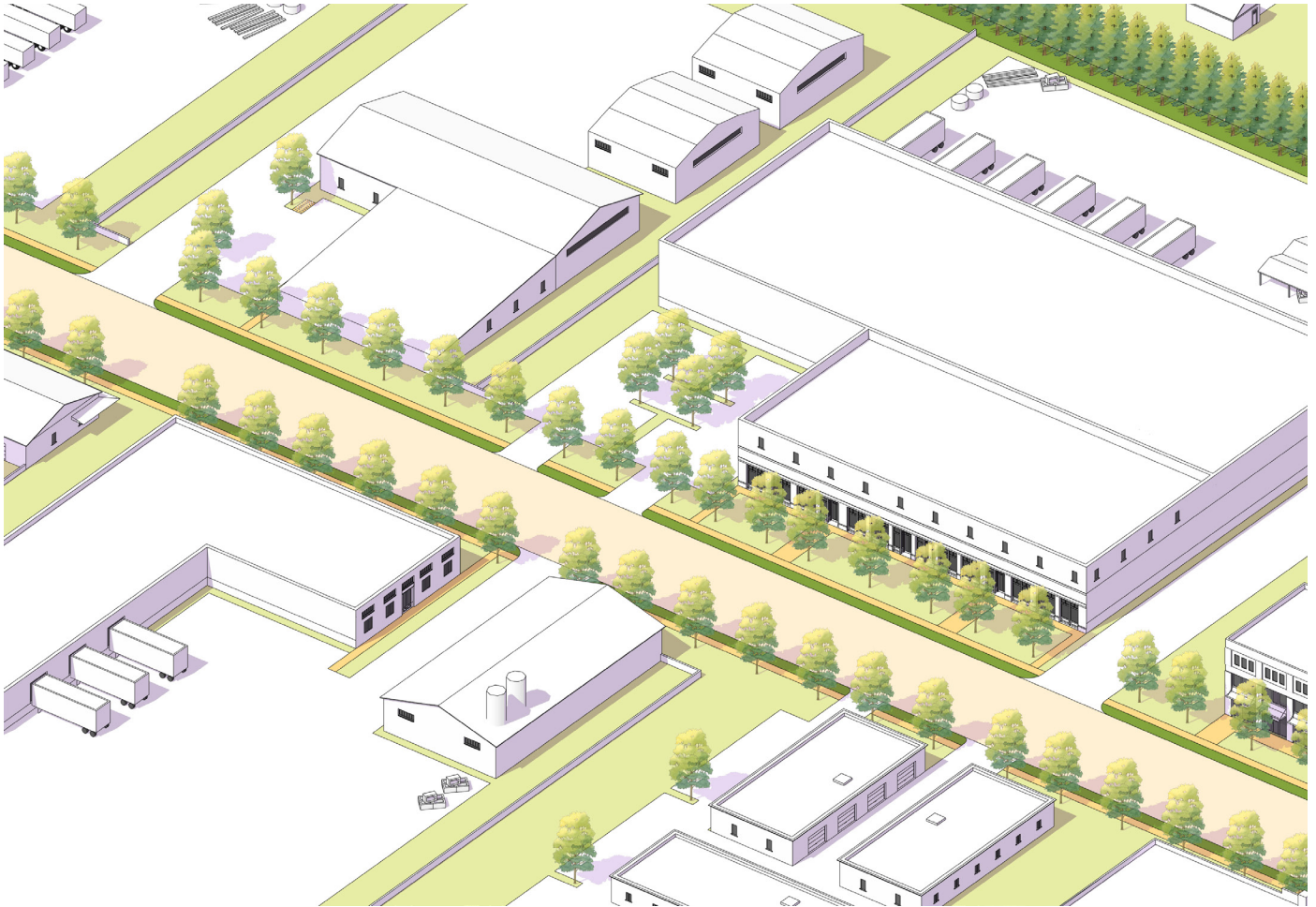
H. Additional Standards

See Division E.40.030.G (Access and Circulation).

See Chapter G.20 (General Site Development Standards).

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E.40.050 Industrial Light (IL)



A. Intent

This district is a predominantly industrial district located in a more suburban context on medium to large parcels. This district has often limited external connectivity and supports lighter industrial uses. The placement of buildings on a parcel is more flexible, as the primary concern is providing appropriate distance separation from uses in residential and certain mixed-use districts.

The following are generally appropriate form elements in the district

Medium-to-Large Building Footprints

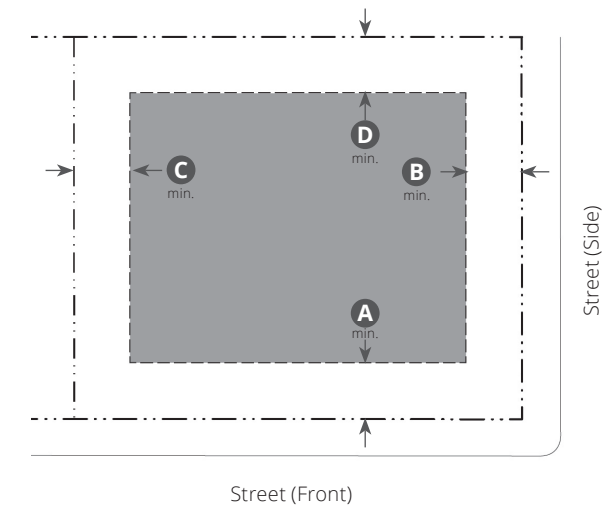
Medium Front Setbacks

Medium Side Setbacks

Up to Five Stories

B. Sub-District(s)

N/A



Key

--- ROW/Parcel Line	Buildable Area
--- Setback Line	

C. Building Placement

Setback

Front	25' min.	A
Side Street	25' min.	B
Side		C
Abutting Industrial Districts	0' min.	
Abutting All Other Districts	25' min.	
Rear		D
Abutting Industrial Districts	0' min.	
Abutting All Other Districts	25' min.	

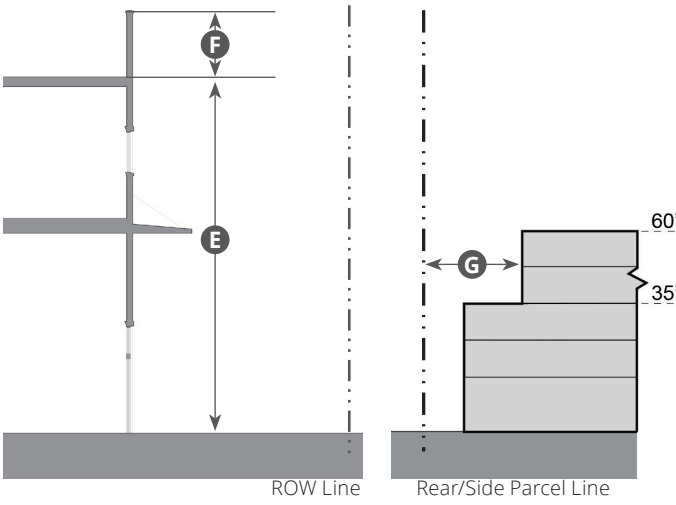
Minimum Separation Required

Distance	Heavy Industrial Uses ¹	Outside Storage ²
Residential, UGN-1, UGN-2, NAC, or EMX Districts ³	N/A	100' min.
All Other Non-Industrial Districts	N/A	25' min.
Public Street	N/A	30' min.

¹ See Section B.20.020 (Definitions).

² Outside storage, outside operations, truck loading.

³ See Section B.30.080 (Measuring Distance Separation).



Key

--- ROW/Parcel Line	
Building	

D. Building Form

Height¹

Principal and Secondary Buildings		
Height	60' max.	E
Roof Access/Parapet	10' max.	F

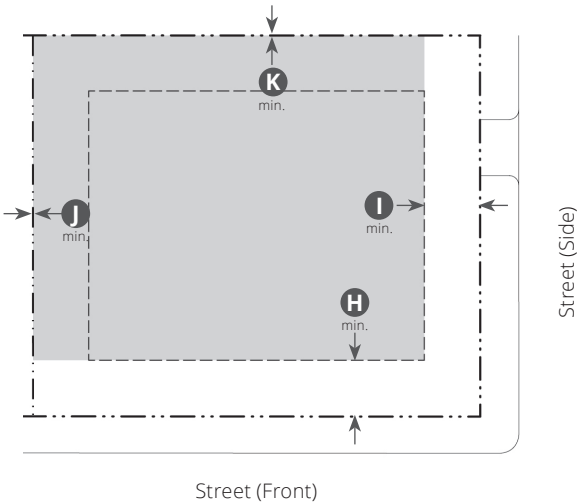
Adjacency Requirements for Buildings Abutting² a Residential District in a 35' Height District, or a UGN-1, UGN-2, NAC, or EMX District.

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	50' min. 

¹ See Section B.30.030 (Measuring Building and Site Features).

² For the purposes of adjacency, properties across an alley are considered abutting.

³ See Section B.30.070 (Measuring Adjacency Based Stepbacks and Setbacks).



E. Encroachments into Minimum Setback				
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Key	X = Not Allowed			
F. Facade				
Transparency				
Ground Floor Facade				N/A
Upper Floor(s) Facade				N/A
Ground Floor Blank Wall Length				N/A

G. On-Site Parking				
Required Spaces				
Vehicular	No minimum ¹			
Bicycle	1 min./10,000 sf, up to 20 spaces			
Setback	H Front	I Side St.	J Side	K Rear
Surface Parking	25' min.	25' min.	0' min. ³	0' min. ³
Loading ²	Front	Side St.	Side	Rear
Location	X	A ³	A ³	A ³
Key	X = Not Allowed A = Allowed			

¹See Division E.40.030.H (Parking) for additional requirements.

²See Division G.20.040.E (Loading) for additional screening requirements.

³When adjacent to a Residential District, 25' min. setback.

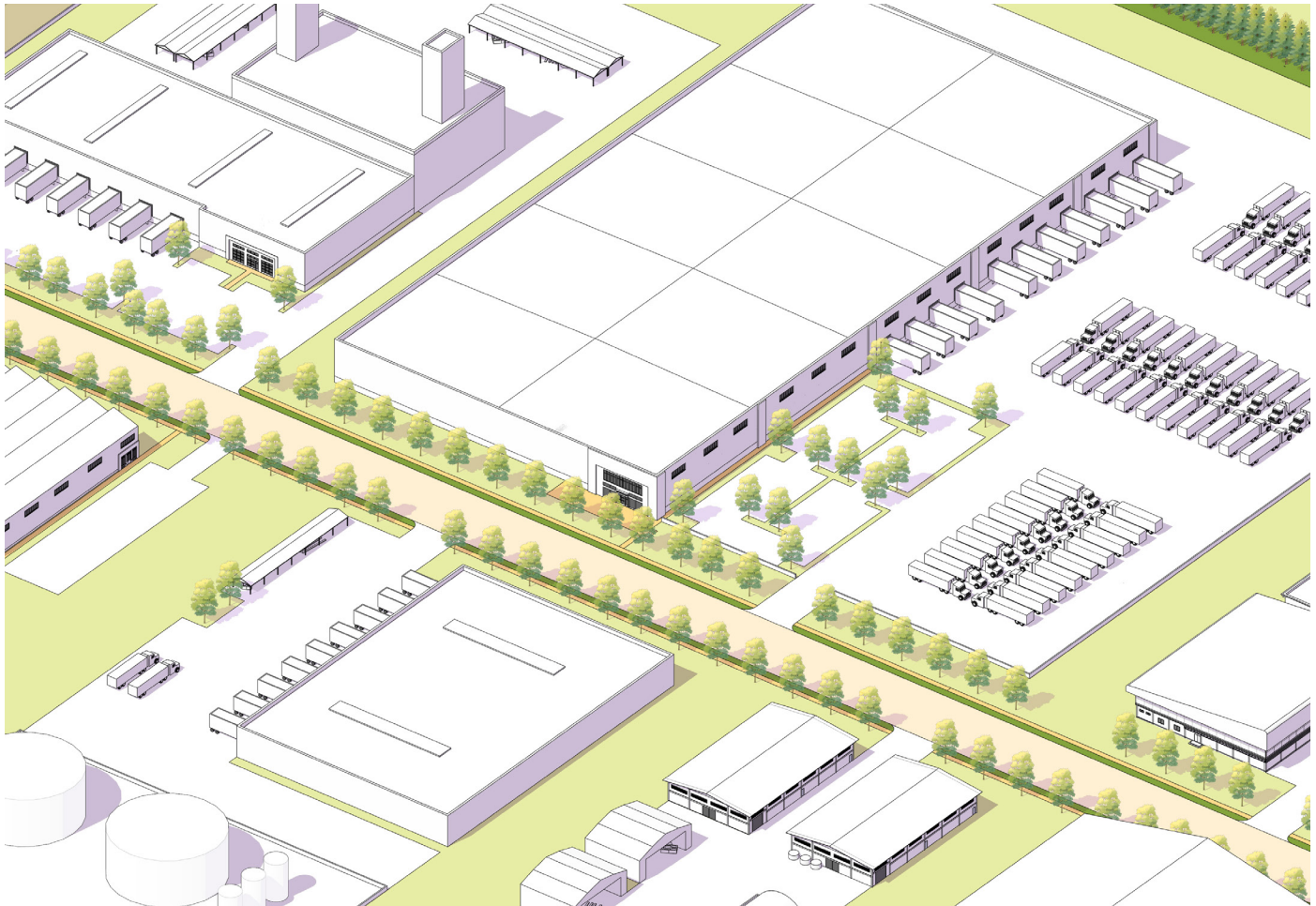
H. Additional Standards

See Division E.40.030.G (Access and Circulation).

See Chapter G.20 (General Site Development Standards).

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E.40.060 Industrial Heavy (IH)



A. Intent

This district supports industrial uses, including heavy industrial, within a suburban context on medium to large parcels. This district lacks direct connectivity and adjacency to other sensitive uses and aims to provide proper distance separation from uses in residential and certain mixed-use districts.

The following are generally appropriate form elements in the district

Large Building Footprints

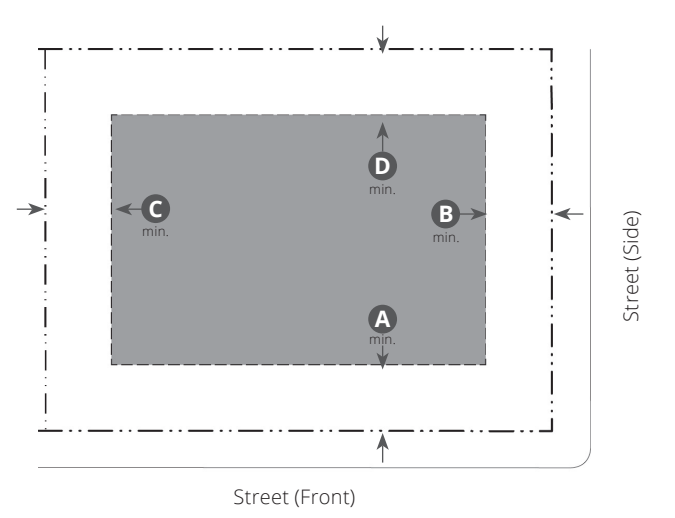
Large Front Setbacks

Large Side Setbacks

Unlimited height

B. Sub-District(s)

N/A



Key

--- ROW/Parcel Line

--- Setback Line

Buildable Area

C. Building Placement

Setback

Front	50' min.	A
Side Street	50' min.	B
Side		C
Abutting Industrial Districts	20' min.	
Abutting All Other Districts	50' min.	
Rear		D
Abutting Industrial Districts	20' min.	
Abutting All Other Districts	50' min.	

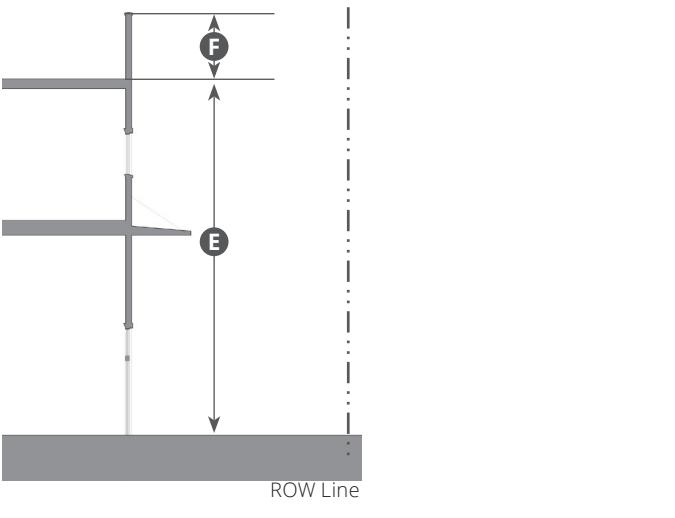
Minimum Separation Required

Distance	Heavy Industrial Uses ¹	Outside Storage ²
Residential, UGN-1, UGN-2, NAC, or EMX Districts ³	600' min.	100' min.
All Other Non-Industrial Districts	50' min.	50' min.
Public Street	50' min.	50' min.

¹ See Section B.20.020 (Definitions).

² Outside storage, outside operations, truck loading.

³ See Section B.30.080 (Measuring Distance Separation).



Key

--- ROW/Parcel Line

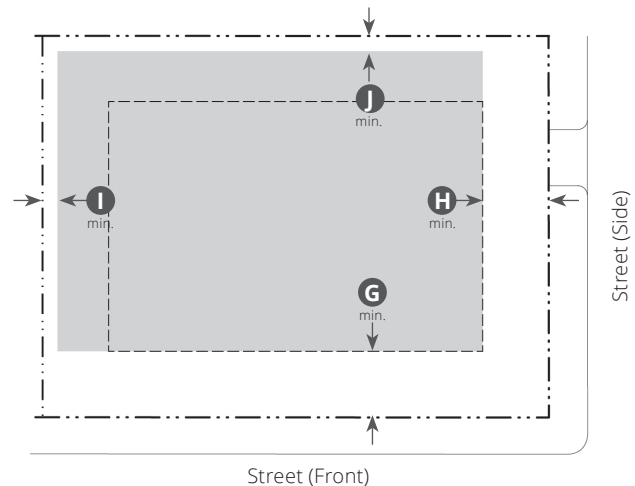
Building

D. Building Form

Height

Principal and Secondary Buildings

Within 100' from property line	60' max.	E
Roof Access/Parapet	10' max.	F
Greater than 100' from property line	unlimited	



Key

- ROW/Parcel Line ■ Parking Area
 --- Building Setback Line

E. Encroachments into Minimum Setback

Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Key	X = Not Allowed			

F. Facade

Transparency				
Ground Floor Facade				N/A
Upper Floor(s) Facade				N/A
Ground Floor Blank Wall Length				N/A

G. On-Site Parking

Required Spaces

Vehicular	No minimum ¹			
Bicycle	1 min./10,000 sf, up to 20 spaces			
Setback	G Front	H Side St.	I Side	J Rear
Surface Parking	50' min.	50' min.	10' min. ³	10' min. ³
Loading ²	Front	Side St.	Side	Rear
Location	A, 50' min. setback	A ³	A ³	A ³

Key X = Not Allowed A = Allowed

¹See Division E.40.030.H (Parking) for additional requirements.

²See Division G.20.040.E (Loading) for additional screening requirements.

³When adjacent to a Residential District, 50' min. setback.

H. Additional Standards

See Division E.40.030.G (Access and Circulation).

See Chapter G.20 (General Site Development Standards).

E.40.070 Uses**Table E.40.070.A Use Table**

	IU	IL	IH	References
Residential				
Dormitory	NA	NA	NA	
Halfway House/Community Residential Treatment Facility	NA	NA	NA	34.F.60.030.A
Live/Work ¹	NA	NA	NA	
Manufactured Home	NA	NA	NA	
Multiple Unit Dwelling	NA	NA	NA	
Nursing Home	NA	NA	NA	
Residential Care Facility	NA	NA	NA	
Rooming House	NA	NA	NA	
Senior Housing	NA	NA	NA	
Shared Living Facility	NA	NA	NA	
Single-Unit Dwelling	NA	NA	NA	
Single Room Occupancy (SRO)	NA	NA	NA	
Temporary Shelter	A	A	NA	
Three-/Four-Unit Dwelling	NA	NA	NA	
Townhouse Dwelling	NA	NA	NA	34.F.50.040
Two-Unit Dwelling	NA	NA	NA	
Civic, Recreation, Education, and Assembly				
Amusement Park	NA	NA	NA	34.F.60.040.A
Artist Work or Sales Space	A	A	NA	
Cemetery	SP	SP	SP	
Colleges and Universities	A	A	NA	
Commercial Recreation Facility, Indoor	A	A	NA	
Commercial Recreation Facility, Outdoor	NA	NA	NA	34.F.60.040.B
Correctional Facility	SP	SP	SP	
Indoor Firing Range, Private	SP	SP	NA	
Indoor Firing Range, Public	NA	NA	NA	
Library or Museum	A	NA	NA	
Meeting or Gathering Facility, Public and Private	NA	NA	NA	
Public Parks and Facilities	NA	NA	NA	
Schools, Public and Private	NA	NA	NA	
Schools, Specialized and Studios	A	A	NA	
Theater and Auditorium	NA	NA	NA	
Trade School	A	A	NA	

¹ Maximum five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.40.070.A Use Table (Continued)

	IU	IL	IH	References
Retail				
Billboard	NA	A	A	
Farmer's Market	AU	NA	NA	
General Retail Business (≤ 2,500 sf)	A	NA	NA	
General Retail Business (>2,500 sf and ≤50,000 sf)	A	NA	NA	
General Retail Business (> 50,000 sf)	A	NA	NA	
General Retail Business with Outside Sales and Display	A	NA	NA	
General Retail Business, Delivery-Only	A	NA	NA	
General Retail Business Drive Thru	A*	NA	NA	34.F.60.050.A
General Retail Business with Pickup Unit	A*	NA	NA	34.F.60.050.A
ODCC Dispensary	A	NA	NA	
Food and Beverage Establishments				
Eating and Drinking Establishment (≤ 2,500 sf)	A	A	NA	
Eating and Drinking Establishment (> 2,500 sf)	A	A	NA	
Eating and Drinking Establishment with Pickup Unit/Drive-Thru	A*	A*	NA	34.F.60.060.A
Micro-Brewery/Micro-Distillery	A	A	NA	
Office and Service Uses				
Animal Kennel or Animal Shelter	A*	A*	NA	34.F.60.070.A
Animal Daycare	A	A	NA	
Bed and Breakfast	NA	NA	NA	
Commercial Day Care Center	AU	AU	NA	
Crematorium	SP	SP	SP	
Extended Stay Hotel	NA	NA	NA	
Funeral Home and Services	A	A	NA	
General Commercial Services	A	A	NA	
General Commercial Services with Outside Sales and Display	A	A	NA	
General Commercial Services with Pickup Unit/Drive Thru	A*	A*	NA	34.F.60.070.B
Hospital	A	A	NA	
Hotel/Motel	A	A	NA	
Offices	A	A	A	
Personal Services	A	NA	NA	
Public Services, Emergency Services	A	A	A	
Research, Development, and Testing Laboratory	A	A	A	
Veterinary Clinic/Hospital	A	A	NA	

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.40.070.A Use Table (Continued)

	IU	IL	IH	References
Vehicle Sales and Service				
Automobile Fuel Station and Accessory Uses	A*	A*	NA	34.F.60.080.A
Automobile Service and Repair, Major	A*	A*	A*	34.F.60.080.A
Automobile Service and Repair, Minor	A*	A*	NA	34.F.60.080.A
Automobile, Vehicle, and Equipment Storage	A	A	A	
Automobile/Vehicle Parts Sales	A	A	NA	
Automobile/Vehicle Rental and Sales, Major	A*	A*	NA	34.F.60.080.B
Automobile/Vehicle Rental and Sales, Minor	A*	A*	NA	34.F.60.080.B
Car Wash	A*	A*	NA	34.F.60.080.A
Transportation and Infrastructure				
Institutional Vehicle Fleet Repair, Maintenance, and Storage	NA	NA	NA	
Parking Garage (non-accessory)	A	NA	NA	
Parking Lot (non-accessory, private)	A	A	NA	
Parking Lot (non-accessory, public)	A	A	A	
Public Transit Center	A	A	A	
Public Utilities, Major ²	A	A	A	
Public Utilities, Minor ²	A	A	A	
Wireless Communication Facilities (not including rooftop)	A*	A*	A*	34.F.60.090.A
Agriculture				
Community Garden	NA	NA	NA	34.F.60.100
Urban Agriculture	A*	NA	NA	34.F.60.100
Industrial and Manufacturing				
Airport/Airport Terminal	NA	A	A	
Artisan Food and Beverage Production (≤10,000 sf)	A	A	NA	
Artisan Manufacturing (≤ 10,000 sf)	A	A	NA	
Brewery/Distillery	NA	NA	A	
Building Materials, Sales, and/or Storage	A	A	A	
Building Materials, Sales, and/or Storage with Outside Storage	NA	A	A	
Compost Facility	NA	SP	SP	
Data Center	NA	NA	A	
Detention Facility	SP	SP	SP	
Equipment and Machinery, Sales, and/or Storage	NA	A	A	
Equipment and Machinery, Sales, and/or Storage with Outside Storage	NA	A	A	

²See also Ohio Revised Code Section 4905.65

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

Table E.40.070.A Use Table (Continued)

	IU	IL	IH	References
Industrial and Manufacturing (continued)				
Excavation and Quarrying	NA	NA	A	
Food and Beverage Production	A	A	A	
Grain Processing	NA	NA	A	
Impound Lot	NA	SP	SP	
Industrial Laundry	A	A	A	
Junkyard, Wrecking, Salvage	NA	NA	SP*	34.F.60.110.A
Loading Yard	NA	NA	A	
Maintenance Facilities, Materials, and Equipment Storage	NA	AU	AU	
Manufacturing, Atomic Energy	NA	NA	SP	
Manufacturing, Heavy	NA	NA	A	
Manufacturing, General	A	A	A	
Manufacturing, Light	A	A	A	
Mini-Storage Facility (interior access)	A*	A*	NA	34.F.60.110.B
Mini-Storage Facility (exterior access)	A*	A*	NA	34.F.60.110.B
Ohio Division of Cannabis Control Cultivator	A	A	A	
Ohio Division of Cannabis Control Processor	A	A	A	
Railroad Repair, Roundhouse, and Overhaul	NA	NA	A	
Recycling Collection or Processing Facility	NA	NA	SP*	34.F.60.110.A
Research and Development, Industrial	A	A	A	
Underground Storage of Liquid Fuels, Petroleum Products, and Volatile Oils ³	AU	A	A	
Warehouse, Bulk Storage, and Distribution	A	A	A	
Wholesaling	A	A	A	
Accessory Use				
Accessory Dwelling Unit (ADU)	NA	NA	NA	34.F.50.030
Family Day-Care Home (Type A)	NA	NA	NA	34.F.60.120.A
Family Day-Care Home (Type B)	NA	NA	NA	
Helipad, Private	SP*	SP*	SP*	34.F.60.120.D
Helipad, Public	NA	NA	NA	34.F.60.120.D
Home Occupation	NA	NA	NA	
Portable Buildings	AU*	AU*	AU*	34.F.60.120.B
Solar Energy Collection and Storage	AU*	AU*	AU*	34.F.60.120.C
Other Accessory Uses	AU	AU	AU	
Miscellaneous				
Adult Entertainment Establishment/Store	A*	A*	A*	34.F.60.130.A
Temporary Uses	A*	A*	A*	34.F.60.130.B

³ Must comply with the existing regulations of the fire prevention bureau.

Key A = Allowed SP = Special Permit AU = Accessory * = See reference for additional use standards NA = Not Allowed

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Chapter E.50: Residential Zoning Districts (Reserved)

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Chapter E.60: Downtown District

Sections:

E.60.010	Purpose
E.60.020	District Established
E.60.030	Downtown Commission
E.60.040	Additional Review Authorities
E.60.050	Permitting and Approval Requirements
E.60.060	Design Guidelines
E.60.070	Parking
E.60.080	Uses

E.60.010 Purpose

The Downtown (DT) District is intended to foster a better downtown through excellence in urban design. The district encourages investment in the downtown by providing a high level of development flexibility consistent with the eclectic nature of the City's, mixed-use, high-density center. The regulatory framework for new development is augmented by design guidelines and related development plans.

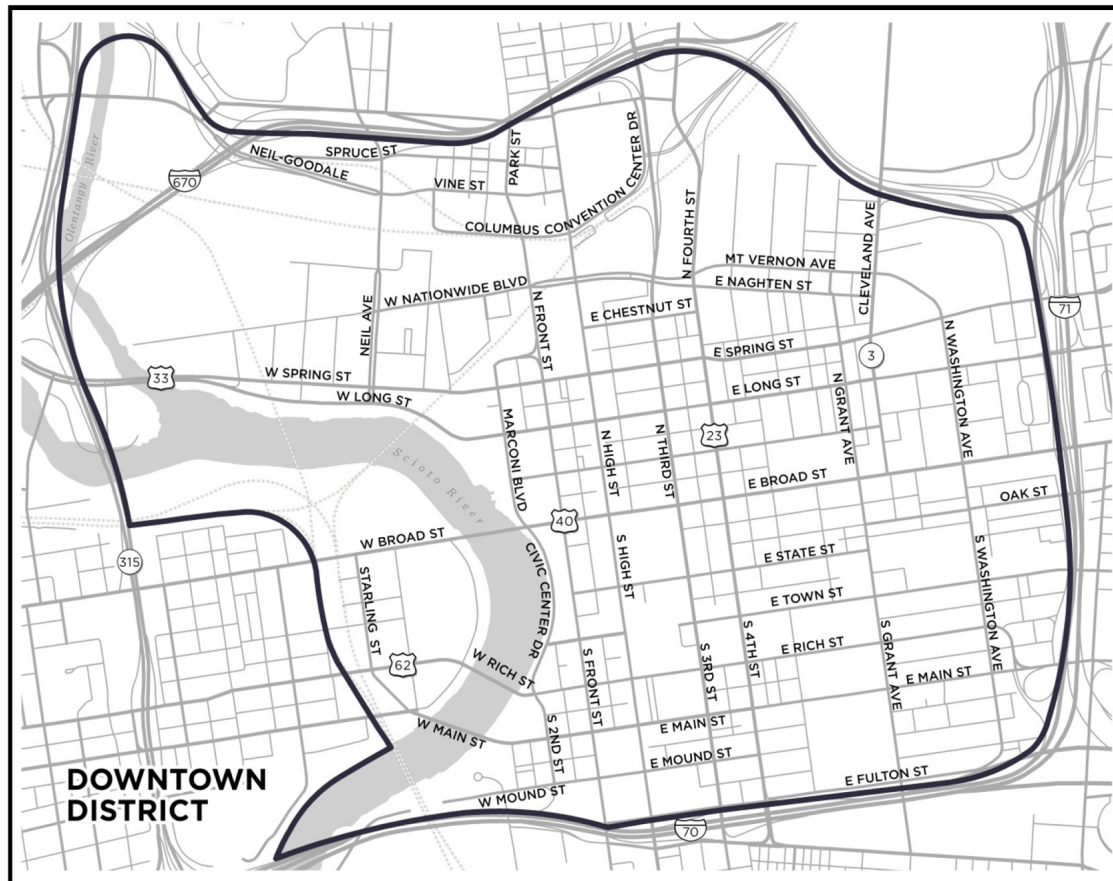
-
- E.60.020 District Established**
- A. The following district is established in this Chapter: Downtown (DT).
 - B. The following principles inform the Downtown District and associated guidelines:
 - 1. Downtown is the region's neighborhood, serving as the center of government, corporate business, professional sports, the arts, museums and entertainment. A variety of regional facilities are supported in the Downtown to meet these needs.
 - 2. Downtown is also evolving into its own neighborhood, with a growing amount of housing with supporting retail, personal services, restaurants, and parks in a walkable environment.
 - 3. Downtown is the place for regional scale public open spaces focusing on the Scioto River and integrating a variety of cultural and recreational facilities.
 - 4. Downtown's built environment will continue to be enhanced and energized with new buildings, additions to existing structures, rehabilitation/conservation of historic and contributing buildings, and improvements in the public realm that together promote quality design, long lasting building construction and materials, and attention to detail, especially at the street level.
 - 5. Adaptive reuse of existing buildings is preferable to demolition and new construction.
 - 6. Downtown will support a multi-modal transportation system that embraces walking, biking, and transit as successful, efficient, and safe alternatives to the automobile.
 - 7. Downtown's environment and character will promote visual energy and excitement.

8. Downtown will serve as an example of environmentally sustainable design and construction methods.
9. The Downtown Commission will serve as a public forum regarding issues impacting the built environment in downtown.

E.60.030 Downtown Commission

- A. **Creation, Membership, and Terms.** The Downtown Commission (Commission) consists of between seven and nine members. All members must work or reside downtown or have substantial involvement in a downtown business, planning, or development activity. Each member shall be appointed by the Mayor and confirmed by City Council, and serve staggered four-year terms. Appointments will ensure the Commission at all times includes at least one member who resides downtown; one member engaged as a developer or realtor with experience in the sale or management of downtown properties; one member who is an architect or landscape architect with experience in downtown scale projects; one member who is a professional with historic resources rehabilitation experience; and, one member who is a lawyer with land use law experience. A member may represent more than one required role. A member of the Commission may be removed from service for missing four consecutive meetings or a total of five meetings in one calendar year. Members shall not receive compensation for Commission service.
- B. **Commission Authority Boundary.** The Commission has the authority to establish and interpret guidelines for the area shown in Figure E.60.030.1 (Downtown Commission Authority Boundaries), bounded as follows:
 1. Beginning at the intersection of Interstate 70 and the western bank of the Scioto River;
 2. Northeast along the north/west bank of the Scioto River to the first railroad right-of-way;
 3. North along said railroad right-of-way to the first intersecting railroad right-of-way;
 4. West along said railroad right-of-way to the intersection of State Route 315;
 5. North along State Route 315 to the northbound exit ramp to Goodale Boulevard;
 6. Following the exit ramp to the northernmost point of its arc;
 7. East approximately 300' to the southbound ramp from State Route 315 to Interstate 670;
 8. Southeast along the ramp to Interstate 670;
 9. East along Interstate 670 to the intersection of Interstate 71;
 10. South along Interstate 71 to the intersection of Interstate 70;
 11. West along Interstate 70 to the place of beginning.

Figure E.60.030.1: Downtown Commission Authority Boundaries



- C. **Rules of Procedure.** Annually the Commission shall elect a chair and vice-chair and adopt rules of procedure (bylaws) providing for regular and special meetings. A majority of the appointed members constitutes a quorum for the purpose of conducting business and a motion can only pass when approved by a majority of those present. All Commission meetings are open to the public. A record of proceedings shall be maintained and available for inspection. Notice of all regular, special, and rescheduled Commission meetings shall be published in the City bulletin and or newspaper of general circulation as outlined in the bylaws.
- D. **Duties.** The duties of the Downtown Commission shall be as follows:
1. **Design Review**
 - a. The Downtown Commission hears and decides on applications for Certificates of Appropriateness. A "Certificate of Appropriateness" or "Certificate" states that the proposed construction, alteration or demolition of a structure, architectural feature, or other improvement is in accordance with the standards of this Code and Commission guidelines. The Commission shall conduct a review for a Certificate of Appropriateness as provided in Division E.60.050.A.1 (When Required). Project review may include preliminary consideration of conceptual or interim proposals.

- b. In the granting of a Certificate of Appropriateness, the Downtown Commission 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 this Chapter and to otherwise safeguard the public safety and welfare. See Division E.60.050.A.3 (Application and Issuance).
- c. Design review is based on the following considerations:
 - (i) Compliance with the provisions and standards of this Chapter;
 - (ii) Consistency with adopted design guidelines;
 - (iii) Consistency with adopted public plans and policies; and
 - (iv) Other code and regulatory requirements as may be applicable.
- 2. **Public Plan Review.** The Downtown Commission shall review and provide a recommendation to City Council regarding adoption of any public plan, including but not limited to area plans, streetscape plans, park plans, and major street parking and circulation plans within the Downtown District.
- 3. **Design Guidelines Approval.** The Downtown Commission shall develop and adopt design guidelines for use in reviewing applications that come before the Commission. Such guidelines and any amendments thereto, are effective upon approval by City Council.
- 4. **Downtown District Amendments.** The Downtown Commission may, at any time, recommend that the Department of Development prepare amendments to this Chapter. The Commission shall also participate in informational meetings, hearings, and other efforts to consider stakeholder input regarding potential code changes. Upon completion of such a review, the Commission shall provide a recommendation to City Council regarding appropriate and necessary amendments.
- 5. **Review of Public Art.** Pursuant to Division E.60.040.B (Public Art), the Downtown Commission shall consider proposals for the placement of public art, as defined in Chapter 3115 (Columbus Art Commission), in the Downtown District, and provide a non-binding recommendation to the Columbus Art Commission.

E. Appeals to the Commission

- 1. The Downtown Commission shall hear appeals from any person affected by an order, requirement, decision, or determination made by the City in the administration or enforcement of this Chapter, upon application and within such time as set by rule of the Commission.
- 2. The Commission may reverse, affirm, or modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination, as in its opinion and consistent with this Chapter ought to be made and to that end shall have the powers of the office from which the appeal is taken.
- 3. The Commission shall not entertain any appeal applied for more than 30 days after the date of the order, requirement, decision, or determination appealed from or within such different time as may be specifically provided in Division F (Appeals of Commission Decisions).

- F. **Appeals of Commission Decisions.** Upon the request of any person directly affected by a Commission decision of a Certificate of Appropriateness, appeals of decisions will be forwarded to City Council for reconsideration by the filing of a notice of appeal with the City Clerk within 30 days after the date of the Commission's decision.

E.60.040 Additional Review Authorities**A. Historic Properties and Districts**

1. A number of historic properties and districts listed on the Columbus Register of Historic Properties, regulated in Chapter 3117 (Historic Resources Commission), are located within the Downtown District. In addition to being subject to the provisions of the Downtown District, these sites fall under the jurisdiction of the Historic Resources Commission in Chapter 3117 (Historic Resources Commission).
2. In such cases, Downtown Commission action, including administrative review of an application, shall take place after review and action by the Historic Resources Commission or historic preservation office in instances of administrative review. Such action will be conveyed to the Downtown Commission in writing by staff.
3. This section is not intended to prohibit coordinated and parallel consideration of proposals, particularly conceptual review.

B. Public Art

1. The Columbus Art Commission, regulated in Chapter 3115 (Columbus Art Commission), 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.
2. The Downtown Commission shall review and offer a non-binding recommendation regarding the placement of public art in the Downtown District.
3. Advisory recommendations will be forwarded by staff in writing to the Columbus Art Commission for their consideration.

E.60.050 Permitting and Approval Requirements**A. Certificate of Appropriateness****1. When Required**

- a. The following activities within the Downtown District require a Certificate of Appropriateness as defined in Division E.60.030.D.1 (Design Review).
 - (i) Any exterior construction activity requiring a building permit, including new construction, reconstruction, expansion, alteration and rehabilitation of structures.
 - (ii) Site work requiring a permit, such as installation of parking lots, plazas and similar improvements.
 - (iii) Any activity requiring a Demolition Permit. See also Division C (Demolition).
 - (iv) Any activity requiring a Graphics Permit. See also Division D (Graphics).

- (v) Any activity requiring a Certificate of Zoning Clearance.
 - (vi) Encroachments into the public right-of-way. See also Division B (Encroachment).
Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way. A Certificate of Appropriateness for these actions does not constitute City approval.
 - (vii) Location and design of public parks.
 - (viii) Uses allowed only by Certificate of Appropriateness as outlined in Division E.60.080.C (Uses Permitted Only by Certificate of Appropriateness).
2. **Exceptions.** Building activity that is exclusively interior to a building does not require a Certificate of Appropriateness. In such cases all other regulatory requirements remain in place, including review and approval by the Department of Building and Zoning Services.
 3. **Application and Issuance.** The following provisions apply to applications for and issuance of Certificates of Appropriateness as defined in Division E.60.030.D.1 (Design Review). See Division E.60.030.C (Rules of Procedure).
 - a. Any person seeking a Certificate of Appropriateness in the Downtown District must file an application with the Commission staff. Applications must be accompanied by required support materials, such as site plans, elevations and other information intended to describe the proposal as outlined by the Commission.
 - b. Commission staff shall review each application to determine its completeness. The Commission shall consider complete applications submitted by the established deadline at the next regularly scheduled meeting.
 - c. At the public meeting the Commission shall approve, approve with conditions, or deny the application. Applicants may also request that the application be tabled until a future meeting.
 - d. Applicants will receive written notice of Commission action. Applications that are approved or approved conditionally will receive a Certificate of Appropriateness reflecting the approval and any associated conditions.
 - e. Applicants may also request that the Commission consider a conceptual proposal for which no Certificate of Appropriateness is sought and no official action is taken. Such requests will comply with the rules of procedure established by the Commission.
 4. **Permit Issuance and Compliance**
 - a. Within the boundaries of the Downtown District, the Department of Building and Zoning Services shall not issue a Certificate of Zoning Clearance or permit for construction for projects requiring a Certificate of Appropriateness as listed in Division A.1 (When Required), or a Demolition Permit unless:
 - (i) The Downtown Commission or its designee has issued a Certificate of Appropriateness; or

(ii) On appeal, as provided for in Division E.60.030.F (Appeals of Commission Decisions), the Downtown Commission's denial of a Certificate of Appropriateness has been reversed; or

(iii) In cases of public emergency as outlined in Division C (Demolition).

- b. The Building and Zoning Services Department shall revoke any permit or approval issued prior to a required Certificate of Appropriateness.
- c. Any construction, alteration, work, action, or site improvement not in compliance with, or contrary to, that specifically approved in the Certificate of Appropriateness is a violation of this Chapter.
- d. When a Certificate of Appropriateness is required it shall be issued in conformance with all the provisions of this Chapter.

5. Staff Approvals

- a. The Commission shall provide in its guidelines or rules of procedure that the Commission staff may administratively approve certain actions as defined by the Commission. A Certificate of Appropriateness shall be issued to the applicant upon such an administrative approval.
- b. The Commission shall publish the list of staff approvable work items annually. Staff or the applicant have the option of referring any application to the Commission.
- c. Staff shall report all approvals to the Commission at its regularly scheduled meetings.
- d. Staff denials of a Certificate of Appropriateness may be appealed to the Commission. Such appeal must be filed within 30 days of issuance of the denial.

B. Encroachment

- 1. Approval by the Department of Public Service is required for encroachments and access points into the public right-of-way.
- 2. If approved by the Department of Public Service, portions of a building or structure may extend under, over or into the public right-of-way, subject also to the provisions of Division E.60.030.D.1 (Design Review).
- 3. A Certificate of Appropriateness issued by the Downtown Commission for these encroachments does not constitute approval by the Department of Public Service.

C. Demolition

- 1. Except in cases of public emergency as determined by the City's Chief Building Official or by court order, no permit for the demolition of a structure in the Downtown District shall be granted without the approval of the Commission via a Certificate of Appropriateness. No Certificate of Appropriateness will be issued unless:
 - a. A replacement use has been reviewed and approved by the Downtown Commission, and Historic Resources Commission if applicable; or

- b. If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the Downtown Commission and Historic Resources Commission, if applicable.
2. In instances where buildings proposed for demolition are of historic significance the Commission may condition issuance of a Certificate of Appropriateness for demolition upon the filing of a completed building permit application for a replacement use or structure. Historic significance is demonstrated by listing on the Columbus or National Registers of Historic Properties/Places or eligibility for such listing as determined by the City's historic preservation officer.
3. In cases where the Commission has issued a Certificate of Appropriateness for demolition of a historically or architecturally contributing building, the Commission 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. Three copies of the completed documentation shall be provided to the Historic Preservation Office.

D. Graphics

1. **Approval Required.** Within the Downtown District, graphics which require a permit as determined by Chapter 3375 (General Provisions), also require a Certificate of Appropriateness and are subject to the provisions of Division E.60.030.D.1 (Design Review). Such graphics are also subject to the provisions of Chapter 3375 (General Provisions) and Chapter 3381 (Implementation). Nonconforming graphics are defined and regulated by the provisions of Section 3381.08 (Nonconforming Graphics). Whenever there is a conflict between the Graphics Code and the provisions of this Chapter, this Chapter shall prevail.
2. **Exceptions for Ad Murals**
 - a. The use of ad murals in the Downtown District was initiated to enliven the built environment and create visual interest through their placement on underutilized secondary building surfaces, such as blank walls. For purposes of this section, ad murals are defined as off-premises graphics composed of paint, vinyl, plastic, or other similar materials and are applied to a building wall surface either directly or by means of an approved mounting system.
 - b. Applications for ad murals meeting all of the following conditions may be administratively approved by Downtown Commission staff per Division E.60.050.A.5 (Staff Approvals):
 - (i) The proposed location, including specific building façade, has previously received a Certificate of Appropriateness from the Downtown Commission for placement of an ad mural. The location is not listed on the Columbus Register of Historic Properties, either individually or as part of a district.
 - (ii) The dimensions of the proposed ad mural are no larger in any direction than those most recently granted a Certificate of Appropriateness by the Downtown Commission for the same location, provided however that temporary physical extensions or 3-dimensional objects may be approved when integral to the design of a particular ad mural.

- (iii) The ad mural does not incorporate electronic changeable copy or other electronic display.
 - (iv) The total surface area dedicated to text and trademarked logos of the replacement ad mural copy is no more than 15 percent of the total area of the mural surface. This percentage is determined by drawing a right-angle box around proposed text and calculating the total area, rather than the area of individual letters.
 - (v) The attachment system and lighting remain the same as those previously approved by the Downtown Commission, Commission staff, or the Department of Building and Zoning Services for that location.
- c. Applications not meeting the above requirements shall be considered by the Downtown Commission.
- 3. **Temporary Event Ad Murals.** The Downtown Commission may approve a location for an ad mural associated with a temporary event. In such cases, approval does not qualify that location for staff approvals as outlined in Division D.2 (Exceptions for Ad Murals) of this section unless designated as such by the Commission.
- 4. A Certificate of Appropriateness, as required by Division A (Certificate of Appropriateness) of this section, shall be issued to the applicant upon an administrative approval issued pursuant to this section. Such issued Certificates of Appropriateness are valid for one year from the date of issuance. The Department of Development may institute a fee to cover the administrative costs associated with processing ad mural applications associated with this section.

E.60.060 Design Guidelines

A. Guidelines Required

- 1. The Downtown Commission will develop and adopt design guidelines for the Downtown District to use in reviewing applications for Certificate of Appropriateness.
- 2. Topics to be addressed by the design guidelines include: building setback, height and composition, pedestrian entrances and access, screening and landscaping, graphics, parking and vehicular access, plazas and common areas, and right-of-way encroachments. The design guidelines are intended to serve as a flexible policy framework for decisions by the Downtown Commission.

B. Process to Amend Design Guidelines.

The Commission may work with staff to amend the guidelines according to the following procedure:

- 1. Upon completion, the proposed amendments will be available for public review. Notice of availability shall be published and will include the time and place of a public hearing as well as a deadline for submission of public comment.
- 2. After the public review process, the Commission shall recommend approval, which will be forwarded to City Council for consideration.

E.60.070 **Parking**

- A. **Purpose.** The purpose of this Section is to ensure that when off-street parking is provided it is appropriate to the site and surrounding area and activities.
- B. **Applicability.** This Section applies to parking facilities within the Downtown District indicated on the official city zoning map.
- C. There are no requirements for off-street parking within the Downtown District.
 - 1. The design elements of Chapter 3312 (Off-Street Parking and Loading) apply;
 - 2. Parking facility surfaces must comply with the provisions of Section 3312.43 (Improved Surface Required); and
 - 3. All parking facilities are subject to the provisions of Division E.60.030.D.1 (Design Review).
- D. Whenever there is a conflict between the Chapter 3312 (Off-Street Parking and Loading), and the provisions of this Chapter, this Chapter shall prevail.
- E. In order to address the development and design goals for the Downtown District, parking is allowed as follows:
 - 1. Parking structures are allowed.
 - 2. Accessory surface parking is allowed, but must be contiguous to the principal use parcel. Accessory surface parking means automobile parking as a subordinate use and of a nature incidental to but supportive of the principal use or building.
 - 3. Non-accessory surface parking is not allowed. Non-accessory surface parking means automobile parking as a principal rather than a subordinate land use.
 - 4. The 25 percent expansion allowance in Division E.10.40.B.1 does not apply to pre-existing surface parking lots in the Downtown District.
- F. **Additional Standards.** If provided, vehicular parking must meet the following standards:
 - 1. Landscaping requirements of Divisions G.20.030.D (Parking Area Landscape Buffer) and G.20.030.E (Parking Lot Shade Trees).
 - 2. Screening requirements of Section G.20.040 (Screening).
 - 3. Vision clearance requirements of Section G.20.050 (Vision Clearance).
 - 4. Applicable vehicular parking provisions and standards maintained in Sections 3312.09 through 3312.13, 3312.17, 3312.23, 3312.25, 3312.29, 3312.31, 3312.37, 3312.39, 3312.43, 3312.45, and 3312.51 through 3312.58.
- G. **Maintenance.** Any parking lot landscaping provided must be maintained in good order. All plant material should be watered, fertilized, pruned, kept free from weeds and litter, and replaced if diseased, injured, or dead, consistent with horticultural best practices.

E.60.080 **Uses**

- A. **Allowed Uses.** All uses allowed in Chapter E.20 (Mixed-Use Zoning Districts), Chapter E.30 (Office and Institutional Zoning Districts), or Chapter E.40 (Industrial Zoning Districts) by right, with a special permit, or as an accessory use are allowed in the Downtown District, except uses listed in Division B (Prohibited Uses) below and uses which are allowed only by Certificate of Appropriateness.
- B. **Prohibited Uses.** The following uses are prohibited within the Downtown District, including public rights-of-way:
1. Adult Entertainment Establishment/Store
 2. Airport/Airport Terminal
 3. Amusement Park
 4. Automobile Fuel Station and Accessory Uses
 5. Automobile Service and Repair, Major and Minor
 6. Billboard
 7. Cemetery
 8. Compost facility
 9. Drive-in outdoor movie theaters
 10. Eating and Drinking Establishment with Pickup Unit/Drive-Thru
 11. General Retail Business Drive Thru
 12. General Retail Business with Pickup Unit
 13. Impound Lot
 14. Indoor Firing Range, Private and Public
 15. Junkyard, Wrecking, Salvage
 16. Manufacturing, Heavy uses that require a Special Permit per Section 3389.083 (Manufacturing Facilities, Specific Nature)
 17. Recycling Collection or Processing Facility
 18. Wireless Communication Facilities (not including rooftop)
- C. **Uses Allowed Only by Certificate of Appropriateness.** In granting a Certificate of Appropriateness to allow a use listed in this section, the Commission shall consider whether such approval can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the Downtown District, and without significant incompatibility with the general character of the neighborhood. The Commission shall evaluate such uses using adopted design guidelines and applicable provisions of Chapter F.60 (Use-Specific Regulations). The Commission may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Commission deems necessary to carry out the intent and purpose of the Downtown District and to otherwise safeguard the public safety and welfare.

- D. The following uses and features are allowed provided a Certificate of Appropriateness is granted by the Downtown Commission. A Certificate of Appropriateness satisfies the Special Permit requirement for uses listed in Chapter 3389 (Special Permit Uses), per Division C (Uses Allowed Only by Certificate of Appropriateness) above.
1. Animal Kennel or Animal Shelter
 2. Automobile/Vehicle Rental and Sales, Major
 3. Helipad, Private
 4. Industrial and Manufacturing use allowed in IU, IL, or IH Industrial Zoning Districts - unless otherwise addressed in this Chapter
 5. Portable building unless associated with an approved construction project Temporary Use
 6. Skywalk
 7. Uses listed in Chapter 3389 (Special Permit Uses), not otherwise addressed in this Chapter.

Chapter E.70: Special Districts (reserved)

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Chapter E.80: Overlay Districts

Sections:

E.80.010	Purpose and Applicability
E.80.020	Airport Overlay (AO) District

E.80.010 Purpose and Applicability

This Chapter establishes additional standards for overlay districts that are applied in addition to standards provided in the base districts. These standards are intended to ensure that proposed uses and development are compatible with existing development and natural surroundings and produce desirable outcomes with a range of contexts and conditions.

E.80.020 Airport Overlay (AO) District

- A. **Purpose.** The AO District is hereby established to protect the public health, safety and welfare by regulating development and land use within airport environs and airport hazard areas; to ensure compatibility between John Glenn Columbus International Airport, Bolton Field Airport, the Ohio State University Airport, and any future airport and surrounding land uses; and to protect said airports from incompatible encroachment.
- B. **Applicability**
 - 1. The AO District contains all airport environs for John Glenn Columbus International Airport, Bolton Field, the Ohio State University Airport, and any future airport as defined in this Section.
 - 2. The AO District is divided into subdistricts which represent different levels of noise impact. The geographic location of these noise zone subdistricts is indicated on the Zoning Map as follows:
 - a. Subdistrict A, which includes the area within the 65 Ldn to 70 Ldn noise exposure area,
 - b. Subdistrict B, which includes the area within the 70 Ldn to 75 Ldn noise exposure area.
 - c. Subdistrict C, which includes the area within the 75 Ldn and greater noise exposure area.
 - 3. The boundaries of the AO District and its subdistricts shall be reviewed and amended whenever the operating authority of an airport certifies an update to or amends the noise contour maps and/or the FAR Part 150 Noise Compatibility Program to the Director.
 - 4. Copies of the appropriate noise contour map and FAR Part 150 Noise Compatibility Study must be on file and open to public inspection in offices of John Glen Columbus International Airport, Bolton Field Airport, Ohio State University Airport, and any future airport as defined in this Section. Copies of all appropriate noise contour maps also must be on file and open to public inspection in the Department and available online.

5. Within the AO District and its subdistricts, airport standards apply to each property in addition to the standards of each underlying zoning district. In the case of conflicting standards, the more stringent standards apply.
6. **Application.** Within the AO District, any proposed building, structure or use is subject to review and evaluation for compliance with the standards in this Section.
- C. **Exemptions.** The provisions of this Section are not applicable to the following uses in the AO District when allowed in the underlying district:
 1. **Existing Uses.** A use existing is not required to change in order to comply with these standards. The nonconforming use standards of this Code apply to the future applicability of the standards in this Section.
 2. **Temporary Structures.** A temporary building or structure that is not used for residential purposes and meets applicable standards within this Code, as long as it is constructed incidental to an allowed use, as per the standards of this Code.
 3. **Agricultural Structures.** Agricultural buildings, structures, improvements, or associated nonresidential development.
 4. **Accessory Use or Structures.** Accessory uses or structures incidental to an allowed principal structure or use and within the intent, purpose, or objectives of these standards.
- D. **Temporary Use.** Any temporary use including, but not limited to, a public or outdoor entertainment event, requires a Temporary Use Permit pursuant to Chapter 3390 (Temporary Uses). The application must be submitted to the operating authority of the appropriate airport for review and recommendation minimum two weeks prior to issuance of the permit. Any permit issued must be for a maximum period of operation of five days. Only one extension may be granted for a temporary use.
- E. **Development Standards.** The following development standards apply to all proposed uses and structures in the AO District.
 1. **Proposed Uses.** Table E.80.020.A (Land Use Compatibility Standards), identifies the compatible land uses in each of the AO District subdistricts. Any proposed use must comply with the limitations as provided in the Table.
 2. **Interior Day-Night Average Noise Level (Ldn).** Any proposed building, structure, or use must comply with the noise level reduction (NLR) standards in Chapter 4191 (Airport Environs). Compliance with NLR requirements must be evidenced prior to issuance of a certificate of zoning clearance or a certificate of occupancy.
- F. **Avigation Easement.** Prior to receiving final approval of an application, the applicant must convey to the operating authority, an avigation easement granting the right to fly in the airspace above the subject property. Avigation easements must be obtained for all new uses. The easement must be supplied in a form prescribed by the Director in conjunction with the operating authority and must be recorded in the appropriate county recorder's office.
- G. **Notice.** The Department shall provide a notice to an applicant for a development-related permit in the AO District that the subject property is located, either partially or wholly, within the AO District and may be subject to aircraft overflight.

- H. **Development Review.** The applicable review and approval process in Title 33 (Zoning Code) applies to the AO District with the following additional review required:
1. **Airport Authority Staff Review.** The Department shall provide a copy of any application for a certificate of zoning clearance within the AO District, including the Development Plan, within five days of its submittal by the applicant, to the staff of the operating authority. The operating authority of the airport shall provide a written recommendation to the Director within seven days after receipt.
- I. **Development Plan.** A Development Plan must be submitted with any application in the AO District. The plan must include at a minimum technical substantiation, maps, plans, drawings, and other information as necessary to show:
1. **Site/Ldn Contour Map.** Zoning district boundaries must be superimposed on a site plan of the development site to indicate FAA-approved noise contours for the subject property. All maps must be drawn to a scale designated by the Director.
 2. **Location of Structures.** The location of all existing and proposed buildings and structures must be identified on the site/Ldn contour map.
 3. **Specification of Uses.** Uses to occur within each building, structure, or activity area must be specified on the site/Ldn contour map.
 4. **Narrative Description.** A narrative must be provided describing the location of the site, its total acreage, existing character and use; the concept of the proposed development or use, including, but not limited to, proposed residential density, and the relation of the proposed development plan to the City's Comprehensive Plan and any applicable area plan.
- J. **Required Findings.** The Development Plan and application in an AO District may be approved only if the following findings are made:
1. **Proposed Use.** The proposed use is allowed in the base Zoning District and all elements of the proposed development are consistent with Table E.80.020.A (Land Use Compatibility Standards).
 2. **Siting.** Buildings, structures, and active outdoor recreational space are located the greatest distance possible from the noise source, taking maximum advantage of existing topographical features to minimize noise impact, and within zoning district standards. Buildings and structures are oriented to minimize exposure to the noise source and building openings are located away from the noise source.
 3. **Design Consideration Regarding Noise.** The amount of passive outdoor recreational space where individuals would be subject to noticeable or severe levels of noise is minimized.

Table E.80.020.A Land Use Compatibility Standards

Land Use	Subdistrict		
	A (65 Ldn)	B (70 Ldn)	C (75 Ldn)
Residential			
Dormitory	Y	N	N
Halfway House/Community Residential Treatment Facility	Y	N	N
Live/Work	Y	N	N
Manufactured Home	N	N	N
Multiple Unit Dwelling	Y	N	N
Nursing Home	Y	N	N
Residential Care Facility	Y	N	N
Rooming House	Y	N	N
Senior Housing	Y	N	N
Shared Living Facility	Y	N	N
Single-Unit Dwelling	Y	N	N
Single Room Occupancy (SRO)	Y	N	N
Temporary Shelter	Y	N	N
Three-/Four-Unit Dwelling	Y	N	N
Townhouse Dwelling	Y	N	N
Two-Unit Dwelling	Y	N	N
Civic, Recreation, Education, and Assembly			
Amusement Park	Y	Y	Y
Artist Work or Sales Space	Y	Y	Y
Cemetery	Y	Y	Y
Colleges and Universities	Y	Y	N
Commercial Recreation Facility, Indoor	Y	Y	Y
Commercial Recreation Facility, Outdoor	Y	Y	Y
Correctional Facility	Y	Y	Y
Indoor Firing Range, Private	Y	Y	Y
Indoor Firing Range, Public	Y	Y	Y
Library or Museum	Y	Y	N
Meeting or Gathering Facility, Public and Private	Y	Y	N
Public Parks and Facilities	Y	Y	Y
Schools, Public and Private	Y	Y	N
Schools, Specialized and Studios	Y	Y	N
Theater and Auditorium	Y	Y	Y
Trade School	Y	Y	Y

Key

Y = Land use is allowed

N = Land use is not allowed

Table E.80.020.A Land Use Compatibility Standards

Land Use	Subdistrict		
	A (65 Ldn)	B (70 Ldn)	C (75 Ldn)
Retail			
Billboard	Y	Y	Y
Farmer's Market	Y	Y	Y
General Retail Business ($\leq 2,500$ sf)	Y	Y	Y
General Retail Business ($>2,500$ sf and $\leq 50,000$ sf)	Y	Y	Y
General Retail Business ($> 50,000$ sf)	Y	Y	Y
General Retail Business with Outside Sales and Display	Y	Y	Y
General Retail, Delivery-Only	Y	Y	Y
General Retail Drive Thru	Y	Y	Y
General Retail with Pickup Unit	Y	Y	Y
ODCC Dispensary	Y	Y	Y
Food and Beverage Establishments			
Eating and Drinking Establishment ($\leq 2,500$ sf)	Y	Y	Y
Eating and Drinking Establishment ($> 2,500$ sf)	Y	Y	Y
Eating and Drinking Establishment with Pickup Unit/Drive-Thru	Y	Y	Y
Micro-Brewery/Micro-Distillery	Y	Y	Y
Office and Service Uses			
Animal Kennel or Animal Shelter	Y	Y	Y
Animal Daycare	Y	Y	Y
Bed and Breakfast	Y	Y	N
Commercial Day Care Center	Y	Y	Y
Crematorium	Y	Y	Y
Extended Stay Hotel	Y	Y	N
Funeral Home and Services	Y	Y	Y
General Commercial Services	Y	Y	Y
General Commercial Services with Outside Sales and Display	Y	Y	Y
General Commercial Services with Pickup Unit/ Drive-Thru	Y	Y	Y
Hospital	Y	Y	N
Hotel/Motel	Y	Y	N
Offices	Y	Y	Y
Personal Services	Y	Y	N
Public Services, Emergency Services	Y	Y	Y
Research, Development, and Testing Laboratory	Y	Y	Y
Veterinary Clinic/Hospital	Y	Y	Y
Key	Y = Land use is allowed		N = Land use is not allowed

Table E.80.020.A Land Use Compatibility Standards

Land Use	Subdistrict		
	A (65 Ldn)	B (70 Ldn)	C (75 Ldn)
Vehicle Sales and Service			
Automobile Fuel Station and Accessory Uses	Y	Y	Y
Automobile Service and Repair, Major	Y	Y	Y
Automobile Service and Repair, Minor	Y	Y	Y
Automobile, Vehicle, and Equipment Storage	Y	Y	Y
Automobile/Vehicle Parts Sales	Y	Y	Y
Automobile/Vehicle Rental and Sales, Major	Y	Y	Y
Automobile/Vehicle Rental and Sales, Minor	Y	Y	Y
Car Wash	Y	Y	Y
Transportation and Infrastructure			
Institutional Vehicle Fleet Repair, Maintenance, and Storage	Y	Y	Y
Parking Garage (non-accessory)	Y	Y	Y
Parking Lot (non-accessory, private)	Y	Y	Y
Parking Lot (non-accessory, public)	Y	Y	Y
Public Transit Center	Y	Y	Y
Public Utilities, Major	Y	Y	Y
Public Utilities, Minor	Y	Y	Y
Wireless Communication Facilities (not including rooftop)	Y	Y	Y
Agriculture			
Community Garden	Y	Y	Y
Urban Agriculture	Y	Y	Y
Industrial and Manufacturing			
Airport/Airport Terminal	Y	Y	Y
Artisan Food and Beverage Production (≤10,000 sf)	Y	Y	Y
Artisan Manufacturing (≤10,000 sf)	Y	Y	Y
Brewery/Distillery	Y	Y	Y
Building Materials, Sales, and/or Storage	Y	Y	Y
Building Materials, Sales, and/or Storage with Outside Storage	Y	Y	Y
Compost Facility	Y	Y	Y
Data Center	Y	Y	Y
Detention Facility	Y	Y	Y
Equipment and Machinery, Sales and/or Storage	Y	Y	Y

Key

Y = Land use is allowed

N = Land use is not allowed

Table E.80.020.A Land Use Compatibility Standards

Land Use	Subdistrict		
	A (65 Ldn)	B (70 Ldn)	C (75 Ldn)
Industrial and Manufacturing (continued)			
Equipment and Machinery, Sales, and/or Storage with Outside Storage	Y	Y	Y
Excavation and Quarrying	Y	Y	Y
Food and Beverage Production	Y	Y	Y
Grain Processing	Y	Y	Y
Impound Lot	Y	Y	Y
Industrial Laundry	Y	Y	Y
Junkyard, Wrecking, Salvage	Y	Y	Y
Loading Yard	Y	Y	Y
Maintenance Facilities, Materials, and Equipment Storage	Y	Y	Y
Manufacturing, Atomic Energy	Y	Y	Y
Manufacturing, Heavy	Y	Y	Y
Manufacturing, General	Y	Y	Y
Manufacturing, Light	Y	Y	Y
Mini-Storage Facility (interior access)	Y	Y	Y
Mini-Storage Facility (exterior access)	Y	Y	Y
Ohio Division of Cannabis Control Cultivator	Y	Y	Y
Ohio Division of Cannabis Control Processor	Y	Y	Y
Railroad Repair, Roundhouse, and Overhaul	Y	Y	Y
Recycling Collection or Processing Facility	Y	Y	Y
Research and Development, Industrial	Y	Y	Y
Underground Storage of Liquid Fuels, Petroleum Products, and Volatile Oils	Y	Y	Y
Warehouse, Bulk Storage, and Distribution	Y	Y	Y
Wholesaling	Y	Y	Y
Accessory			
Accessory Dwelling Unit (ADU)	Y	N	N
Family Day-Care Home (Type A)	Y	N	N
Family Day-Care Home (Type B)	Y	N	N
Home Occupation	Y	N	N
Other Accessory Uses	Y	Y	Y
Miscellaneous			
Adult Entertainment Establishment/Store	Y	Y	Y
Temporary Uses	Y	Y	Y

Key

Y = Land use is allowed

N = Land use is not allowed

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Article F: Supplemental District Standards

Chapters:

Chapter F.10: Purpose of Supplemental District Standards	F.10-1
Chapter F.20: Massing and Articulation Standards	F.20-1
Chapter F.30: Frontage Type Standards	F.30-1
Chapter F.40: Large Site Standards	F.40-1
Chapter F.50: Building Type Standards	F.50-1
Chapter F.60: Use-Specific Regulations	F.60-1

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Chapter F.10: Purpose of Supplemental District Standards

Sections:

F.10.010 Purpose and Applicability

F.10.010 Purpose and Applicability

This Article provides standards that are supplemental to the regulations for certain zoning districts in Article E (District Regulations) and are specific to particular aspects of development, including, but not limited to, building massing and articulation, building frontages, building types, and the development of large sites. If there is a conflict between any standards, the provisions of Article F (Supplemental District Standards) will supersede the provisions of Article E (District Regulations).

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Chapter F.20: Massing and Articulation Standards

Sections:

F.20.010	Purpose
F.20.020	Applicability
F.20.030	Modules
F.20.040	Base, Middle, and Top Design
F.20.050	Blank Wall Treatment

F.20.010	Purpose This Chapter sets forth standards that supplement the zoning district and frontage type standards to further refine the intended building form and physical character of new and adapted buildings.
F.20.020	Applicability A. The standards of this Chapter apply to zoning districts as provided in Article E (District Regulations) for all new development adjacent to the public realm and to facades where 70 percent or more of the surface area of a street-facing facade is modified. Modifications include changes to the exterior of a building including additions or demolition, except as applied to routine maintenance and in-kind replacement of materials, facade renovations, or exterior renovations. Where a district standard is different from the standard(s) in this Chapter, the standards of this Chapter prevail unless otherwise indicated. B. The standards of this Chapter do not apply to parcels with 2024 Zoning Code district designations falling under the review authority of the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission as outlined in Title 31. C. The standards of this Chapter do not apply to parcels with 2024 Zoning Code designations falling under the review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District) and the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay). D. The applicability of specific standards are based on building size per Table F.20.020.A (Applicability).

Table F.20.020.A: Applicability			
Building Width	Blank Wall Treatment <i>See Section F.20.050</i>	Base, Middle, & Top Design <i>See Section F.20.040</i>	Modules <i>See Section F.20.030</i>
Up to 40'			
All buildings	●	--	--
≥ 40' and up to 80'			
< 3 stories	●	--	--
≥ 3 stories	●	●	--
≥ 80'			
< 2 stories	●	--	--
≥ 2 stories and < 3 stories	●	--	●
≥ 3 stories	●	●	●

Key: ● = Standards apply -- = Standards do not apply

F.20.030 Modules



General Note: Photos on this page are illustrative, not regulatory.

A. Intent

A module is a portion of a building facade that is designed to read as a discrete facade. When long buildings present a variety of facades along the public realm, modules help to ensure a pedestrian-oriented and human-scaled environment.

B. Applicability

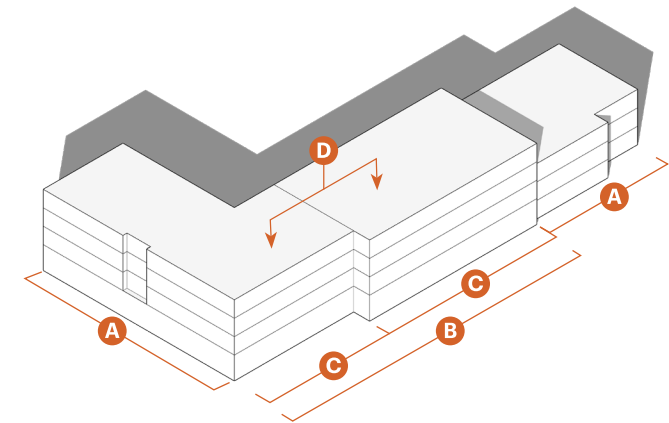
Building facades within a facade zone are required to be organized into modules pursuant to Division C (Module Standards).

Building Length	Module Length ¹
≤ 80'	Modulation not required
> 80' and ≤ 160'	20' min.; 80' max. ²
> 160'	40' min.; 80' max.

¹ For townhouse developments, module length may be reduced to the width of one townhouse.

² Module length can be up to 160' if vertical facade articulation elements are applied per the requirements of Division C (Module Standards).

Figure F.20.030.1 Modules



- A Building > 80' and ≤ 160'
- B Building > 160'
- C Module within a building
- D Adjacent modules

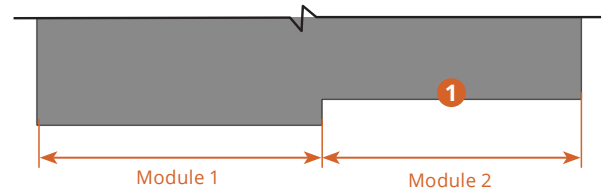
C. Module Standards

Each module is required to differentiate from adjacent module(s) with at least one of the following features.

1. **Major Wall Plane Shift**
 - a. Wall plane to shift (i.e. project or recess) from the adjacent facade: 2' min.
 - b. Length of module wall plane projection or recession: Entire Module length. Refer to Division B (Applicability).
 - c. A wall plane is required to extend vertically throughout the module's base, middle, and top.

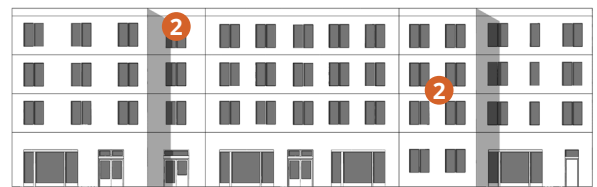


Elevation

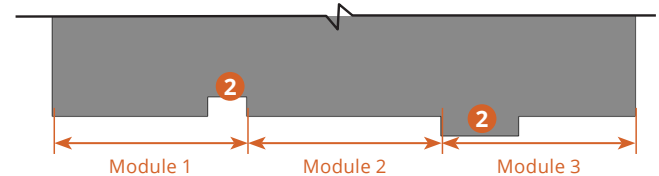


Plan Section

2. **Minor Projection or Recession**
 - a. Depth of projection or recession from the adjacent facade: 2' min.
 - b. Width of projection or recession: 6' min.; 12' max.
 - c. A projection or recession may be located at the edge of a module or between modules.
 - d. A recession is required to extend vertically through the module's middle and top; it is allowed to extend through the base.
 - e. A projection is required to extend vertically through the module's middle; it is allowed to extend through the top and/or base.

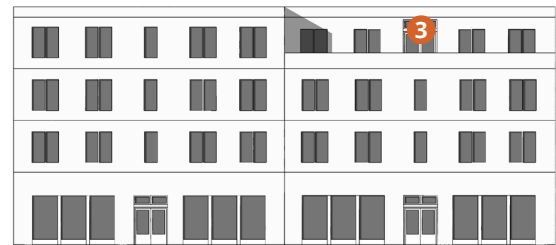


Elevation

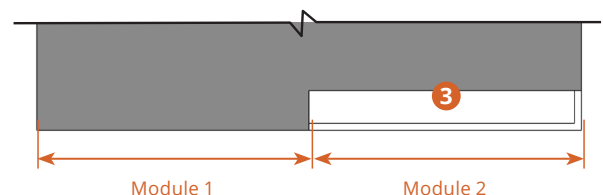


Plan Section

3. **Upper Floor(s) Stepback**
 - a. Stepback from facade plane of main body: 10' deep min.
 - b. Length of stepback: 20' min.
 - c. When there is an upper-floor stepback, the story directly below the stepback must then be required to provide a top per the requirements of Section F.20.040 (Base, Middle, and Top Design).



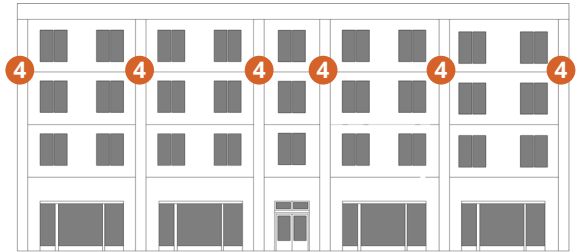
Elevation



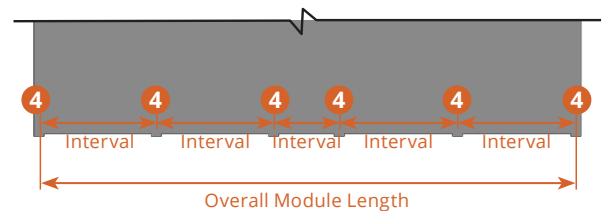
Plan Section

C. Module Standards (Continued)

- 4. Vertical Facade Articulation Elements**
- Per Division B (Applicability), vertical facade articulation elements are allowed on facades up to 160'. Additional facade length beyond 160' must use ① to ③ (above).
 - Projection or recession of vertical facade articulation element: 4" min.
 - A vertical facade articulation element may be located at the edge of a module or between modules. Width of vertical element: 6" min.; 6" max.
 - A vertical facade articulation element is required to extend vertically through the module's middle; it is allowed to extend through the top and/or base.
 - Spacing intervals for vertical facade articulation elements along entire building facade: 15' min.; 35' max. Intervals must be measured from centerline to centerline of vertical facade element.



Elevation



Plan Section

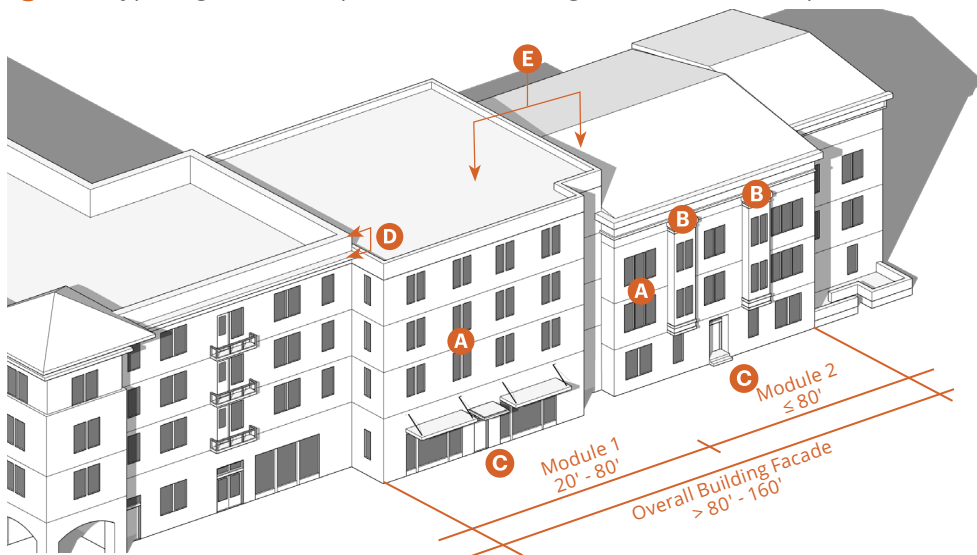
Each module is required to differentiate from adjacent module(s) through at least two of the following features:

Primary wall finish material

- Fenestration type, amount, or pattern on upper floors
- Presence of bay windows
- Incorporating one or more frontage types not included in the adjacent module

Utilizing different elements to define base/middle/top, as described in Section F.20.040 (Base, Middle, and Top Design), including cornice treatments, as applicable

- Eave/parapet height difference of 8" minimum
- Roof type (e.g., flat vs. sloped) or min. four degree difference in slope



F.20.040 Base, Middle, and Top Design

General Note: Photos on this page are illustrative, not regulatory.

A. Intent

The intent of base, middle, and top design is to define the horizontal articulation of a building in order to affect a building's perceived height and massing and improve its visual relationship to the public realm.

B. Applicability

The standards of this Section apply to new buildings that are more than 40' wide and at least three stories.

C. Base, Middle, and Top Design Standards

1. New facades within a facade zone must be designed to visually express a base, middle, and top.
2. Boundaries between the base, middle, and top must be articulated by a cornice, projecting profile/string course, expression line (horizontal molding or projections), or other horizontal element that differentiates one portion of a facade from the portion above or below.
3. Elements defining the base, middle, and top must be consistent across the length of the building or module.

4. Top

- a. The top is required to include at least one of the following:
 - i. Parapet with a cap, coping, or railing if the roof will be occupied;
 - ii. Pitched or mansard roof with projecting eave and/or rake; or
 - iii. Cornice (allowed to be used in combination with a parapet or pitched roof).
- b. The top is allowed to include the uppermost story or stories as long as a cornice or projecting profile/string course is expressed at the floor level of the uppermost story.
- c. Upper stories that are stepped back at least 10' from the main facade do not constitute the top; the portion of the facade that is not stepped back must include its own top pursuant to this Section.

5. Middle

- a. The middle must include the building's primary finish material.
- b. For buildings or modules with four or more stories, the middle must comprise at least half of the building's stories, not counting any half story or basement.

6. Base

- a. The base must comprise the lowest story or stories of the building or module and be defined from the middle by a material change and/or expression line, extending across the entirety of the street-facing facade.

Figure F.20.040.1 Base, Middle, and Top Design



F.20.050 Blank Wall Treatment

A. Intent

The intent of these standards is to avoid untreated blank walls adjacent to the public realm to enhance the character and quality of public streetscapes along the ground level.

B. Applicability

The standards in this Section apply per Division D (Facade Massing and Articulation) of the General Requirements Section of each zoning district. If applicable, these standards apply to ground floor facades with untreated blank walls, adjacent to the public realm.

Blank wall means a ground-floor wall, or portion of ground floor wall, where no transparent materials or entrances are provided for a continuous width of at least 16' and a height of at least 10'.

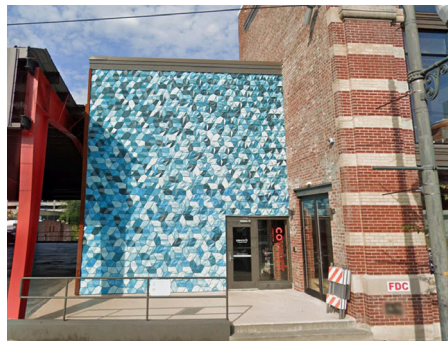


C. Blank Wall Treatment Standards

1. At least 50 percent of the area of the blank wall must be covered by one or more of the following:
 - a. Mural and/or other art installation.
 - b. Protruding/recessed brickwork and tile.
 - c. Living plant material, including, but not limited to, green/living wall, and/or plants of sufficient height to screen the blank wall that are rooted in the ground or in planters.
2. The following treatments may be used in combination with any of the above treatments:
 - a. Benches or other outdoor seating. Benches may be freestanding or integrated into the articulation of the facade.
 - b. Bicycle racks. May be freestanding or integrated into the articulation of the facade.



A mural on a blank wall provides visual interest along the sidewalk on a side street.



Surface texture with small projections of tile detailing on blank wall provides visual interest along the sidewalk at a front street.



A living plant wall on blank wall provides visual interest along the sidewalk on a side street.

General Note: Photos on this page are illustrative, not regulatory.

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Chapter F.30: Frontage Type Standards

Sections:

F.30.010	Purpose
F.30.020	Applicability
F.30.030	General to Frontage Types
F.30.040	Frontage Types Overview
F.30.050	Shopfront
F.30.060	Gallery
F.30.070	Arcade
F.30.080	Common Entry
F.30.090	Stoop
F.30.100	Dooryard
F.30.110	Courtyard
F.30.120	Porch
F.30.130	Lightwell
F.30.140	Terrace

F.30.010 Purpose

This Chapter provides the standards for building frontage types ("frontage types"). Building frontage types are the components of a building that provide the transition and interface between the public realm (street, sidewalk, and public open space) and building entries.

F.30.020 Applicability

- A. The standards of this Chapter apply to all new development and to facades where 70 percent or more of the surface area of a street-facing facade is modified. Modifications include changes to the exterior of a building including additions or demolition, except as applied to routine maintenance and in-kind replacement of materials, facade renovations, or exterior renovations. Where a district standard is different from the standard(s) in this Chapter, the standards of this Chapter prevail.
- B. The standards of this Chapter do not apply to parcels with 2024 Zoning Code district designations falling under the review authority of the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission as outlined in Title 31 (Planning and Historic Preservation Code).
- C. The standards of this Chapter do not apply to parcels with 2024 Zoning Code designations falling under the review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District) and the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay).

F.30.030 General to Frontage Types

- A. The names of the building frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch frontage type is allowed to be used by non-residential uses, including, but not limited to, a restaurant or office, as allowed by the district.

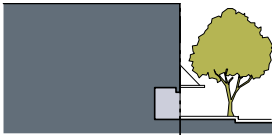
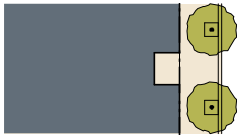
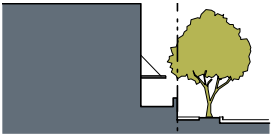
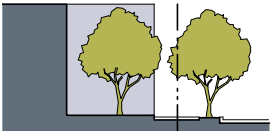
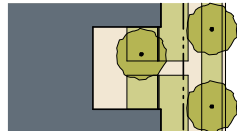
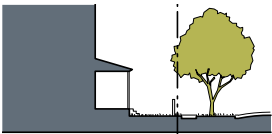
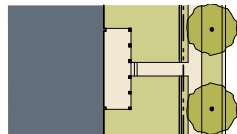
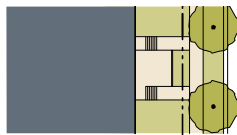
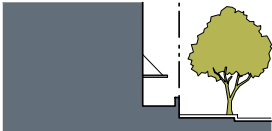
- B. The description provided in Division A (Description) of each frontage type serves as the definition of the type.
- C. Principal building frontage type and primary entry requirements are per E.20.030.E (Ground Floor Design), E.30.030.E (Ground Floor Design), E.40.030.E (Ground Floor Design). Service entries are exempt from this requirement.
- D. Access to the required ground floor space, pursuant to the district regulation table, Division D (Building Form), is provided through the allowed building frontage types of this Chapter.
- E. Each building is allowed to have multiple building frontage types.
- F. Each building frontage type is required to be located on a building facade pursuant to the district regulation table, Division C (Building Placement).
- G. Building frontage types are allowed to encroach into the minimum front and side street setbacks pursuant to the district regulation table, Division E (Encroachments).
- H. Frontage types, including Gallery and Arcade, may not extend into the ROW unless otherwise approved by the Department of Public Service.
- I. Backlit awnings are not allowed.
- J. Chain link fencing is prohibited.

F.30.040 Frontage Types Overview

Table F.30.040.A (Frontage Types Overview) identifies the allowed frontage types. See each frontage type section for standards.

Table F.30.040.A: Frontage Types Overview		
Frontage Type		
Section	Plan	Description
Section F.30.050 (Shopfront)		
		The main facade of the building is at or near the front/side street parcel line with an at-grade entrance from the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling.
Section F.30.060 (Gallery)		
		The main facade of the building is set back from the front parcel line and an at-grade covered structure, articulated with colonnade or arches, covers an adjacent pedestrian area. The Gallery is allowed to be up to two stories. When used in non-residential settings, the Shopfront type is included; when used in residential settings, the Common Entry is included. Galleries require the Department of Public Service approval of any encroachment into the ROW.
Section F.30.070 (Arcade)		
		The ground floor facade of the building is set back from the front parcel line to form a covered passageway. The surrounding structure is allowed to support occupiable space up to the setback line on upper floor(s). When used in non-residential settings, the recessed ground floor facade incorporates the Shopfront type; when used in residential settings, a Common Entry is included. Arcades require the Department of Public Service approval of any encroachment into the ROW.

Table F.30.040.A: Frontage Types Overview

Frontage Type		Description
Section	Plan	
Section F.30.080 (Common Entry)		
		The main facade of the building is near the front parcel line, with a recessed or covered entryway within the main facade, providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides interior access to units or offices. Common Entries require the Department of Public Service approval of any encroachment into the ROW.
Section F.30.090 (Stoop)		
		The main facade of the building is near the front parcel line with steps to an elevated ground floor entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop lead directly to the sidewalk or are parallel to the sidewalk.
Section F.30.100 (Dooryard)		
		The main facade of the building is set back from the front parcel line, which is defined by a low wall, hedge, or fence, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards by a low wall, hedge, or fence. The Dooryard is allowed to be raised or at grade.
Section F.30.110 (Courtyard)		
		The main facade of the building is at or near the front parcel line and a portion is set back into the parcel to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas. The following additional frontage types can be combined with the Courtyard: Stoop, Shopfront, Gallery, or Arcade.
Section F.30.120 (Porch)		
		The main facade of the building is set back from the front parcel line with a covered structure that may or may not encroach into the minimum setback. A Porch may also be located in the side setback with its narrow side facing the street. The Porch is allowed to be one or two stories, is open on at least two sides, with occupiable space located behind the building setback line.
Section F.30.130 (Lightwell)		
		The main facade of the building is setback from the front parcel line by a sunken Lightwell and may also include an elevated terrace or stoop. This type buffers residential, retail, or services uses from urban sidewalks.
Section F.30.140 (Terrace)		
		The main facade of the building is at or near the front or side street building site line with an elevated Terrace providing public circulation along the facade. This type is used to provide at-grade access while accommodating an existing or intended grade change.

F.30.050 Shopfront



Example of a Shopfront



Example of a Shopfront

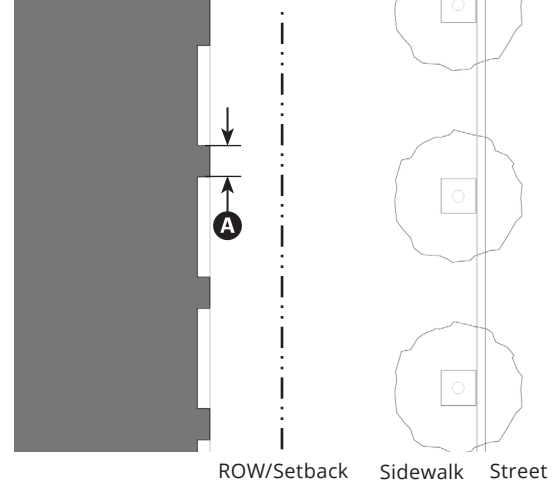
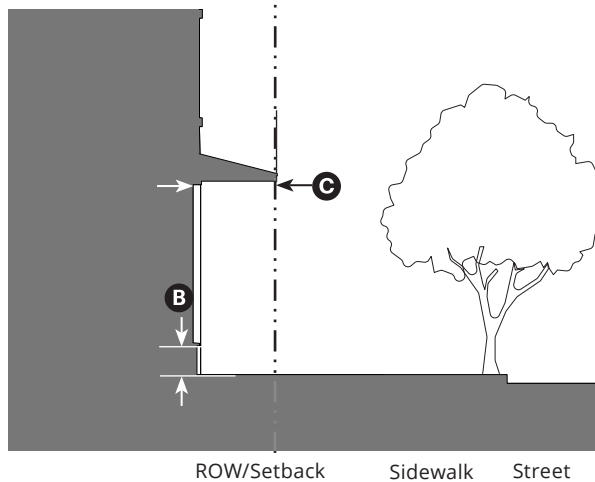


Example of a maker Shopfront with a double door garage.

A. Description

The main facade of the building is at or near the front/ side street parcel line with an at-grade entrance from the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line

--- Setback Line

B. Required Elements

Distance between consecutive Shopfront frontages and/or adjacent windows **A**

New Shopfronts 4' max.

Modified Shopfronts 8' max.

Shopfront Base/Bulkhead **B**

New Shopfronts 6" min.; 32" max.

Modified Shopfronts 6" min.; 48" max.

Recession and/or Cover, Depth **C**

New Shopfronts 18" min.

Modified Shopfronts No minimum

Modified Shopfronts include any Shopfront repurposed or added to an existing building facade that meets the standards of Section F.30.020 (Applicability).

Key

Shopfront

C. Additional Requirements

Entry doors must be recessed and/or an awning or canopy provided to offer shelter from the elements.

Awnings that encroach into the ROW require the approval of the Department of Public Service.

Decorative accordion-style doors and windows, garage doors, or other operable windows that allow the space to open to the street are allowed on shopfronts added to an existing building.

Figure F.30.050.1: Distance between Consecutive Shopfront Frontage Types



F.30.060 Gallery



Example of a Gallery



Example of a Gallery

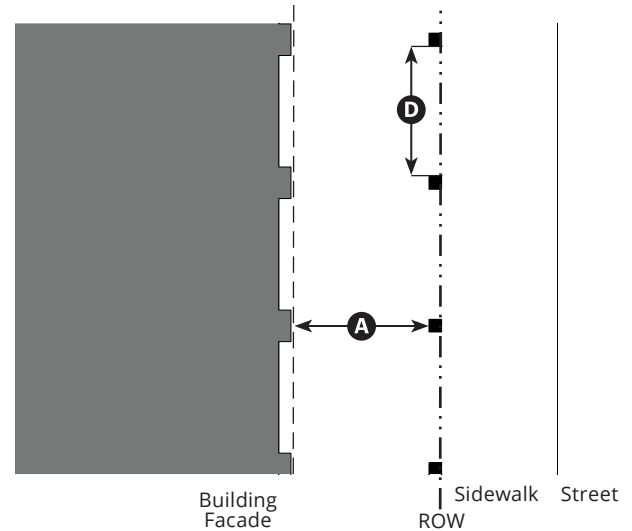
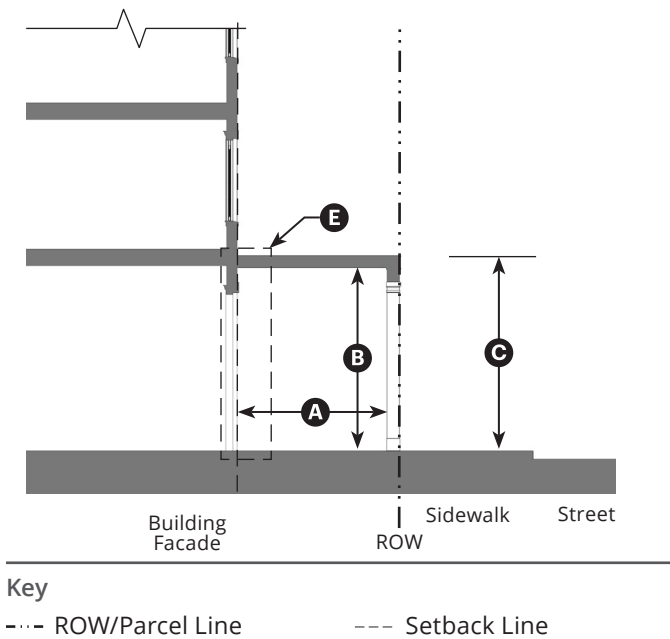


Example of a Gallery

A. Description

The main facade of the building is set back from the front parcel line and an at-grade covered structure, articulated with colonnade or arches, covers an adjacent pedestrian area. The Gallery is allowed to be up to two stories. When used in non-residential settings, the Shopfront type is included; when used in residential settings, the Common Entry is included. Galleries require the Department of Public Service approval of any encroachment into the ROW.

General Note: Photos on this page are illustrative, not regulatory.



B. Required Elements

Depth ¹ , Clear	8' min.	(A)
Height, Clear	10' min.	(B)
Height	2 stories max.	(C)
Column Spacing ²	8' min. clear	(D)

¹ Galleries are required to have a consistent depth across the entire front street and/or side street facade.

² May include street furniture, including, but not limited to, planters, benches, or low walls (48' max height), but may not encroach into the minimum clear depth.

C. Additional Requirements

Galleries must be designed pursuant to Section F.30.050 (Shopfront) and/or Section F.30.080 (Common Entry). **(E)**

Galleries require the Department of Public Service approval of any encroachment into the ROW.

F.30.070 Arcade



Example of an Arcade



Example of an Arcade

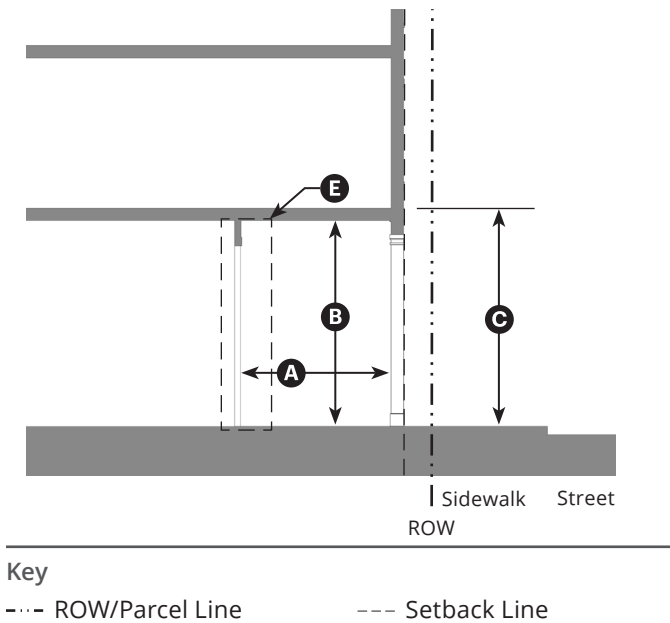


Example of an Arcade

A. Description

The ground floor facade of the building is set back from the front parcel line to form a covered passageway. The surrounding structure is allowed to support occupiable space up to the setback line on upper floor(s). When used in non-residential settings, the recessed ground floor facade incorporates the Shopfront type; when used in residential settings, a Common Entry is included. Arcades require the Department of Public Service approval of any encroachment into the ROW.

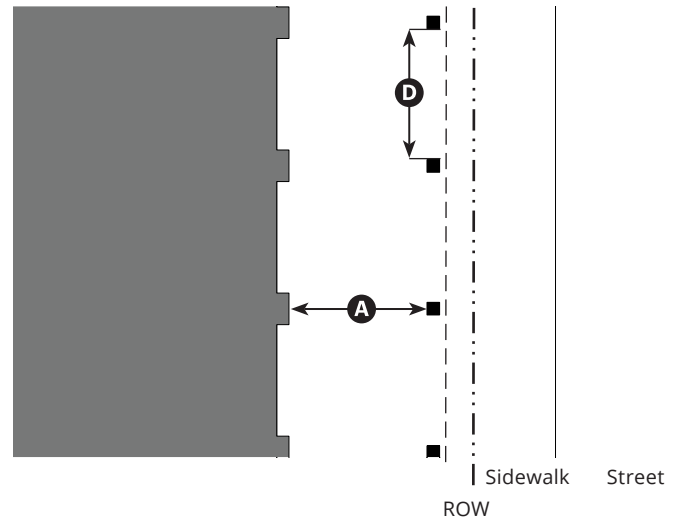
General Note: Photos on this page are illustrative, not regulatory.



B. Required Elements

Depth, Clear	8' min.	A
Height, Clear	10' min.	B
Height	2 stories max.	C
Column Spacing ¹	8' min. clear	D

¹ May include street furniture, including, but not limited to, planters, benches, or low walls (48' max height), but may not encroach into the minimum clear depth.



C. Additional Requirements

Arcades must be designed pursuant to Section F.30.050 (Shopfront) and/or Section F.30.080 (Common Entry). **E**

Arcades require the Department of Public Service approval of any encroachment into the ROW.

F.30.080 Common Entry



Example of a Common Entry



Example of a Common Entry

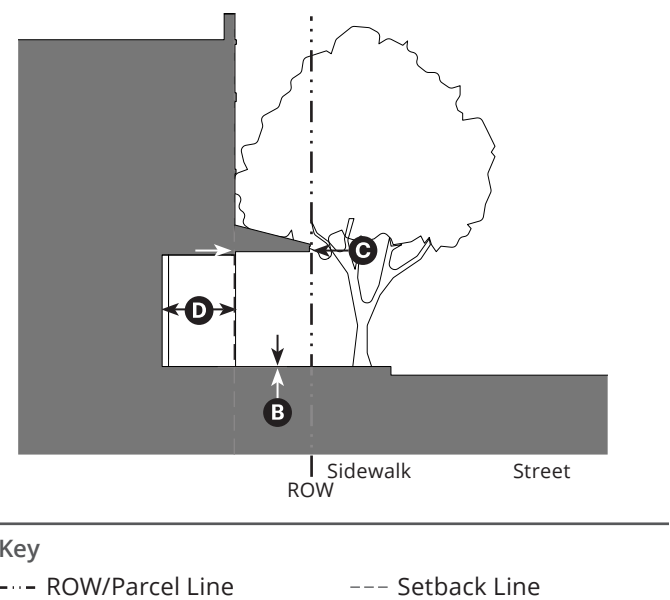


Example of a Common Entry into a Residential Multiplex

A. Description

The main facade of the building is near the front parcel line, with a recessed or covered entryway within the main facade, providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides interior access to units or offices. Common Entries require the Department of Public Service approval of any encroachment into the ROW.

General Note: Photos on this page are illustrative, not regulatory.



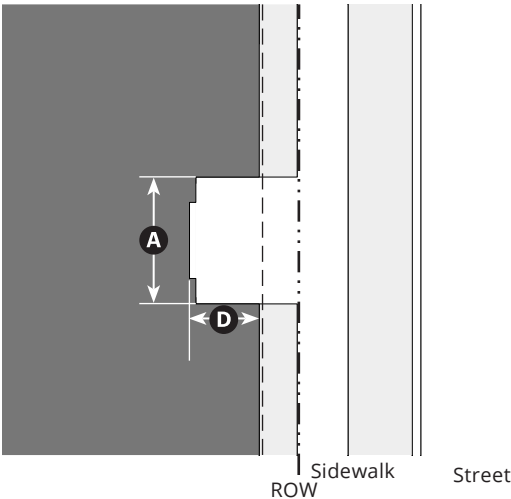
B. Size

Width of Door/Window Frame	6' min.	A
Finish Level above Sidewalk	0" min.	B
Recession and/or Cover, Depth	18" min.	C
Depth of Recessed Entry	6' max.	D

C. Miscellaneous

Entry doors must be recessed and/or provide an awning or canopy to offer shelter from the elements.

Awnings that encroach into the ROW require the approval of the Department of Public Service.



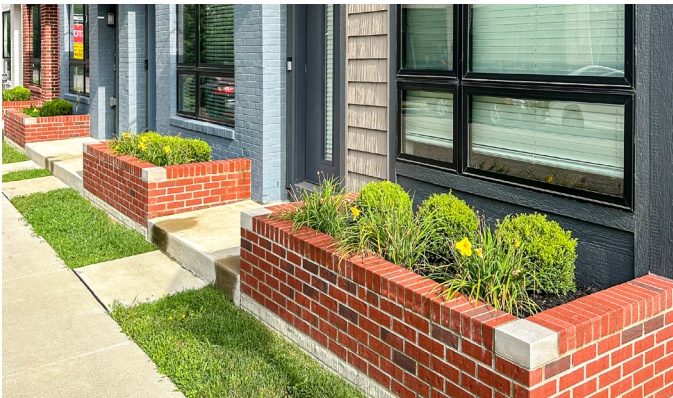
F.30.090 Stoop



Example of a Stoop with lightwell



Example of a Stoop

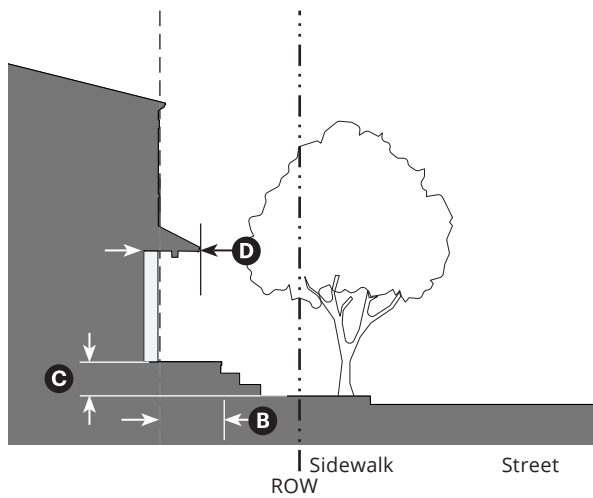


Example of a Stoop

A. Description

The main facade of the building is near the front parcel line with steps to an elevated ground floor entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop lead directly to the sidewalk or are parallel to the sidewalk.

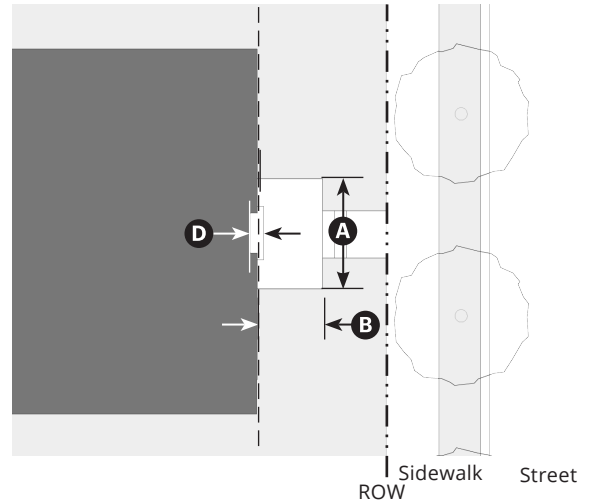
General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line

--- Setback Line



B. Required Elements

Width, Clear	3' min.; 10' max.	A
Depth, Clear	3' min.	B
Finish Level above Sidewalk	6" min.	C
Recession and/or Cover, Depth	18" min.	D

C. Additional Requirements

Entry doors must be covered or recessed to offer shelter from the elements.

When located within the front or side street facade zone, Stoops must face the street or open space.

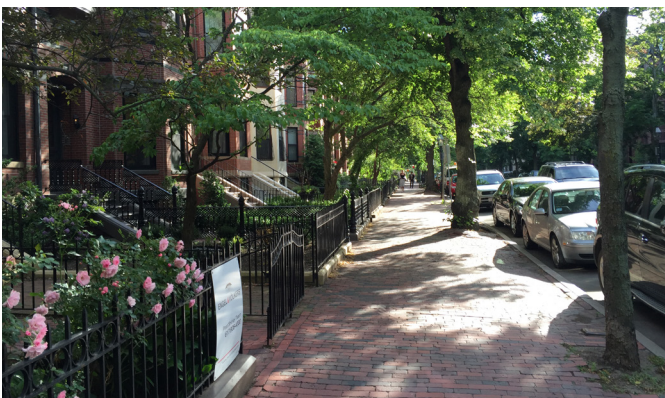
F.30.100 Dooryard



Example of a Dooryard



Example of a Dooryard

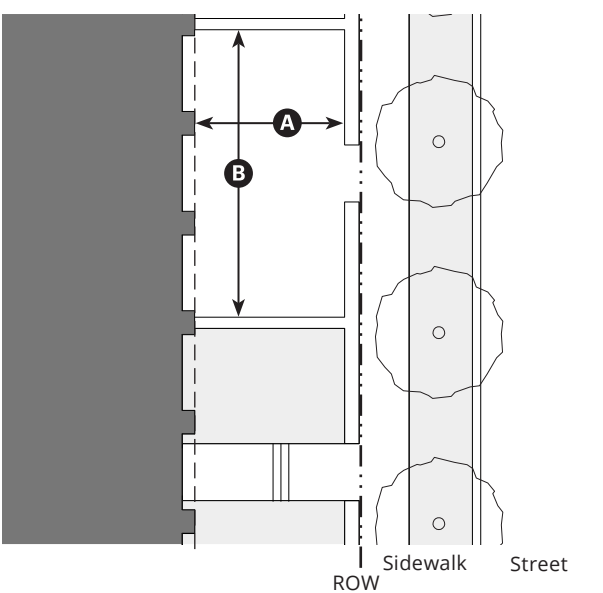
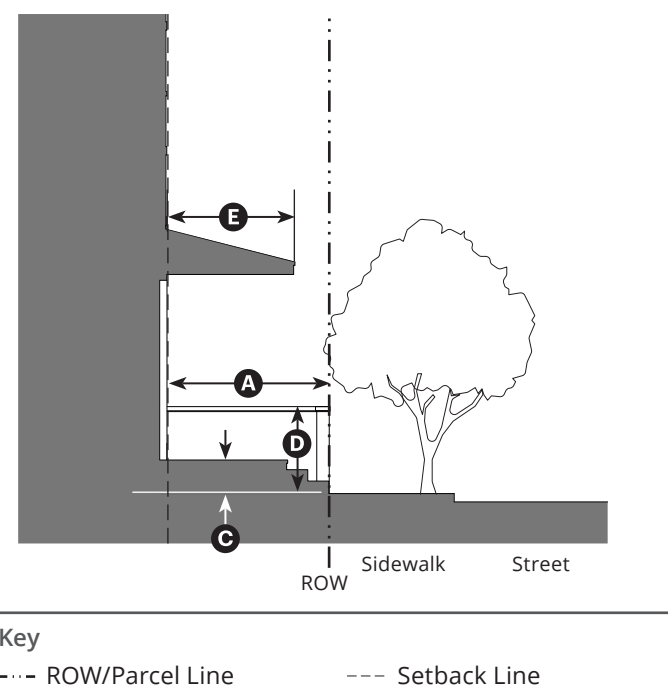


Example of a Dooryard

A. Description

The main facade of the building is set back from the front parcel line, which is defined by a low wall, hedge, or fence, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards by a low wall, hedge, or fence. The Dooryard is allowed to be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.



B. Required Elements		
Depth, Clear	5' min.	A
Width, Clear	10' min.	B
Finish Level above Sidewalk	36" max.	C
Height of Dooryard Fence/ Wall above Finish Level	48" max.	D
Cover, Depth	18" min.	E

C. Additional Requirements

Each Dooryard must provide access to only one ground floor entry.

Entry doors must be covered or recessed to offer shelter from the elements.

For non-residential uses, the Shopfront type is required in combination with the Dooryard.

A low wall, hedge, or fence is required at the sidewalk and between adjacent Dooryards.

F.30.110 Courtyard



Example of a residential Courtyard



Example of a Courtyard

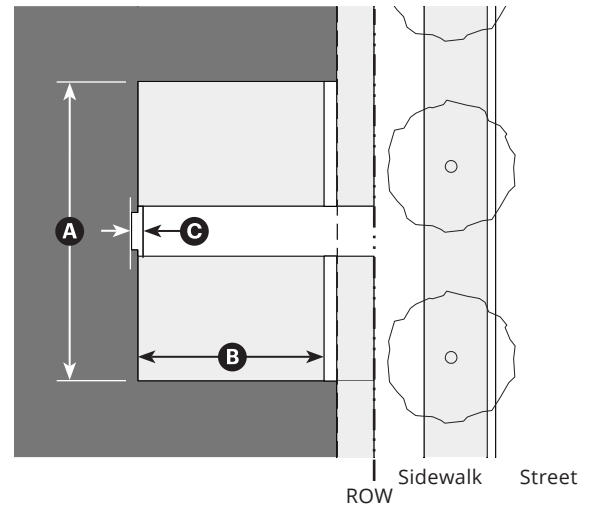
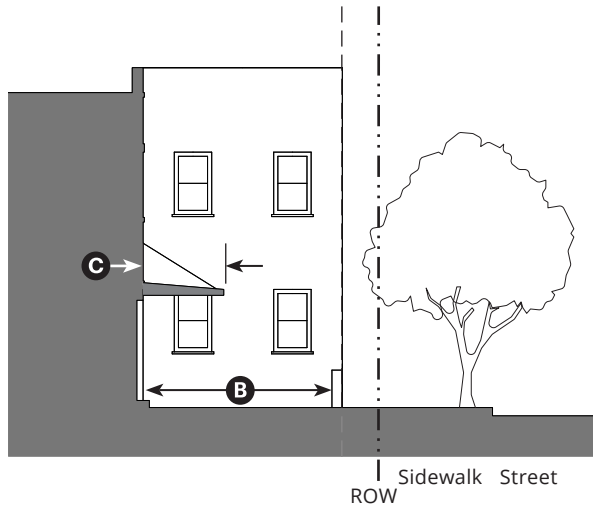


Example of a Corner Courtyard

A. Description

The main facade of the building is at or near the front parcel line and a portion is set back into the parcel to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas. The following additional frontage types can be combined with the Courtyard: Stoop, Shopfront, Gallery, or Arcade.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/Parcel Line

--- Setback Line

B. Required Elements

Width, Clear 25' min. if 3 stories or less; 35' min. if 4 or more stories. **A**

Depth, Clear 15' min.; 50' max. **B**

Along the ground floor of the Courtyard, the following are allowed to encroach a total of 1/3 of the Courtyard's width: Stoop, Shopfront, Gallery, or Arcade.

Recession and/or 18" min. **C**

Cover, Depth

The Courtyard frontage type may count towards required facade zone standards of the district regulation table, Division C (Building Placement).

C. Additional Requirements

Courtyards are allowed to be utilized to group several entries at a common elevation pursuant to the districts' ground floor finish level standards.

The Courtyard is open to the sky except for allowed encroachments (awnings, Stoops, Porches, Terraces).

Entry doors must be recessed and/or provide an awning or canopy to provide shelter from the elements.

The Courtyard may include a fence, wall, or hedge along the front parcel line, which, if included, is required a fence or wall is required to have a maximum height of 48 inches. A Courtyard may be shaped with three building facades or located at a corner and shaped with only two building facades.

F.30.120 Porch



Example of a Porch



Example of a Porch

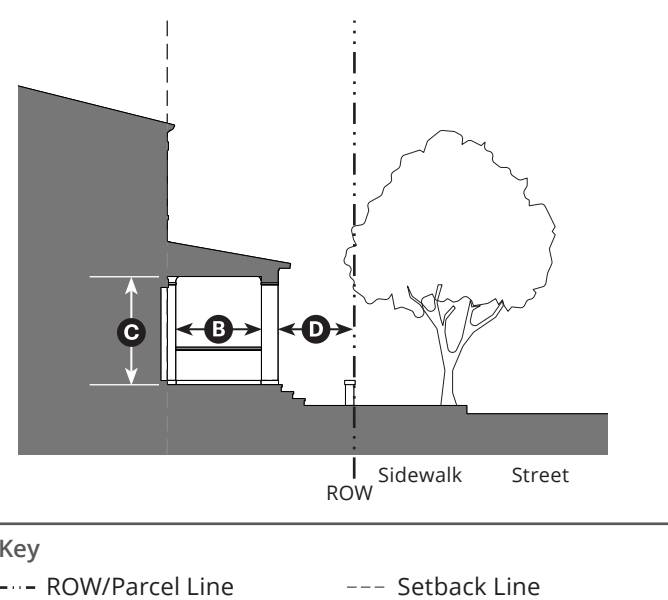


Example of a Porch

A. Description

The main facade of the building is set back from the front parcel line with a covered structure that may or may not encroach into the minimum setback. A Porch may also be located in the side setback with its narrow side facing the street. The Porch is allowed to be one or two stories, is open on at least two sides, with occupiable space located behind the building setback line

General Note: Photos on this page are illustrative, not regulatory.

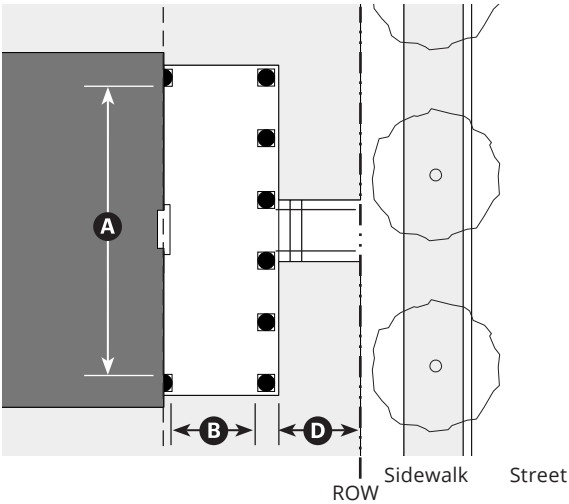


B. Required Elements

Width, Clear	10' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Distance between Porch columns and ROW/Parcel Line	3' min.	D

C. Additional Requirements

- A Porch must have a roof and be open on at least two sides.
- Pedestrian access must be provided at either the front or the end side of the Porch.



F.30.130 Lightwell



Example of a Lightwell



Example of a Lightwell

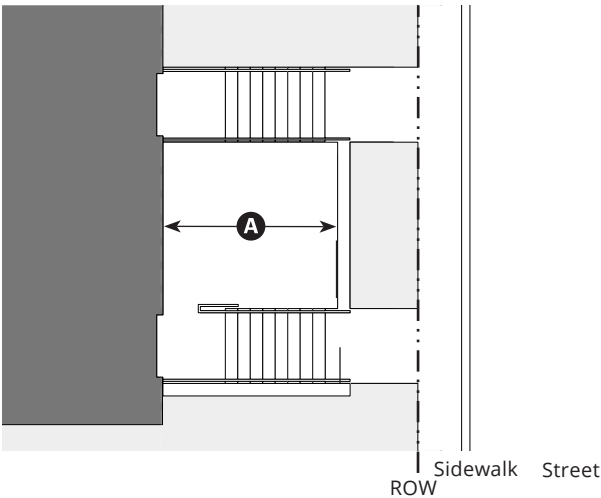
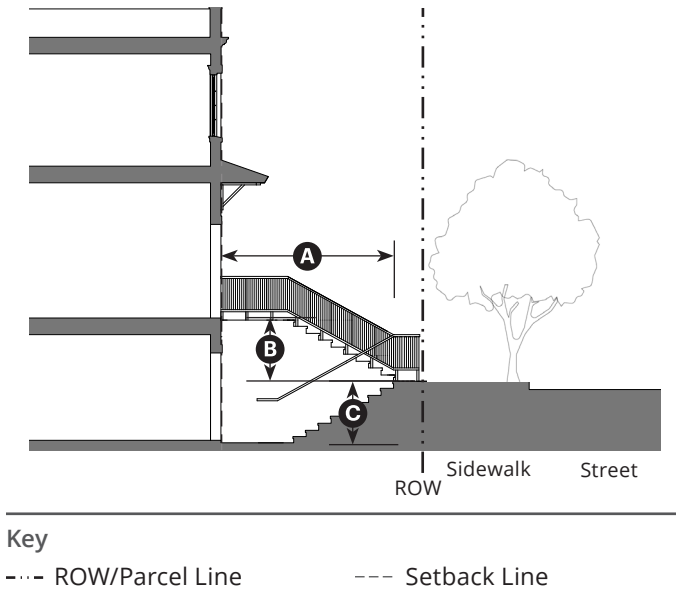


Example of a Lightwell

A. Description

The main facade of the building is setback from the front parcel line by a sunken Lightwell and may also include an elevated terrace or stoop. This type buffers residential, retail, or services uses from urban sidewalks.

General Note: Photos on this page are illustrative, not regulatory.



B. Required Elements		
Depth, Clear	5' min.	A
Height		
Landing (above Sidewalk)	6' max.	B
Lightwell (below Sidewalk)	6' max.	C

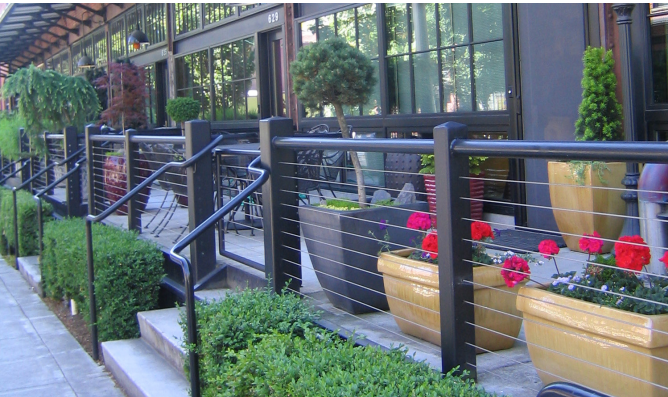
C. Additional Requirements

The minimum ground floor height required by the district regulation table, Division D (Building Form), of the base zoning district applies to the first full story above grade.

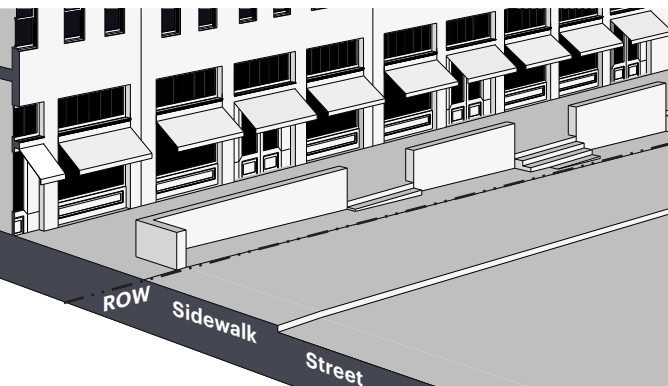
F.30.140 Terrace



Example of a Terrace



Example of a Terrace with individual entries

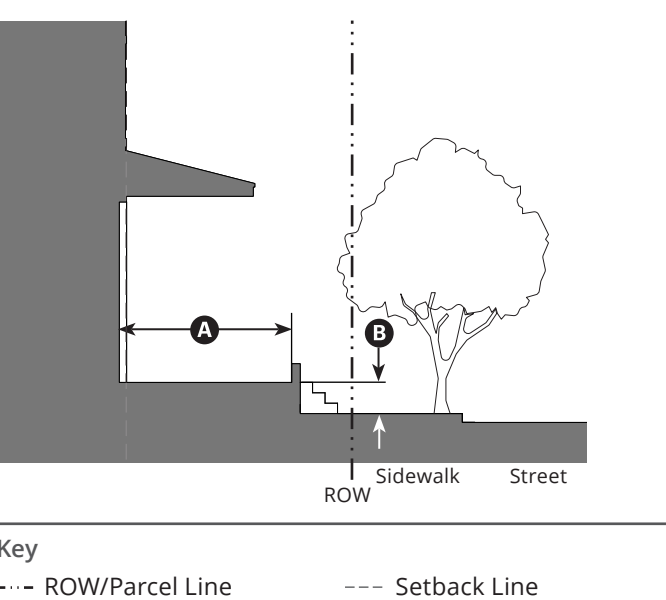


Example of a Terrace accommodating a grade change along a series of Shopfront frontage types

A. Description

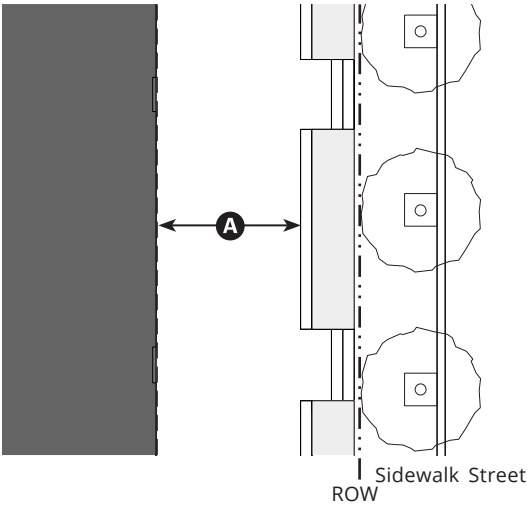
The main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. A Terrace can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the Terrace are necessary to avoid blank sections of walls and to maximize access. A Terrace may also be used in historic industrial areas to mimic historic loading docks.

General Note: Photos on this page are illustrative, not regulatory.



B. Required Elements

Depth, Clear	8' min.	A
Finish Level above Sidewalk	36" max.	B



C. Additional Requirements

The Terrace frontage type may be used in conjunction with the following frontage types: Shopfront, Common Entry, and Courtyard.

Low walls used as seating are allowed.

May be used utilized to group several entries at a common elevation.

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Chapter F.40: Large Site Standards

Sections

F.40.010	Purpose
F.40.020	Applicability
F.40.030	Procedures for Large Sites
F.40.040	Design Standards for Large Sites

F.40.010 Purpose

The intent of this Section is to establish site design standards that guide the development of large development sites into a walkable pattern of development including new streets and blocks, pedestrian-oriented frontages, and/or public open spaces.

F.40.020 Applicability

- A. These standards are intended for application within Mixed-Use Zoning Districts and select Office and Institutional Districts, including Urban General 1 (UGN-1), Urban General 2 (UGN-2), Emerging Mixed-Use (EMX), Urban Center (UCT), Urban Core (UCR), Industrial Mixed-Use (IMX), Neighborhood Activity Center (NAC), Community Activity Center (CAC), Regional Activity Center (RAC), and Regional Office and Institutional (ROI).
- B. The standards of this Chapter apply to development sites per Table F.40.020.A. (Applicability of Standards).

Table F.40.020.A: Applicability of Standards	
Condition	Applicable Large Site Standards
Project Area Less than 10 acres	
Continuous street frontage, less than or equal to 300 feet	No applicable large site standards
Continuous street frontage, greater than 300 feet	Division F.40.030.A.1. (Site Plan for Large Development Sites)
Project Area Equal to or Greater than 10 acres	
Development site within the project area is less than 10 acres, contains or is proposed for only non-residential uses, and has continuous street frontage greater than 300 feet.	Division F.40.030.A.1. (Site Plan for Large Development Sites)

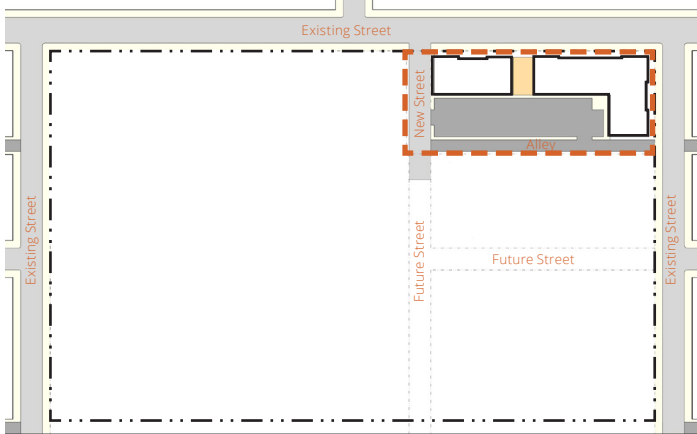
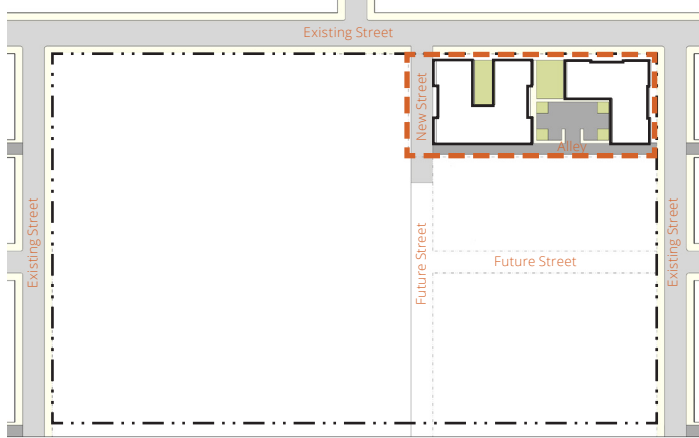


Table F.40.020.A: Applicability of Standards

Condition	Applicable Large Site Standards
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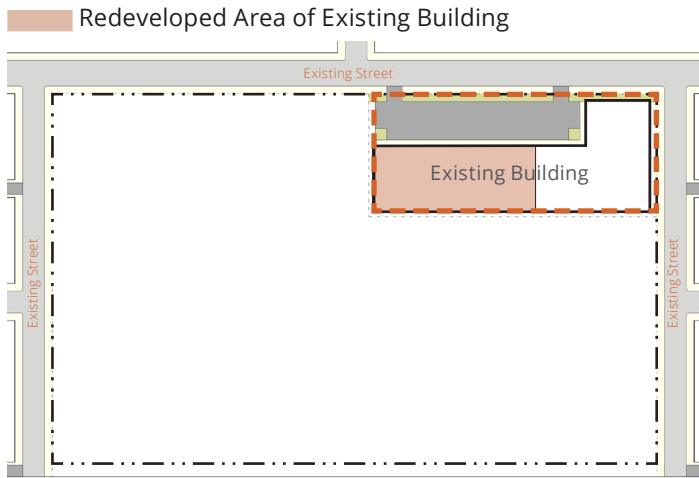
Development site within a project area is less than 10 acres and contains or is proposed for residential uses.

Division F.40.030.A.2.
(Framework Plan)



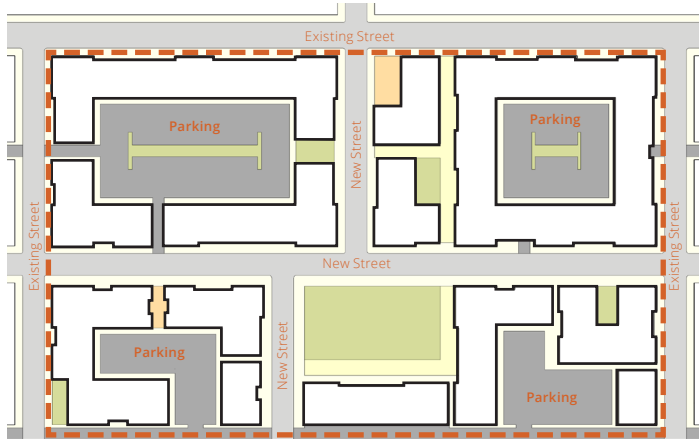
Development site within a project area is less than 10 acres, contains an existing building greater than or equal to 50,000 sf, and, greater than 50 percent of the existing building is being redeveloped.

Division F.40.030.A.2.
(Framework Plan)



Development site includes the entire project area that is greater than or equal to 10 acres.

Division F.40.030.A.2.
(Framework Plan)



F.40.030 Procedures for Large Sites

A. There are two possible procedures for meeting the requirements of this Section, as outlined below:

1. **Site Plan for Large Development Sites.** This process is required for development sites that have a continuous street frontage greater than 300 feet but are less than 10 acres in total size. See Table F.40.030.B (Procedure for Site Plan for Development Sites < 10 Acres) for the required procedure and example site.
 - a. Sites must provide a break in the street frontage per the standards in Table F.40.030.A (Large Site Streets Frontage Standards), through one of the following:
 - i. Pedestrian circulation per the standards of Division F.40.040.B.9 (Pedestrian Circulation);
 - ii. Open space that meets the requirements of Division F.40.040.C (Open Space); or
 - iii. Street (private or public) per the requirements of the Department of Public Service.

Table F.40.030.A: Large Site Street Frontage Standards

Zone	Street Frontage
UGN-1, UGN-2, EMX, NAC, UCT, IMX	300' max. length
CAC, RAC, UCR, ROI	500' max. length

- b. Front, side, and rear parcel lines and applicable setbacks must be determined by their adjacency to the identified pedestrian circulation, open space, and/or street.
 - c. Proposed site plans are reviewed for compliance with the standards of this Chapter in addition to the base zoning district standard.
2. **Framework Plan.** This process is required for sites greater than or equal to 10 acres. See Table F.40.030.C (Procedure for Framework Plan for Development Sites ≥ 10 Acres) for the required procedure and an example site.
 - a. In cases where a larger development site is to be divided into smaller blocks with all internal streets and open space being private, a Framework Plan must be developed.
 - b. Proposed Framework Plans must be reviewed by the City for compliance with these standards.
 - c. Approved Framework Plans are registered on the City's Zoning Map.
 - d. Framework Plans may be amended using the same process outlined for their creation.
 - e. In cases where a larger development site incorporates public streets, the Framework Plan must be consistent with any associated subdivision plat.

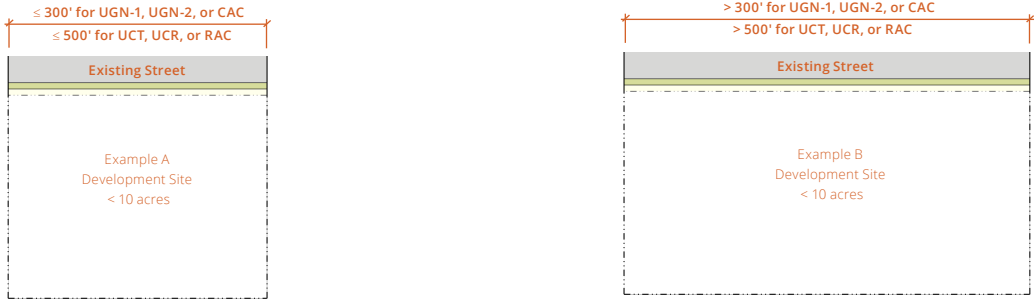
Table F.40.030.B: Procedure for Site Plan for Development Sites < 10 Acres

Step 1: Identify the Development Site

The development site is the entire site within the scope of the development, which may include one or more parcels. The overall development site is delineated through a survey and must identify the existing public realm.

Sites that do not support a building frontage greater than the maximum allowed per Table F.40.030.A (Large Site Street Frontage Standards) are not required to extend the public realm.

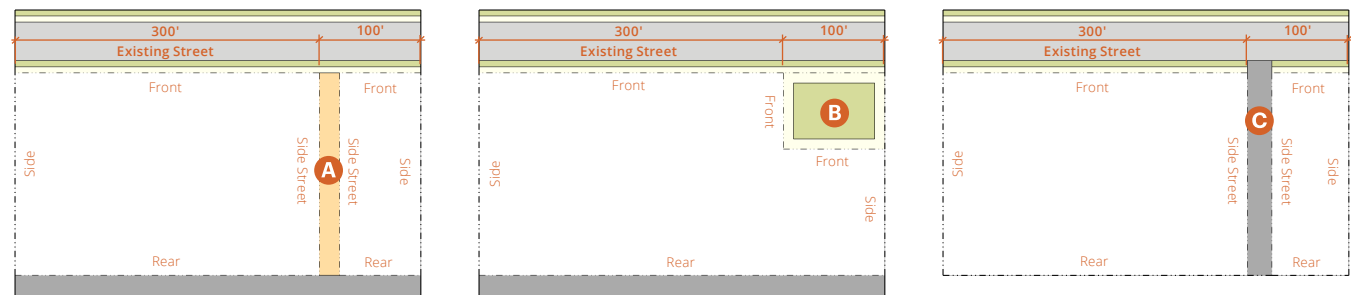
If street frontage is greater than the maximum allowed per Table F.40.030.A (Large Site Street Frontage Standards), then a site plan is required to apply the following steps.



Step 2: Extend the Public Realm and Determine Parcel Orientation

The public realm must be extended into the development site using a pedestrian connection per Division F.40.040.B.9 (Pedestrian Circulation), open space per Division F.40.040.C (Open Space), or new street between buildings pursuant to Division F.40.040.B at intervals no greater than the street frontage maximum of Table F.40.030.A (Large Site Street Frontage Standards) . All new streets and/or open space must be indicated on a site plan. Any parcel line adjacent to a pedestrian circulation, open space, or new street will be treated as a front or side street parcel line and is subject to all applicable standards of the base zoning district. In instances where parcel lines are not established, setbacks must be measured from the exterior edge of the sidewalk or curb when there is no sidewalk, and/or the adjacent public open space.

Example: **A** Pedestrian Connection Example: **B** Open Space Example: **C** New Street



Step 3: Place Buildings and Provide Frontage Types

Locate buildings and parking per all zoning district standards. Buildings must provide frontage types for building entrances that are adjacent to the public realm and apply all standards applicable to a front or side street facade.

Example: **A** Pedestrian Connection Example: **B** Open Space Example: **C** New Street

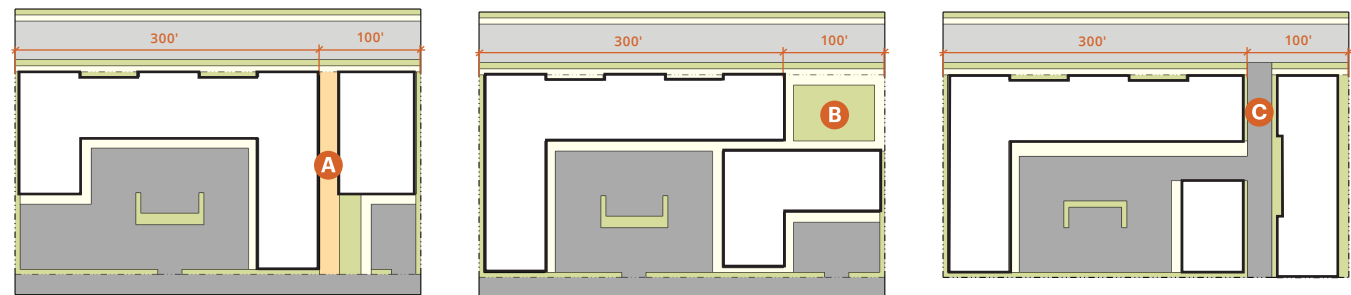
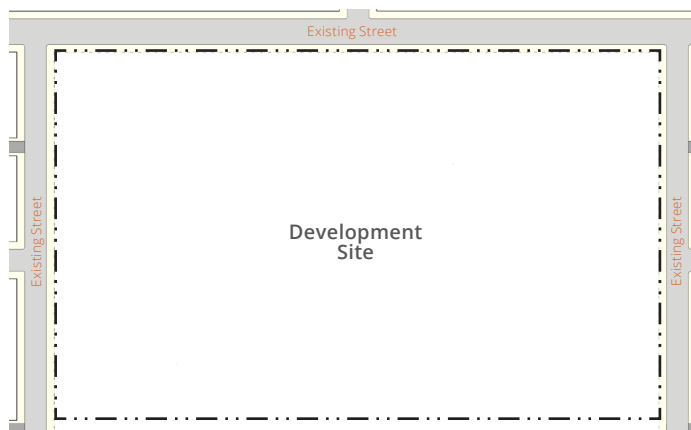


Table F.40.030.C: Procedure for Framework Plan for Development Sites ≥ 10 Acres**Steps****Example Site (equal to or greater than 10 acres)****Step 1: Identify the Development Site**

The development site is the entire site within the scope of the development, which may include one or more parcels. The development site is delineated through a survey and must identify the existing public realm.

A development site may be identified within a larger project area if the applicant is not ready to develop the entirety of the project area. A development site does not need to be formally subdivided but may be defined as a leasable area that is clearly defined on the framework plan.

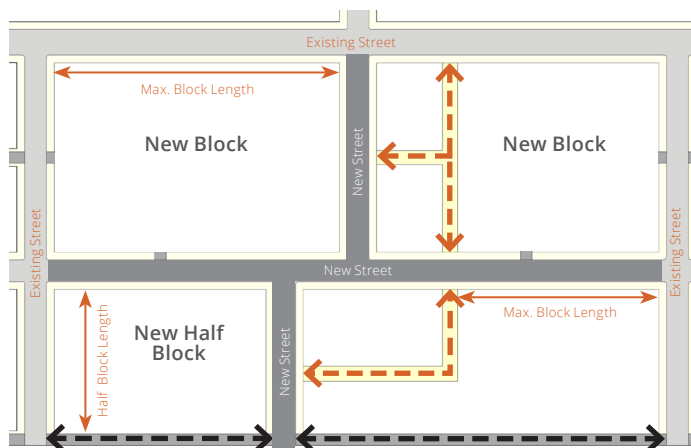
**Step 2: Identify and Extend the Public Realm to Create New Blocks**

Extend the public realm into the development site to create new blocks per the standards of Division F.40.040.A. (Block Configuration) Framework Plans must depict all blocks, public and private streets, and sidewalks for the applicable development site. Applicants may also choose to identify any internal pedestrian connections, paths, or alleys that have been determined at the time of the Framework Plan submittal.

---> Pedestrian Connection

---> Alley Connection

■ New Street

**Step 3: Locate Open Space**

On the Framework Plan, indicate one or more common open space(s) that meet the standards of Division F.40.040.C (Open Space).

If development is occurring for only a portion of the larger project area, the minimum amount of common open space must be proportional to the size of the development site compared to the larger project area and depicted on the Framework Plan.

Ⓐ Open Space

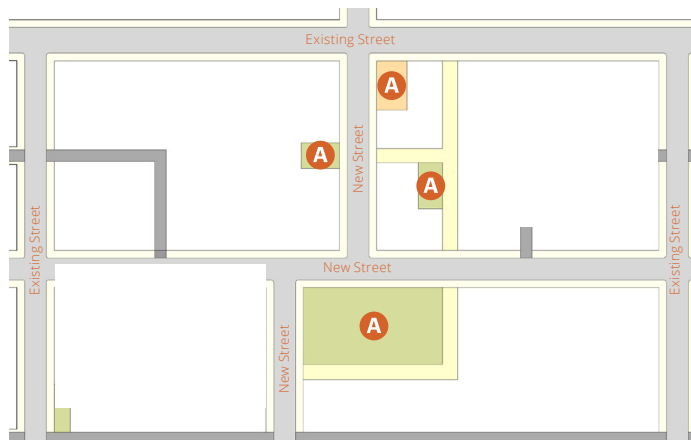


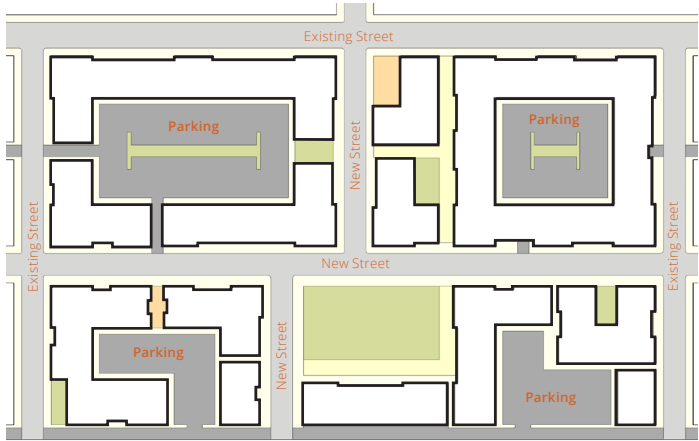
Table F.40.030.C: Procedure for Framework Plan for Development Sites ≥ 10 Acres

Steps	Example Site (equal to or greater than 10 acres)
Step 4: Place Buildings per District Standards Once the Framework Plan is established through Steps 1-3, locate buildings and parking per all standards in Article E (District Regulations) for the base zoning district. Development of each block or leasable area may occur in phases. Future development phases of the overall project area are not required to show building and parking. --- Overall Project Area - - - Boundary of Development Site or identified Leasable Area	

Step 5: Build-out of Entire Development Site

Additional phases must continue to locate buildings and parking per all standards in Article E (District Regulations) for the base zoning district.

For all phases, any parcel line adjacent to a pedestrian circulation, open space, or new street will be treated as a front or side street parcel line. On corner parcels, the building can front either street. Buildings must orient onto the public realm and provide at least one frontage type. Pursuant to district regulation table, Division G (On-Site Parking) of the zoning district, on-site parking, if provided, cannot be located between principal buildings and an adjacent street or public open space.



F.40.040 Design Standards for Large Sites

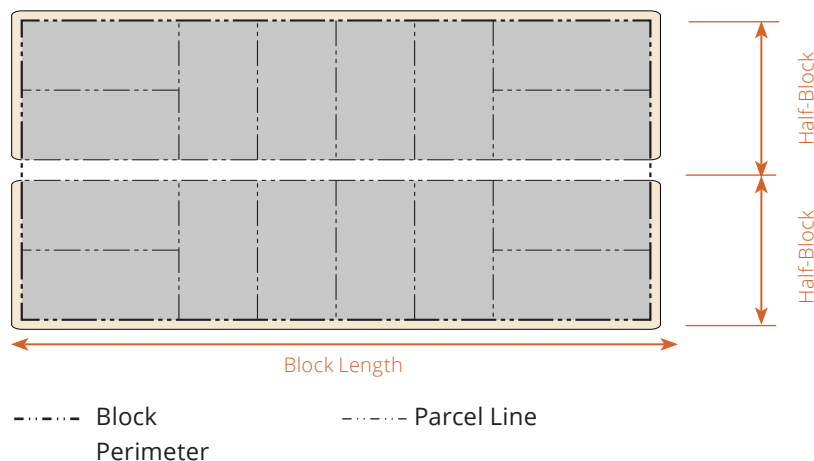
- A. **Block Configuration.** Development sites equal to or greater than 10 acres must create a series of blocks and streets to break down the site into a walkable pattern. Blocks represent the largest organizing element of the development site. Blocks may contain multiple parcels and/or buildings.
1. Framework Plans must depict the configuration of blocks.
 2. Blocks may be formed by a combination of streets, natural features, including, but not limited to, rivers, streams, and wooded preserves, large designated open space per Division C (Open Space) or City designation, or other barriers such as railroads.
 3. To reinforce the pedestrian scale, individual block lengths and the total block perimeter are required to comply with the standards in Table F.40.040.A (Block Size Standards).
 4. Blocks may be uniquely shaped provided that the standards in Table F.40.040.A (Block Size Standards) are met.

Table F.40.040.A: Block Size Standards

Block Length	Block Perimeter	Depth of Attached Half-Block(s) ¹
500' max.	2,000' max.	250' max.

¹ Distance from street or public ROW to shared property line.

Figure F.40.040.1: Block Size



- B. **Streets and Connectivity.** Existing and/or proposed streets, public and private, together with open spaces, are required to comprise a contiguous pedestrian network throughout large development sites and the adjacent public ROW.
1. Framework Plans must depict all blocks, open space, public and private streets, including, sidewalks provided as part of the street networks. Applicants may also choose to identify any internal pedestrian connections, paths, or alleys that have been determined at the time of the Framework Plan submittal.
 2. Alleys and drive aisles are not considered streets or components of the public realm for the purpose of these standards and are allowed only along the rear or side of a parcel.

3. All private streets must include sidewalks subject to the Department of Public Service approval.
4. When provided, parking along private streets must be parallel or angled. 90 degrees, head-in parking is not allowed.
5. Parking, streets (including public and private), sidewalks, and paths must comply with City dimensional standards as outlined in Chapter 3312 (Off-Street Parking and Loading), Chapter 4307 (Regulations For Land Development), and the applicable Department of Public Service rules and regulations.
6. All public and private streets must provide street trees subject to the Department of Public Service approval, with type and spacing as determined by the Department of Recreation and Parks.
7. New dead-end and cul-de-sac streets are not allowed, although stub streets to adjacent parcels for the purposes of future connectivity are allowed and must be identified.
8. Trail systems identified within the development site must connect to existing or programmed trails adjacent to the site.
9. Pedestrian circulation may be provided through a pedestrian connection that meets the following standards:
 - a. 20 feet minimum and 36 feet maximum width clear between building facades and/or ROW.
 - b. If a street frontage exists along the parcel, a pedestrian connection will be considered a side street for all applicable standards of the base zoning district.

C. Open Space

1. On large sites equal to or greater than 10 acres, a minimum of five percent of the gross development area (minus existing easements) is required to be set aside as open space.
 - a. Required setbacks do not count toward the minimum open space area requirement.
 - b. The required five percent open space for large sites is in addition to the amount of open space required by the base district per each dwelling unit.
 - c. Regulated floodway, stream corridor protection zones, and stormwater features, including, but not limited to, ponds and swales do not count toward the minimum open space area requirement.
 - d. Patios, yards, and other areas meant for the benefit of a specific unit or building rather than the broader development site do not count toward the minimum open space area requirement.
 - e. Dog parks, swimming pools, and volleyball sand pits do not count toward the minimum open space requirement.
 - f. Development sites must include one or more of the open space types listed in Subdivision C.4. (Open Space Type Standards).
2. Fences up to 42 inches tall are allowed to be installed along the perimeter of parks. Walls greater than 36 inches in height are not allowed. Chain link fencing is prohibited.
3. The facade of buildings that abut or face an open space type are required to incorporate at least one frontage type.

4. Open Space Type Standards

Description

a. **Green.** A landscaped focal point for passive recreation or programmed use.



Standards

- i. Minimum of 5,000 square feet in size.
- ii. No side narrower than 50 feet.
- iii. At least 50 percent of the area is required to be landscaped with trees and plantings.
- iv. At least one entire side of the open space must abut and be accessible from the street or sidewalk network.

b. **Plaza.** A hardscaped focal point used primarily for civic purposes and commercial activities.



- i. Minimum of 2,500 square feet.
- ii. No side narrower than 30 feet.
- iii. At least 50 percent of the area is required to be hardscaped.
- iv. At least two sides of the open space must abut and be accessible from the street or sidewalk network.

c. **Pedestrian Passage.** A pedestrian pathway that extends from a public sidewalk or large site open space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the district.



- i. Minimum of 20 feet from facade to facade or from facade to side parcel line.
- ii. 150 feet max.; unlimited if extending from one public sidewalk or large site open space to another.
- iii. No more than 25 percent of the passage surface consists of asphalt or concrete; and,
- iv. Seating is provided within or adjacent to the passage at 100-foot maximum intervals.

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Chapter F.50: Building Type Standards

Sections:

F.50.010	Purpose
F.50.020	Applicability
F.50.030	Accessory Dwelling Unit (ADU)
F.50.040	Townhouse Dwelling

F.50.010 Purpose

This Chapter provides additional standards for the development of specific building types to achieve the intended physical character and provide additional housing choices within different zoning districts.

F.50.020 Applicability

- A. The standards of this Chapter apply to parcels with applicable residential uses within a Mixed Use Zoning District per Use Table Section E.20.130 (Uses) or an Office and Institutional Zoning District, per Use Table Section E.30.070 (Uses).
- B. The standards of this Chapter apply to all new development and to buildings where 70 percent or more of the surface area of a street-facing building is modified. Modifications include changes to the exterior of a building including additions or demolition, except as applied to routine maintenance and in-kind replacement of materials, facade renovations, or exterior renovations.
- C. Where a district standard is different from the standard(s) in this Chapter, the standards of this Chapter prevail.
- D. The standards of this Chapter do not apply to parcels with 2024 Zoning Code district designations falling under the review authority of the German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission as outlined in Title 31 (Planning and Historic Preservation Code).
- E. The standards of this Chapter do not apply to parcels with 2024 Zoning Code designations falling under the review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District) and the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay).

F.50.030 Accessory Dwelling Unit (ADU)



An ADU with a garage below accessed from alley and unit accessed from separate entrance.



Single story detached ADU.



ADU above garage connected to principal building.

A. Description

An additional dwelling unit which has a separate and independent means of ingress and egress that is located on the same lot as and is subordinate to the principal building.

An ADU may be attached or internal to a principal or secondary building or may be in a detached, stand alone building. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation, and have a separate and independent means of ingress and egress.

General Note: Photos on this page are illustrative, not regulatory.

Figure F.50.030.1: ADU on Interior Parcel with Alley Access

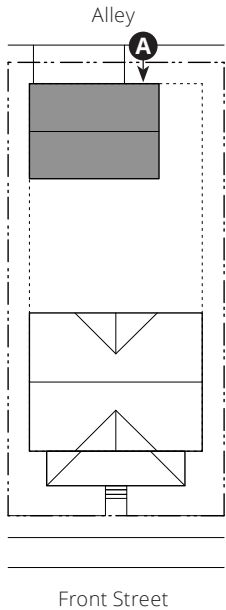


Figure F.50.030.2: ADU on Interior Parcel with Front Street Access

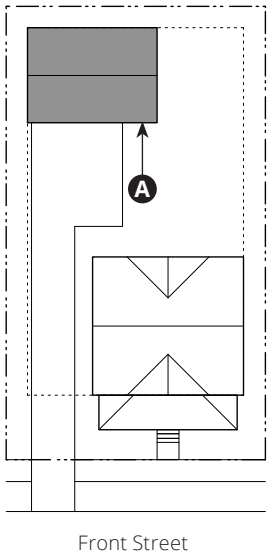
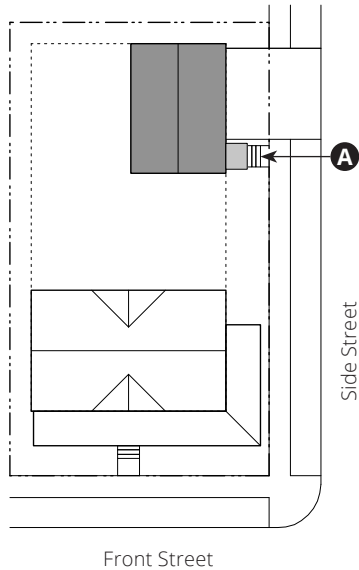


Figure F.50.030.3: ADU on Corner Parcel with Side Street Access



Key

 ROW/Parcel Line

 Setback Line

■

 Accessory Dwelling Unit

■

 Frontage Type

B. Building Size and Massing

Height

An ADU must not exceed the height of the principal building.

Stories	2 stories max.
Height	25' max.

Exception: The internal alteration of a legally existing accessory building must not exceed 25 feet in height or the height of the existing building where the ADU is being established, whichever is greater.

Footprint

An ADU must not exceed the footprint of the principal building.

Net Floor Area	max. 65% of principal building or 1000 sf; whichever is greater.
Building Coverage	Per base zoning district.

C. Placement

All ADUs must be located on the same parcel as the principal building.

Setbacks

Front	Detached ADUs must be located behind the rear facade of the principal building.
Side Street	Per base zoning district.
Side	3' min.
Rear	5' min.

D. Pedestrian Access

Each unit may be accessed from the front street, side street, or alley. For sites containing three dwelling units or fewer, in lieu of a dedicated pedestrian sidewalk, units may be accessed by a driveway. The main entrance must not be through a garage.

F.50.040 Townhouse Dwelling



Three-story Townhouses with simple articulation and Stoop Frontages Types.



Townhouses arranged around a shared common open space.



Townhouses with a Porch Frontage Type.

A. Description

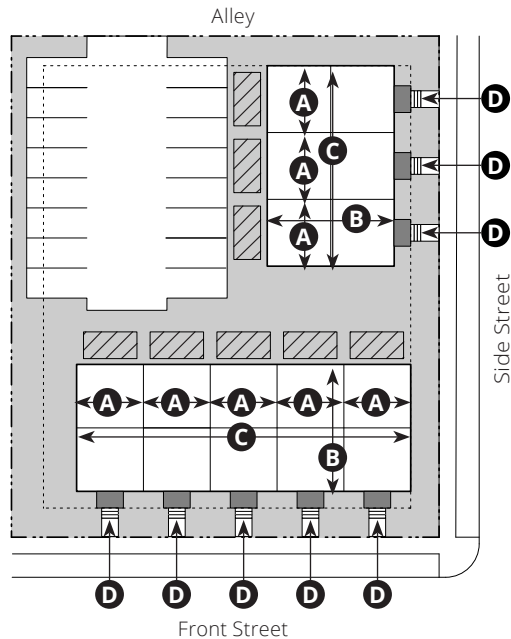
A small-to-large-sized, typically attached, building with a rear yard that consists of at least three Townhouses placed side-by-side. Each townhouse may consist of one unit or up to three stacked units.

B. Number of Units

Units per Townhouse	3 max.
Townhouses per Run	3 min.; 10 max.

General Note: Photos on this page are illustrative, not regulatory.

Figure F.50.040.1: Townhouses facing streets



Key

---- ROW/Parcel Line Open Space
----- Setback Line Frontage Type

C. Building Size and Massing

Height
Per the district regulation table, Division D (Building Form).

Footprint

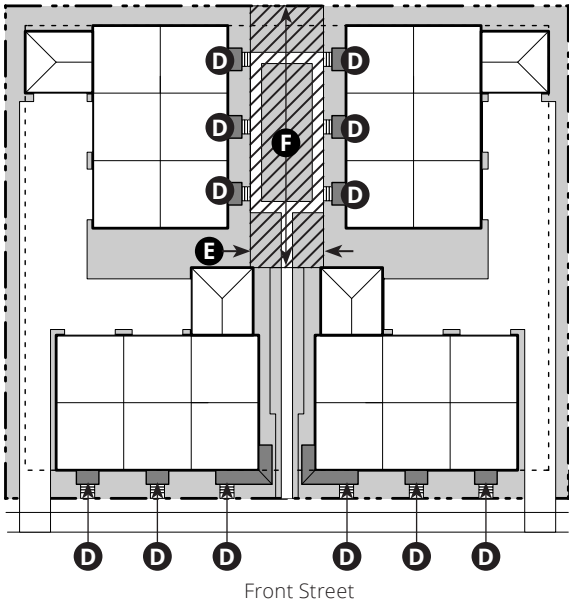
Width per Townhouse	12' min.; 30' max.	A
Depth per Townhouse	50' max.	B
Width per Run		C
EMX	per base zoning district	
All Other Zones	180' max.	

Townhouses are subject to the standards in Chapter F.20 (Massing and Articulation).

D. Pedestrian Access

Each unit must have an individual entry facing a street or common open space. **D**

Figure F.50.040.2: Townhouses arranged around a common open space



Key

---- ROW/Parcel Line Open Space
----- Setback Line Frontage Type

E. Common Open Space (if provided)

Width	20' min.	E
Depth	20' min.	F

Common open space may be used to fulfill the on-site open space per unit requirements of the district regulation table, Division C (Building Placement).

Driveways and parking must not be located in the common open space area.

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Chapter F.60: Use-Specific Regulations

Sections:

F.60.010	Purpose
F.60.020	Applicability
F.60.030	Residential Uses
F.60.040	Civic, Recreation, Education, and Assembly Uses
F.60.050	Retail Uses
F.60.060	Food and Beverage Establishment Uses
F.60.070	Office and Service Uses
F.60.080	Vehicle Sales and Service Uses
F.60.090	Transportation and Infrastructure Uses
F.60.100	Agricultural Uses
F.60.110	Industrial and Manufacturing Uses
F.60.120	Accessory Uses
F.60.130	Miscellaneous Uses

F.60.010 Purpose

This Chapter provides supplemental regulations for specific land uses to reduce environmental or other negative impacts.

F.60.020 Applicability

- A. These standards apply to specific land uses allowed or allowed with a Special Permit in Table E.20.100.A (Use Table), Table E.30.070.A (Use Table), and Table E.40.070.A (Use Table).
- B. These land uses must comply with the standards of this Chapter and all other applicable provisions of this Title. When there is a conflict with the standards in this Chapter and the standards in another Chapter or Article of this Title, the most restrictive standards apply.
- C. When a Special Permit is required, the procedures and requirements in Section 3307.06 (Special Permits) apply.

F.60.030 Residential Uses

- A. **Halfway Houses/Community Residential Treatment Centers.** See Section 3389.11 (Halfway House or "Community Residential Treatment Center").

F.60.040 Civic, Recreation, Education, and Assembly Uses

- A. **Amusement Parks.** A minimum 50-foot setback is required between any ride, motor, enclosure, pool, speaker, or any part of an amusement ride or device and any parcel line, measured from the closest point of the ride or device to the closest point of any parcel line.
- B. **Commercial Recreation Facility, Outdoor.** All outdoor commercial recreation facilities must meet the following standards:
 - 1. **Lighting and Visual Display Control.** Where an outdoor recreation facility includes screens or other visual displays directed toward the interior of an arena, amphitheater, stadium, or other similar open-air structure, so as to not be visible from the exterior of the structure, such displays shall not be considered an external graphic.
 - 2. **Noise and Audio Amplification Control**
 - a. All amplified sound and noise-generating activities must comply with applicable noise regulations.
 - b. Where a facility includes stages, speakers, or other audio amplification equipment, a minimum 100-foot setback is required between any equipment and any parcel line.

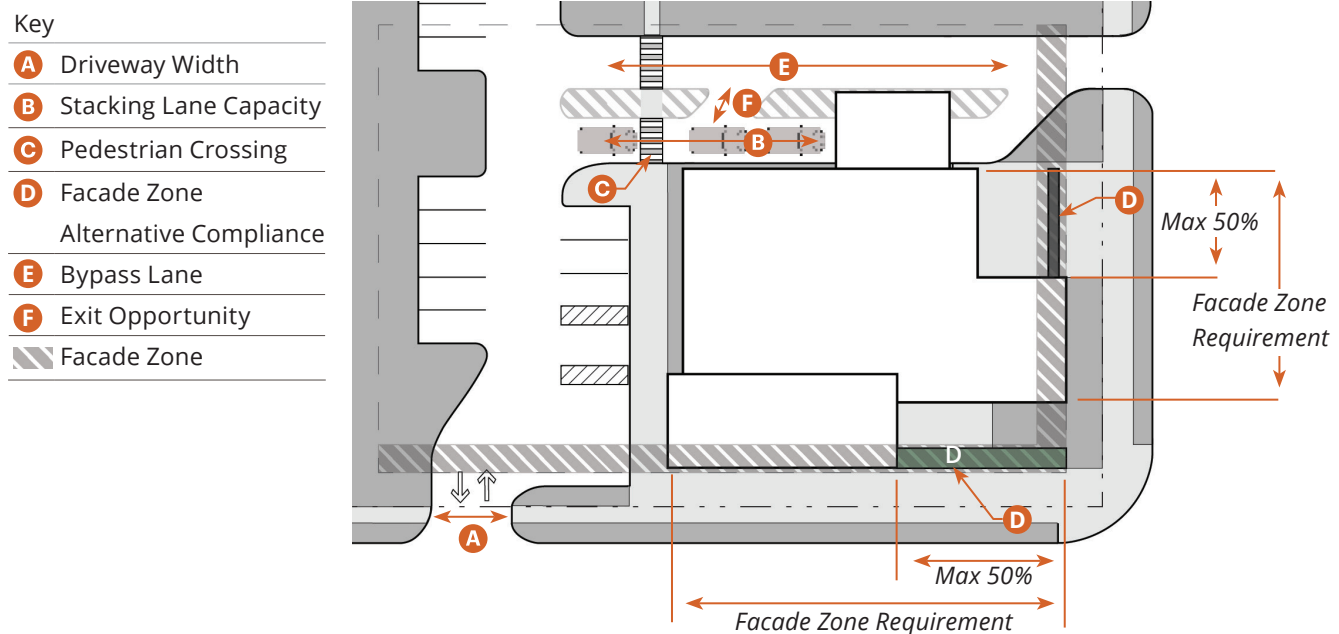
F.60.050 Retail Uses

- A. **General Retail Business with Pickup Unit/Drive-Thru**
 - 1. **Applicability.** This division applies to general retail businesses with a pickup unit or drive-thru facilities, including pharmacies and similar retail uses.
 - 2. **Driveway Widths.** Driveway width must not exceed 35 feet, measured at the sidewalk, unless otherwise approved by the Department of Public Service. See Figure F.60.050.1 (General Retail Business with Pickup Unit/Drive-Thru).
 - 3. **Stacking Lane Capacity.** Stacking lanes must accommodate at least four vehicle lengths at 20 feet per vehicle. See Figure F.60.050.1 (General Retail Business with Pickup Unit/Drive-Thru).
 - 4. **Pedestrian Crossings.** Any pedestrian walkway that intersects a drive-thru lanes must be clearly marked with enhanced paving or markings and designed for clear visibility.
 - 5. **Drive-Thru Screening.** Drive-thru lanes are part of the parking lot area and subject to the same standards, including screening and headlight screening pursuant to Chapter G.20 (General Site Development Standards).
 - 6. **Facade Zone Alternative Compliance.** For freestanding drive-thru uses, a maximum 50 percent of the length of the facade zone standard of the base district (see District Regulation Table, Division C) can be satisfied by one or more of the following:
 - a. An exterior wall or decorative fence minimum two feet and maximum three feet in height. Walls up to six feet are allowed if minimum 50 percent of the wall is covered by a non-commercial mural or public art installation. Walls that satisfy the requirements of this subdivision and the headlight screening requirements in Division G.20.040.A (Headlight Screening) may satisfy both requirements.
 - b. A continuous solid hedge minimum five feet deep and minimum four feet and maximum six feet in height and shade trees planted every 15 feet.

7. Bypass Lane and Exit Opportunity

- Sites must be designed with a minimum 10-foot wide bypass lane to allow vehicles to enter or exit the site without entering the drive-thru stacking lane.
- Stacking lanes must be designed to allow vehicles to access the bypass lane and exit the queue before reaching the service.
- Bypass lanes can include aisles, driveways, or other circulation areas in the parking lot, as approved by the Department of Public Service.

Figure F.60.050.1: General Retail Business with Pickup Unit/Drive-Thru



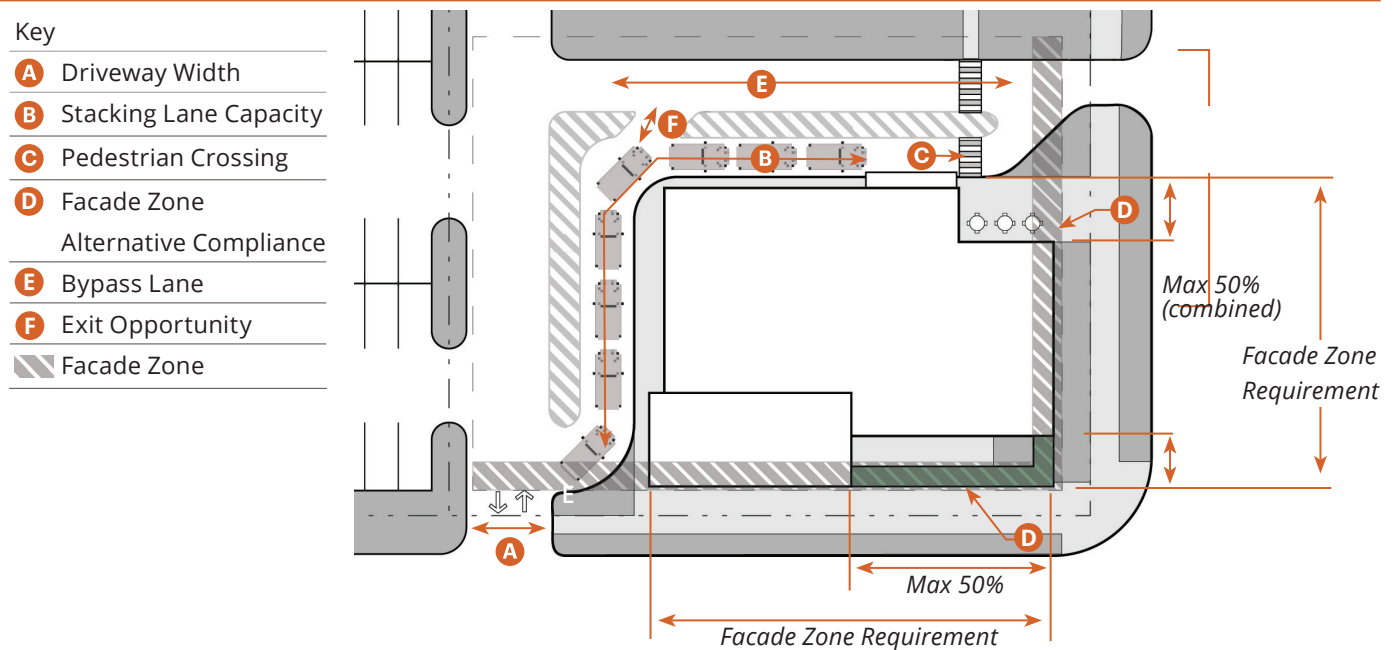
F.60.060 Food and Beverage Establishment Uses

A. Eating and Drinking Establishment with Pickup Unit/Drive-Thru

- Applicability.** This division applies to eating and drinking establishments with a pickup unit or drive-thru facilities, including restaurants, fast food establishments, coffee shops, and similar food and beverage service uses.
- Development Standards**
 - Driveway Widths.** Driveway width must not exceed 35 feet, measured at the sidewalk, unless otherwise approved by the Department of Public Service. See Figure F.60.060.1 (Food and Beverage Establishment with Pickup Unit/Drive-Thru).
 - Stacking Lane Capacity.** Stacking lanes must accommodate at least eight vehicle lengths at 20 feet per vehicle.
 - Pedestrian Crossings.** Any pedestrian walkway that intersects a drive-thru lanes must be clearly marked with enhanced paving or markings and designed for clear visibility.

- d. **Drive-Thru Screening.** Drive-thru lanes are part of the parking lot area and subject to the same standards, including screening and headlight screening pursuant to Chapter G.20 (General Site Development Standards).
- e. **Facade Zone Alternative Compliance.** For freestanding drive-thru uses, a maximum 50 percent of the length of the facade zone standard of the base district (see District Regulation Table, Division C) can be satisfied by one or more of the following:
 - i. Outdoor dining or seating areas, including open or covered patios, provided the business has a walk up ordering window or interior order and service option and the area is accessory to the principal use and complies with the district encroachment standards (District Regulation Table, Division E). Pedestrian cover canopies are allowed. Ordering/pickup window canopies are not allowed in the facade zone.
 - ii. An exterior wall or decorative fence minimum two feet and maximum three feet in height. Walls up to six feet are allowed if minimum 50 percent of the wall is covered by a non-commercial mural or public art installation.
 - iii. A continuous solid hedge minimum five feet deep and minimum four feet and maximum six feet in height and shade trees planted every 15 feet.
- f. **Bypass Lane and Exit Opportunity**
 - i. Sites must be designed with a minimum 10-foot wide bypass lane to allow vehicles to enter or exit the site without entering the drive-thru stacking lane.
 - ii. Stacking lanes must be designed to allow vehicles to access the bypass lane and exit the queue before reaching the service.

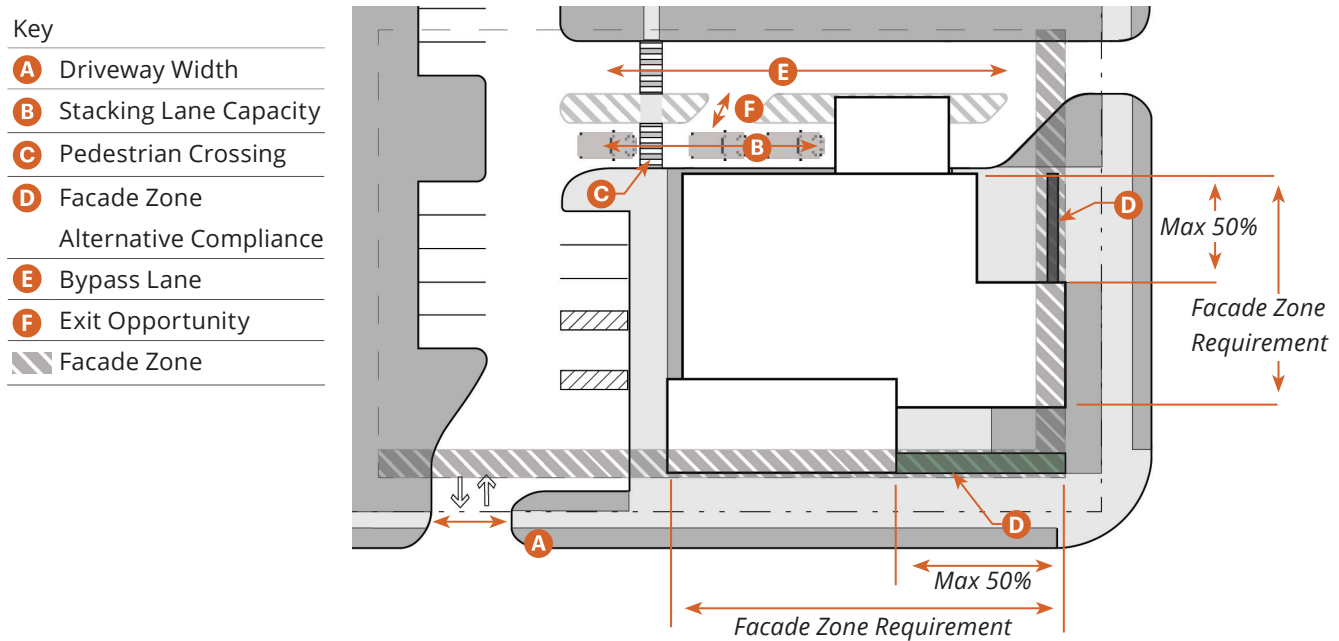
Figure F.60.060.1: Food and Beverage Establishment with Pickup Unit/Drive-Thru



F.60.070 Office and Service Uses

- A. **Animal Kennel or Animal Shelter.** Animal kennels or animal shelters with outdoor runs, cages, or structures for open air confinement of animals require a Special Permit and are subject to the requirements of Section 3389.032 (Animal Kennel or Animal Shelter).
- B. **General Commercial Services with Pickup Unit/Drive-Thru**
 - 1. **Applicability.** This division applies to general commercial service businesses with a pickup unit or drive-thru facilities, including banks and similar commercial service uses.
 - 2. **Driveway Widths.** Driveway width must not exceed 35 feet, measured at the sidewalk, unless otherwise approved by the Department of Public Service. See Figure F.60.070.1 (General Commercial Services with Pickup Unit/Drive-Thru).
 - 3. **Stacking Lane Capacity.** Stacking lanes must accommodate at least three vehicle lengths at 20 feet per vehicle. See Figure F.60.070.1 (General Commercial Services with Pickup Unit/Drive-Thru).
 - 4. **Pedestrian Crossings.** Any pedestrian walkway that intersects a drive-thru lanes must be clearly marked with enhanced paving or markings and designed for clear visibility.
 - 5. **Drive-Thru Screening.** Drive-thru lanes are part of the parking lot area and subject to the same standards, including screening and headlight screening pursuant to Chapter G.20 (General Site Development Standards).
 - 6. **Facade Zone Alternative Compliance.** For freestanding drive-thru uses, a maximum 50 percent of the length of the facade zone standard of the base district (see District Regulation Table, Division C) can be satisfied by one or more of the following:
 - a. An exterior wall or decorative fence minimum two feet and maximum three feet in height. Walls up to six feet are allowed if minimum 50 percent of the wall is covered by a non-commercial mural or public art installation.
 - b. A continuous solid hedge minimum five feet deep and minimum four feet and maximum six feet in height and shade trees planted every 15 feet.
 - 7. **Bypass Lane and Exit Opportunity**
 - a. Sites must be designed with a minimum 10-foot wide bypass lane to allow vehicles to enter or exit the site without entering the drive-thru stacking lane.
 - b. Stacking lanes must be designed to allow vehicles to access the bypass lane and exit the queue before reaching the service.

Figure F.60.070.1: General Commercial Services with Pickup Unit/Drive-Thru



F.60.080 Vehicle Sales and Service Uses

A. Automobile Fuel Station and Accessory Uses; Automobile Service and Repair (Major and Minor); and Car Wash

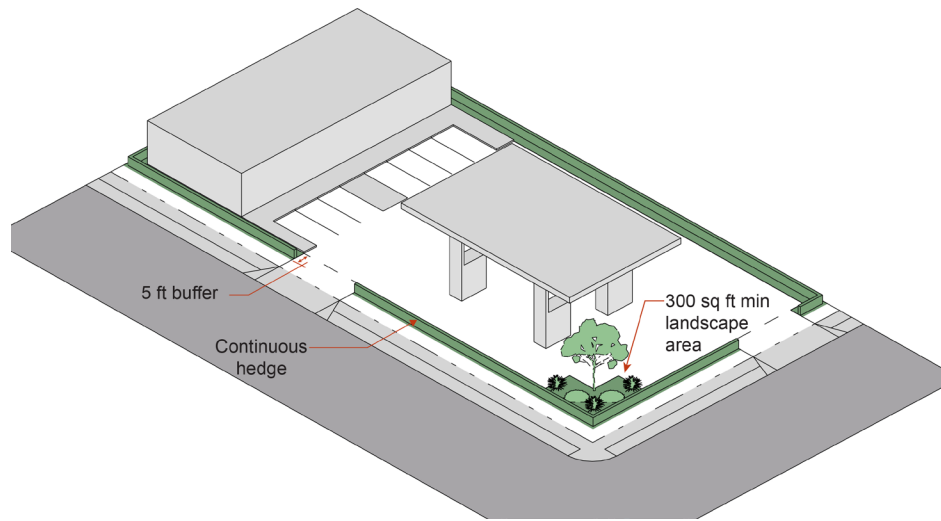
1. Development Standards

- a. **Setbacks.** Buildings must be setback at least 25 feet from an adjacent Residential District.
- b. **Driveway Widths.** Driveway width must not exceed 35 feet, measured at the sidewalk, unless otherwise approved by the Department of Public Service.

2. Landscaping

- a. Minimum 10 percent of the site area must be landscaped.
- b. All uses in any district must provide perimeter landscaping along all parcel lines, regardless of adjacent district, pursuant to the standards in Division G.20.030.B (Residential Landscape Buffer).
- c. A landscaped planter area of at least 300 square feet with a minimum dimension of 10 feet must be provided at the corner of intersecting streets, unless a building is located at the corner. See Figure F.60.080.1 (Vehicle Sales and Service Uses Landscaping).

Figure F.60.080.1: Vehicle Sales and Service Uses Landscaping



3. Operational Standards

- a. **Location of Activities.** All activities and operations must be conducted entirely within an enclosed building, except for the following:
 - i. The dispensing of motor vehicle fuel, air, and water from pump islands;
 - ii. The provision of emergency service of a minor nature; and
 - iii. The display or sale of items pursuant to applicable sign and display standards.
- b. **Outdoor Storage Prohibition.** Used or discarded automotive parts or equipment, or permanently disabled, junked, or wrecked vehicles must be stored inside an enclosed building or established trash enclosure.

4. Supplemental Standards, by Use. Certain uses are subject to supplemental design, development, and location restrictions, as follows:

a. Automobile Fuel Station and Accessory Uses

i. Canopies

- (1) Service station canopies are prohibited in the front and side street setbacks of the base district.
- (2) Canopies covering any parking or circulation area are subject to the parking setback standards found in the district regulation table, Division G (On-Site Parking).
- (3) Pedestrian cover canopies are allowed in setback areas.

ii. Residential Buffer. Where an automobile service station is adjacent to a Residential District, a buffer must be provided along the shared parcel line. The buffer must consist of one of the following:

- (1) A 10-foot wide landscaped area with a six-foot high masonry or wood privacy fence and planting material with a minimum depth of five feet, at least 36 inches in height, and a minimum year round opacity of 75 percent to provide an effective visual screen; or

- (2) A 20-foot wide landscaped earth mound with a height of at least four feet.
- iii. **Abandoned Fuel Station and Accessory Uses.** An abandoned Automobile Fuel Station is one which has ceased operations or is closed to the public for at least six months in any 12 month period. Within seven days of the beginning of the closure period, the owner or lessee of the use or structure must:
 - (1) Install wheel blocks, firmly attached, across the driveway entrance to the service station to prohibit unauthorized vehicle parking or abandonment of motor vehicles;
 - (2) Remove all signs and pumps;
 - (3) Board up all windows, garage doors and entrances to prevent the breakage of glass and the unauthorized entrance;
 - (4) Take appropriate action as required by the City of Columbus Fire Code to treat abandoned underground tanks and;
 - (5) Continue site maintenance throughout the closure period, including cut all grass, remove all rubbish and weeds and other maintenance as may be necessary to prevent the building or structure from deteriorating into a state of disrepair.
- b. **Automobile Service and Repair (Major/Minor)**
 - i. Vehicles waiting for repairs must be stored in designated parking spaces or in a holding area that is completely screened from Residential Districts and public rights-of-way using any combination of fencing, walls, or landscaping, at least six feet tall, and 100 percent opaque.
 - ii. Service bay doors must not directly face a Residential District.
- c. **Car Wash**
 - i. Buildings or structures associated with a car wash must be at least 30 feet from a public street and at least 50 feet from an adjacent Residential District.
 - ii. Car wash openings must be screened from public streets with walls and/or berms with supplemental plant materials. Screening must be at least 40 inches tall.
- iii. **Canopies**
 - (1) Canopies are prohibited in the front and side street setbacks of the base district.
 - (2) Canopies covering any parking or circulation area are subject to the parking setback standards found in the district regulation table, Division G (On-Site Parking).
- iv. **Facade Zone Alternative Compliance.** For freestanding uses, a maximum 50 percent of the length of the facade zone standard of the base district (see District Regulation Table, Division C) can be satisfied by one or more of the following:
 - (1) An exterior wall or decorative fence minimum two feet and maximum three feet in height. Walls up to six feet are allowed if minimum 50 percent of the wall is covered by a non-commercial mural or public art installation.
 - (2) A continuous solid hedge minimum five feet deep and minimum four feet and maximum six feet in height and shade trees planted every 15 feet.
- v. **Stacking Lane Capacity.** Staking lanes must accommodate at least eight vehicle lengths at 20 feet per vehicle.

B. Automobile/Vehicle Rental and Sales (Major and Minor)**1. Merchandise Display and Sales Lot**

- a. Exterior surface lots used for the display of vehicles available for sale or rental are exempt from the following standards:
 - i. Parking lot striping requirements of Section 3312.39 (Striping and Marking).
 - ii. Parking lot shade tree requirements of Division G.20.030.E (Parking Lot Shade Trees).
- b. Exterior surface lots used for the display of vehicles available for sale or rental must comply with the following:
 - i. Parking lot setback requirements found in Division G (On-site Parking) of the applicable district designation.
 - ii. Landscape buffers in compliance with Division G.20.030.D (Parking Area Landscape Buffer).
 - iii. Headlight screening in compliance with Division G.20.040.A (Headlight Screening).

F.60.090 Transportation and Infrastructure Uses**A. Wireless Communication Facilities (Not Including Rooftop)**

1. **Applicability.** This section applies to wireless communication facilities, excluding rooftop installations, as defined.
2. **Documentation Requirements**
 - a. Documents demonstrating the lack of any reasonable alternative to constructing a new facility.
 - b. Documentation demonstrating the applicant's willingness to allow other entities to rent or lease space for additional antennas on the facility.
3. **Screening and Buffering.** The base of all wireless facility sites and associated support structures must be screened and buffered and may be enclosed by a security fence. The buffer must contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.
4. **Appearance Standards**
 - a. No antenna may have affixed or attached to it any lights, reflectors, signs, banners, graphics, or other illumination device, except as required by the Federal Aviation Administration or the Federal Communication Commission.
 - b. All exterior finishes must be neutral grey in color, unless otherwise required by federal regulations.
5. **Setback from Residential Districts.** The base of all wireless communication facility sites and associated support structures must be set back a distance equal to 200 percent of the total

height of the facility from any Residential District. All support structures must also meet the setback requirements of the underlying zoning district.

6. **Height Limits.** Wireless communication facilities are exempt from the height limits of the underlying zoning district up to the following maximum heights:
 - i. 100 feet if built for one or more providers;
 - ii. 150 feet if built for two or more providers; or
 - iii. 200 feet if built for three or more providers.
7. **Abandonment and Removal.** Within 180 days of the termination of use of a wireless communication facility, the facility and all associated structures and buildings must be removed from the site. Failure to remove an abandoned facility may result in the facility being declared a nuisance pursuant to Chapter 4107 (Building Commission).

F.60.100 **Agricultural Uses**

Placeholder.

F.60.110 **Industrial and Manufacturing Uses**

- A. **Junkyard, Wrecking, Salvage and Recycling Collection or Processing Facility.** See Chapter 3392 (Junk, Impound and Salvage Yards).
- B. **Mini-Storage Facility**
 1. **Applicability.** The standards of this Section apply to facilities providing individual storage units for personal property on a self-service basis.
 2. **Development Standards**
 - a. **Exterior-Accessed Units**
 - i. **Bay Doors**
 - (1) Bay doors must be separated a minimum 25 feet from the nearest Residential District.
 - (2) Bay doors must be fully screened from Residential Districts and public rights-of-way by a building and/or solid fencing.
 - (3) When adjacent to a Residential District, all bay doors must be directed towards the interior of the lot.
 - ii. **Drive Aisles**
 - (1) Drive aisles must not be located along property lines adjacent to a Residential District.

- (2) Interior parking must be provided in the form of aiseways adjacent to the storage bays. These aiseways are both for circulation and temporary customer parking while using storage bays.

3. Operational Standards

- a. **Residential Use Prohibited.** Mini-storage facilities must not be used for temporary or permanent residential purposes. No person may sleep or reside within any building on-site.
- b. **Indoor Storage Only.** All stored materials must be kept within enclosed buildings. No products, goods, materials, or containers may be stored outside of buildings.

F.60.120 Accessory Uses

- A. **Type A Family Day Care Homes.** An applicant for a Type A family day care home (seven to 12 children) must submit a transportation plan as part of the application for a certificate of zoning clearance. The transportation plan is a site plan that describes the manner of child loading and unloading, parking, and traffic circulation. The Director may consult with the Director of Public Service concerning the safety of the plan and may modify or deny the application for safety reasons.
- B. **Portable Buildings**
 1. **Applicability.** Portable buildings uses must comply with the standards of this Division.
 2. **Allowed Portable Buildings.** Portable buildings are allowed as accessory uses without a Special Permit when meeting one of the following:
 - a. **Construction Activity.** Used solely in conjunction with construction work on the immediate site or within the same platted subdivision for the duration of construction;
 - b. **Sales Office.** Used solely in conjunction with the sale or lease of lots or residential units for the duration of active sales activity;
 - c. **Educational Use.** Used solely in conjunction with the educational activity of a public or accredited private school, or a public library, for not to exceed 200 calendar days in one calendar year;
 - d. **Religious Use.** Used for religious purposes for a period not exceeding eight consecutive calendar days on any one site;
 - e. **Campground.** Located in an approved campground for a period not to exceeding 32 consecutive calendar days;
 - f. **Nonresidential Short-Term.** Located outside a legally occupied building in a nonresidential zoning district for a period less than three days, provided the portable building does not violate any applicable site development standard.
 3. **Site Standards.** Portable buildings must comply with all applicable setback and site development standards, except that portable buildings may be located at the parking setback line instead of the building setback line along property frontages.

4. If a portable building does not adhere to the standards in this subdivision, it must obtain a Special Permit in compliance with Section 3389.12 (Portable Buildings).
- C. **Solar Energy Collection and Storage.** Solar energy collection and storage may be conducted in any district subject to the following:
 1. Equipment directly related to the gathering of solar energy is exempt from screening requirements.
 2. Electricity collected on-site may be distributed off-site for use or sale.
- D. **Helipad.** See Section 3389.08 (Landing Field)

F.60.130 Miscellaneous Uses

- A. **Adult Entertainment Establishment/Store**
 1. **Purpose.** These standards regulate the location of adult entertainment establishments and adult stores to minimize potential adverse impacts on sensitive land uses and residential areas while providing reasonable opportunities for these uses within appropriate areas.
 2. **Distance Separation Requirement.** An adult entertainment establishment or adult store must be at least 250 feet from the parcel line of any site associated with any of the following uses or districts at the time of application:
 - a. Commercial Day Care Center;
 - b. Hospital;
 - c. Public Parks and Facilities;
 - d. Playground;
 - e. Library or Museum;
 - f. Religious facility;
 - g. Schools, Public and Private;
 - h. Residential District; or
 - i. Another adult entertainment establishment or adult store.
 3. **Special Permit for Reduced Separation.** See Section 3389.10 (Procedures for Reducing the Separation Requirements for Adult Uses) for process and requirements to locate an adult entertainment establishment or adult store less than 250 feet from any use or district listed in Division A.2 (Distance Separation Requirement).
- B. **Temporary Uses.** See Chapter 3390 (Temporary Uses).

Article G: Citywide Standards

Chapters:

Chapter G.10: Purpose of Citywide Standards	G.10-1
Chapter G.20: General Site Development Standards	G.20-1
Chapter G.30: Height Bonus Program	G.30-1

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Chapter G.10: Purpose of Citywide Standards

Sections:

G.10.010 Purpose and Applicability

G.10.010 Purpose and Applicability

This Article provides standards which apply to all development in the City regulated by zoning districts established in this Title. If there is a conflict between any standards in this Title, the provisions of Article G (Citywide Standards) supersede the provisions of Article E (District Regulations) and Article F (Supplemental District Standards).

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Chapter G.20: General Site Development Standards

Sections:

G.20.010	Purpose and Applicability
G.20.020	Lighting
G.20.030	Landscaping
G.20.040	Screening
G.20.050	Vision Clearance
G.20.060	Graphic Standards

G.20.010 Purpose and Applicability

- A. This Chapter provides standards which apply to all development regulated in this Title, including standards for lighting, landscaping, screening, and graphics.
- B. The German Village Commission, Historic Resources Commission, Italian Village Commission, and Victorian Village Commission may modify the provisions of G.20.060 (Graphics Standards) within this Chapter, for parcels with 2024 Zoning Code district designations, falling under their respective review authorities.
- C. The East Franklinton Review Board and University Impact District Review Board may modify the provisions of G.20.060 (Graphics Standards) within this Chapter, for parcels with 2024 Zoning Code district designations, falling under their respective review authorities.
- D. This Chapter provides standards and the exclusive process by which all Gateway Digital Graphics are regulated for parcels with either Title 33 Zoning Code or 2024 Zoning Code district designations. Furthermore, Gateway Digital Graphics are not subject to the review authority of the German Village Commission, Historic Resources Commission, Italian Village Commission, or Victorian Village Commission as outlined in Title 31 (Planning and Historic Preservation Code) nor the review authority of the East Franklinton Review Board as outlined in Chapter 3323 (East Franklinton District) the University Impact District Review Board as outlined in Chapter 3325 (University District Zoning Overlay), or the Downtown Commission as outlined in Chapter E.60 (Downtown District).

G.20.020 Lighting

- A. Light fixtures in all zoning districts except NAC, CAC, RAC, COI, ROI, CMP, IL, and IH Districts must not exceed 18 feet in height from grade.
- B. Light fixtures within the NAC, CAC, RAC, COI, ROI, CMP, and IL Districts must not exceed a maximum height of 35 feet measured from grade, except those fixtures within 100 feet of a Residential District must not exceed 18 feet in height.
- C. Light fixtures within the IH District must not exceed a maximum height of 40 feet measured from grade, except those fixtures within 100 feet of a Residential District must not exceed 18 feet in height.

D. Shielding

1. Light fixtures up to 14 feet in height must be shielded to prevent upward lighting.
 2. Light fixtures taller than 14 feet in height must be fully shielded with recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.
 3. Canopy lighting must be recessed within the canopy or use an opaque shield around all sides of the light.
- E. Any parking lot containing 10 or more parking spaces, which is used during non-daylight hours, must be illuminated.
- F. For aesthetic compatibility, light fixtures in parking lots must be of the same or similar type and color.
- G. Light fixtures must be placed in parking lot islands or solid bases to protect both lights and vehicles from possible damage.

H. Decorative/Architectural Lighting

1. Accent lighting, down-lighting, and up-lighting may be used on buildings, so long as the lighting does not shine beyond the extents of the building walls, and the light source is concealed from view.
2. String lighting may be used to illuminate patios, frontage types, and walkways.

G.20.030 Landscaping

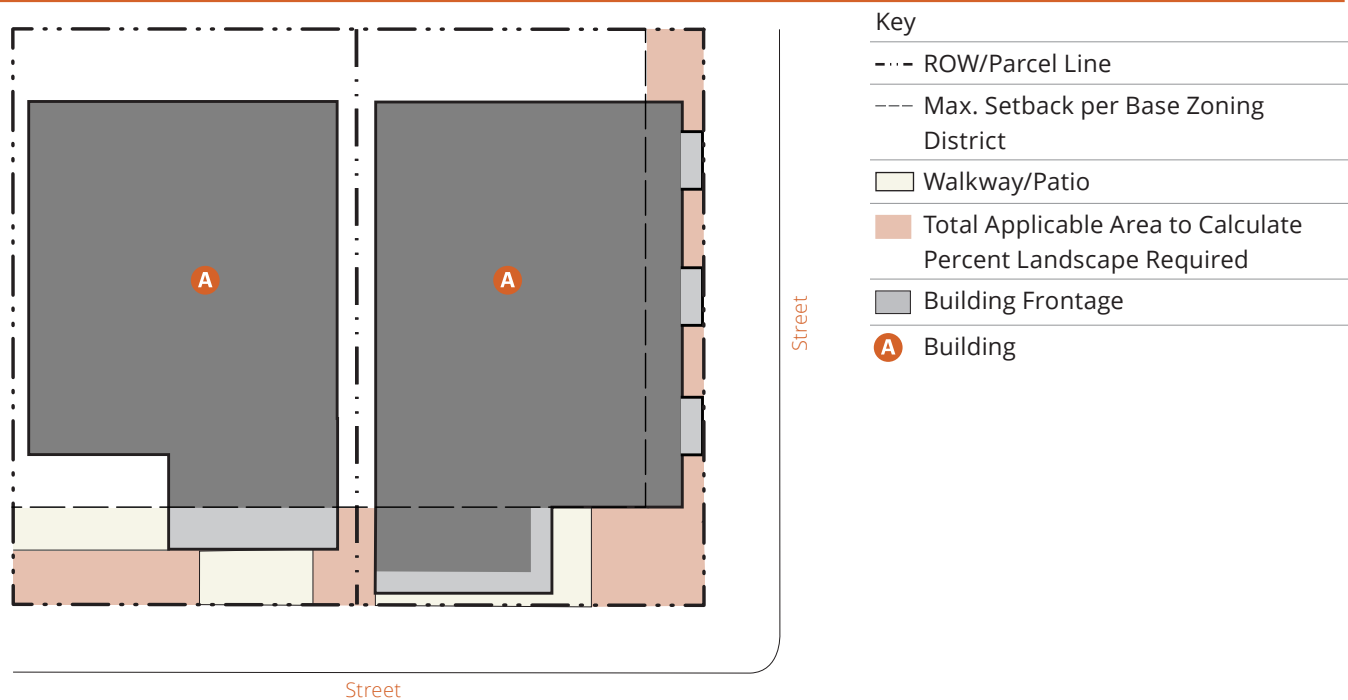
A. Development Site Landscape Requirements

1. Mixed-Use Districts

- a. Where a front and/or side street building setback of five feet or greater is provided, the area between the building facade and the adjacent front and/or side street parcel line must be landscaped per standards in Table G.20.030.A (Mixed Use Districts Development Site Landscape Standards).
- b. The percent calculated is based on the area of parcel between the maximum front and/or side street setback and the front and/or side street parcel line, minus the building footprint, building frontages, patios, and/or walkways within the applicable area. See Figure G.20.030.1 (Identifying Applicable Area Required to be Landscaped) for reference.

Table G.20.030.A: Mixed Use Districts Development Site Landscape Standards	
District	Applicable Area Required to be Landscaped
UGN-1, UCT, UCR, IMX	50 percent min.
UGN-2, EMX, NAC, CAC, RAC	70 percent min.

Figure G.20.030.1: Identifying Applicable Area Required to be Landscaped



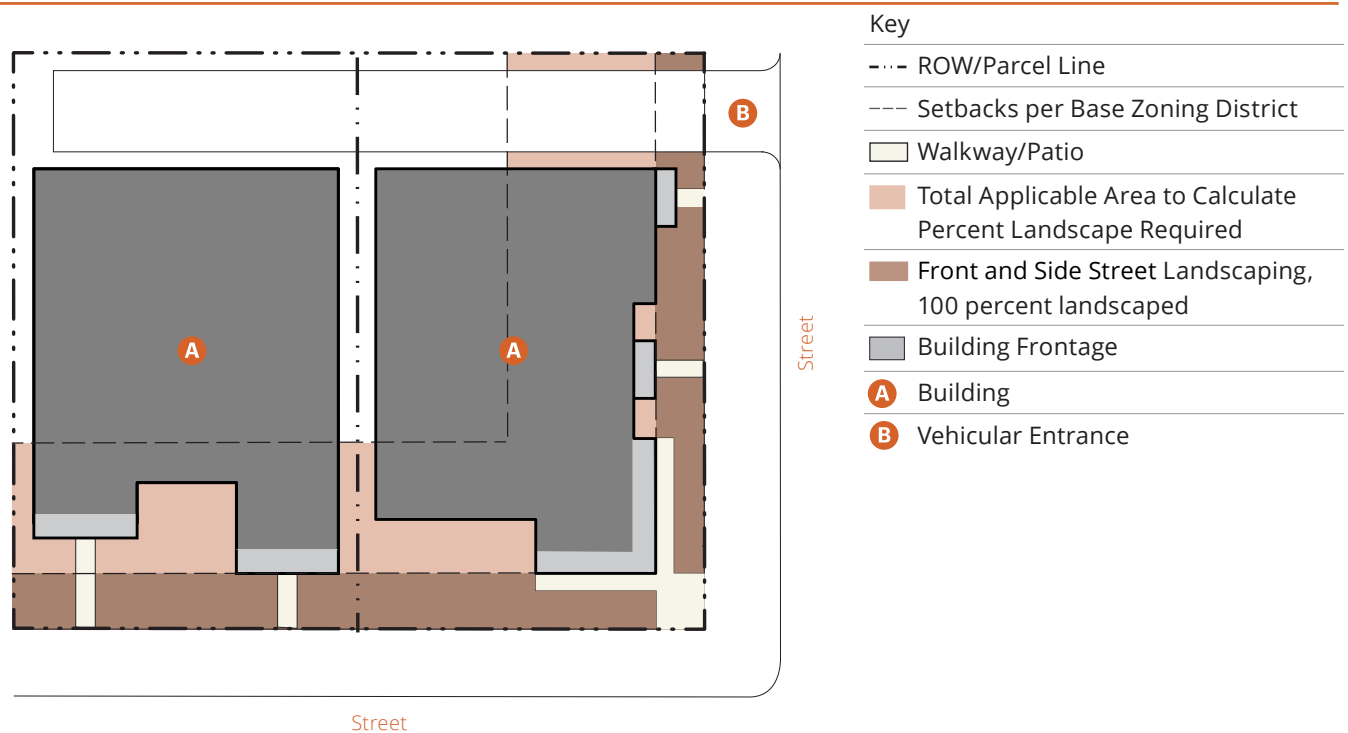
2. Office and Institutional Districts

a. Front and Side Street Landscaping Requirement.

- (i) In the CMP District, 15-foot deep area along the front and side public street-facing portion of a property must be 100 percent landscaped with the exception of walkways, patios, building frontages, vehicular entrances, and buildings.
- (ii) In COI and ROI Districts, a 10-foot deep area along the front and side street-facing portion of a property must be 100 percent landscaped with the exception of walkways, patios, building frontages, vehicular entrances, and buildings.

- b. In addition, in the CMP District, parcels adjacent to a public street, public open space, or any district other than CMP, the area within the facade zone must be 50 percent landscaped. The percent calculated is based on the area of the parcel within the facade zone per base zoning district, minus Front and Side Street landscaping, minus walkways, patios, vehicular entrances, buildings, and building frontages. See Figure G.20.030.2 (Identifying Applicable Area Required to be Landscaped) for reference.

Figure G.20.030.2: Identifying Applicable Area Required to be Landscaped

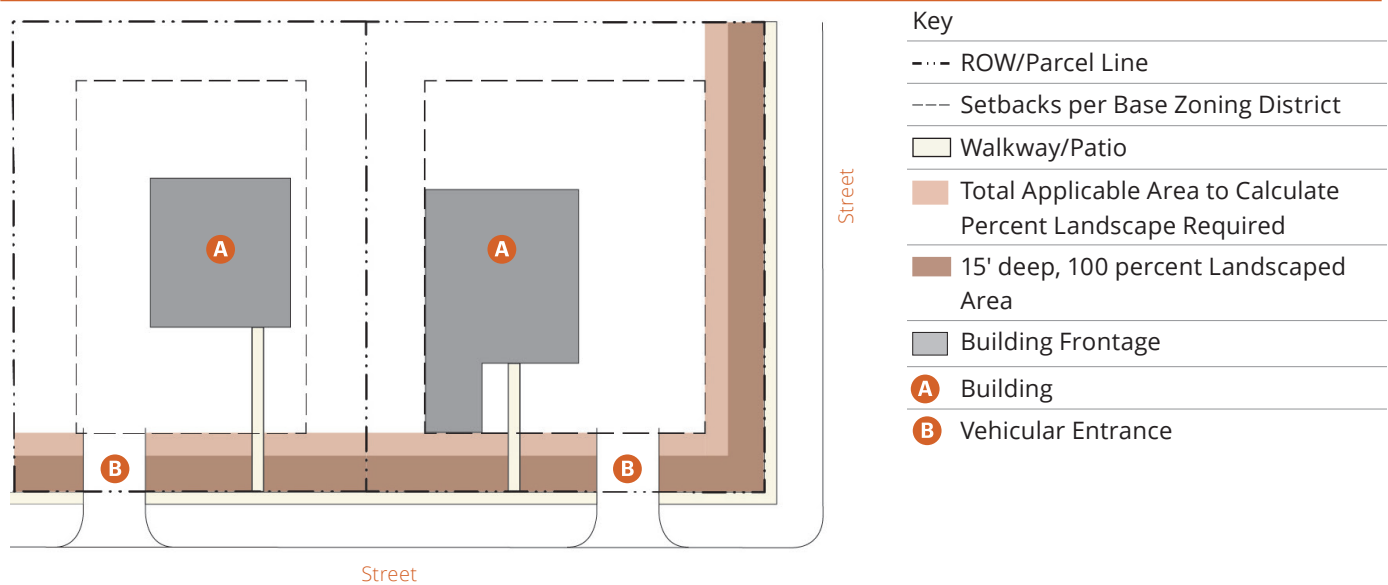


3. Industrial Districts

- a. Front and Side Street Landscaping Requirement.
 - (i) A 15-foot deep area along the front and side street-facing portion of a property must be 100 percent landscaped with the exception of walkways, patios, building frontages, vehicular entrances, and buildings.
- b. In addition, the area between the minimum setback line and the adjacent front and/or side street parcel line must be landscaped per standards in Table G.20.030.B (Industrial Districts Development Site Landscape Standards). The percent calculated is based on the area of the parcel between the minimum setback line and the 15-foot deep Front and Side Street landscaping minus walkways, patios, vehicular entrances, buildings, and building frontages.

Table G.20.030.B: Industrial Districts Development Site Landscape Standards	
District	Applicable Area Required to be Landscaped
IU	50 percent min.
IL, IH	70 percent min.

Figure G.20.030.3: Identifying Applicable Area Required to be Landscaped



B. Residential Landscape Buffer

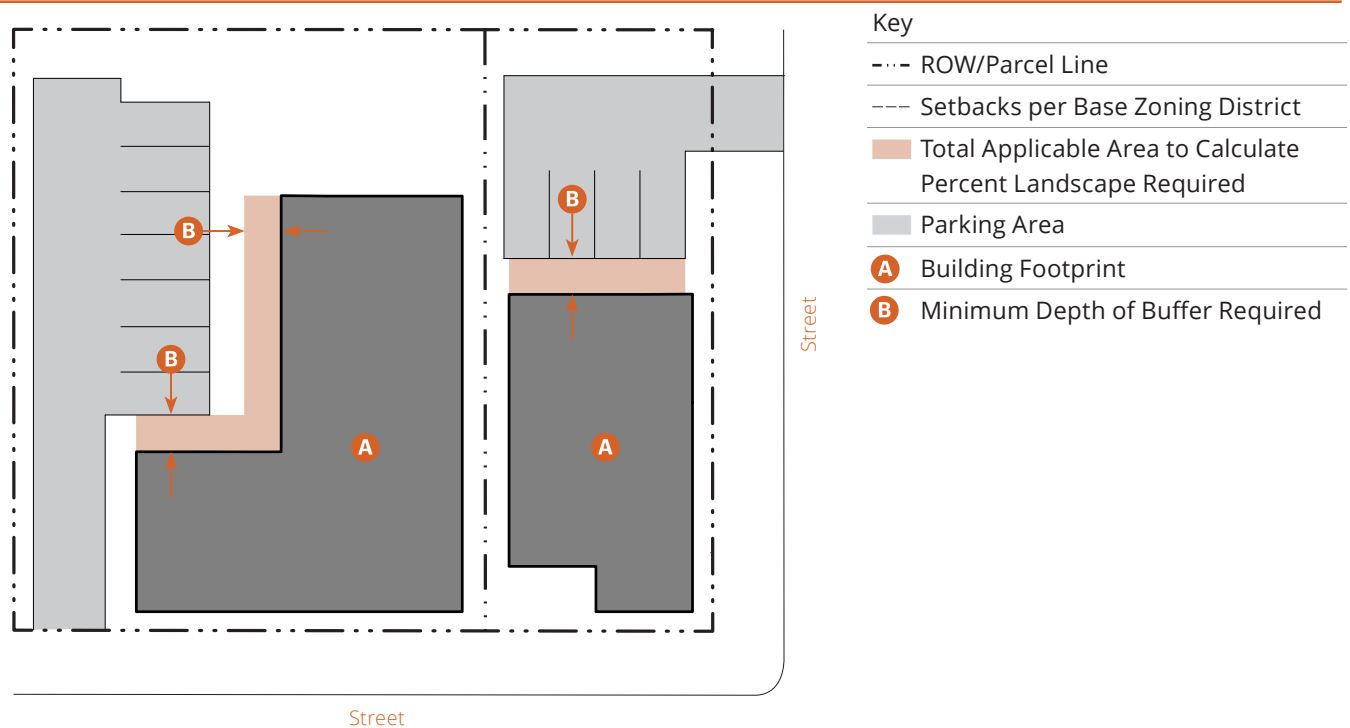
1. Except in cases of required headlight screening and approved vehicular access, a landscaped buffer must be provided between the IMX, UGN-1, UGN-2, NAC, CAC, RAC, ROI, and CMP districts and an abutting Residential District, or between an COI, IU, IL, and IH District and an abutting Residential District, UGN-1, UGN-2, or EMX District.
2. Landscape buffers must provide a minimum depth of five feet and include a continuous hedge row of shrubs. A solid, masonry wall or fence up to six feet in height may be included in addition to the landscaping requirement. Chain link fencing is prohibited.
3. In RAC, IU, IL, and IH, the landscape buffer must provide a minimum depth of 20 feet including eight evergreen trees for every 100 feet of length, spaced evenly in a single row. If a solid fence is provided at least six feet in height, the evergreens may be replaced with shade trees provided at a rate of six shade trees for every 100 feet of length. Chain link fencing is prohibited.
4. Residential landscape buffers must be a minimum of five feet in height and have a minimum year round opacity of 75 percent. Along streets and open spaces, residential landscape buffers must not exceed a height of six feet.
5. Areas used for vision clearance per Section G.20.050 (Vision Clearance) are exempt from residential landscape buffers.
6. Trees located in this buffer may be counted towards the required dwelling unit trees.

- C. Dwelling Unit Trees.** Dwelling unit trees are required in the NAC, CAC, RAC, EMX, COI, and ROI Districts at a rate of one tree per five dwelling units for the first 50 dwelling units, then 1 per 10 dwelling units for any additional units, or fraction thereof, and may be located anywhere on the site. Dwelling unit trees must be native species, deciduous or evergreen, with a minimum two-inch caliper at the time of planting.

D. Parking Area Landscape Buffer

1. In Mixed-Use Districts, a minimum eight-foot buffer must be provided between a parking area and any building facade that include entries, excluding service entries. No buffer is required at vehicular driveway access to the parking area.
2. Minimum 40 percent of the area must be landscaped. Buffer may include sidewalks.
3. Buffer provided in parking area buffer may be counted toward required open space.
4. Trees provided in the parking area buffer may be counted toward the required dwelling unit trees.

Figure G.20.030.3: Identifying Applicable Parking Area Required to be Buffered



E. Parking Lot Shade Trees**1. Mixed-Use and Office and Institutional Districts**

- a. Parking lot shade trees are required at a rate of one tree per 10 surface parking spaces, or fraction thereof, and must be dispersed proportionately throughout the parking areas that they serve.
- b. Shade trees required for surface parking lots with 20 parking spaces or less must be placed along its immediate perimeter or anywhere within the parking lot.
- c. At least 50 percent, or fraction thereof, of shade trees required for surface parking lots with 21 or more parking spaces must be placed on islands or peninsulas within the parking lot area. The remaining parking lot shade trees may be located along its immediate perimeter or anywhere within the parking lot.

2. Industrial Districts

- a. Parking lot shade trees are required at a rate of one tree per 10 surface parking spaces for passenger vehicles, or fraction thereof.
 - (i) In the IU and IL Districts, these trees must be dispersed proportionately throughout the parking areas that they serve.
3. Parking lot shade trees must be deciduous with a minimum two-inch caliper at the time of planting.
4. Parking lot shade trees must have a minimum soil radius of four feet and a minimum soil area of 145 square feet, with an average soil depth greater than or equal to three feet.
5. Planting beds for parking lot shade trees must be arranged and constructed with suitable curbing materials to minimize damage to tree trunks and roots from vehicles, pedestrians, and parking lot maintenance.

F. General to All Landscaping

1. When used to meet a required landscaping or screening provision, plants must have a minimum size at the time of planting as follows:
 - a. Two-inch caliper for a deciduous tree;
 - b. One-and-one-half-inch caliper for an ornamental tree; or
 - c. Four-foot height for a conifer or evergreen tree.
2. All plants must be maintained in a healthy live state and must be replaced as needed to comply with this Section. Landscaping and screening plants that die must be replaced during the current or next planting season.

G.20.040 Screening**A. Headlight Screening**

1. Except in cases of approved vehicular driveway access, headlight screening must be provided between all parking areas (parking spaces, maneuvering areas, and drive aisles) and adjacent streets, open spaces, and Residential Districts within 80 feet.
 - a. Along streets and open spaces, headlight screening must consist of a combination of landscape shrubs and a metal tube fence or masonry wall. Chain link fencing is prohibited.
 - b. Screening between parking areas and neighboring Residential Districts can either consist of a combination of landscape shrubs with metal tube fencing or masonry walls, or a wood privacy fence. Chain link fencing is prohibited.
2. Headlight screening must be located within a landscaped area with a minimum width of four feet.
3. Headlight screening must be a minimum of 36 inches in height and have a minimum year round opacity of 75 percent. Along streets and open spaces, headlight screening must not exceed a height of 48 inches.
4. Walls provided in compliance with this subdivision may also satisfy the requirements of Subdivision F.60.050.A.6.a (Facade Zone Alternative Compliance).

B. Exterior Dumpsters and Bulk Refuse Pick-Up Area Screening

1. Dumpsters, compactors, refuse receptacles, and bulk refuse pick-up areas must be located within enclosures that provide 100 percent opaque screening on all sides.
2. All enclosures are subject to minimum building setback requirements and must not be located between a principal building and an adjacent front or side street.
3. In the IL and IH Districts, dumpster and bulk refuse pick-up areas must be in the rear or side of the building and must be screened if visible from rights-of-way or if located within 100 feet of an adjacent Residential District.
4. Screening must be provided to at least the height of the dumpster or bulk refuse container or area.
5. Screening must be provided using any combination of fencing, walls, landscaping, and adjacent building facades. Chain link fencing is prohibited.

C. Screening of Mechanical and Utility Equipment

1. For Mixed-Use Districts, all heating, ventilating, air conditioning, and other building mechanical systems and equipment or other utility hardware on the roof of a building must be screened to the height of the equipment to prevent the equipment from being visible from any adjacent street, public space, or Residential District. Decorative cornices may be used for screening. The material used to screen the equipment must be consistent with the materials and colors used on the building.

2. For Mixed-Use Districts, excluding single-unit, two-unit, and three/four-unit dwellings, mechanical or other utility equipment on the ground must be fully screened to the height of the equipment by a wall, fence, landscape material, or a combination thereof to prevent the equipment from being visible from any adjacent street, open space, or Residential District. Fences and walls used to screen equipment must use materials and colors consistent with those used on the nearest building. Chain link fencing is prohibited. Whenever live plants are installed, alone or in combination with other materials for the purposes of this Section, the plants must be selected to achieve the height equal to the height of the equipment, and a density not less than 75 percent opacity within three years of planting.
3. In COI, ROI, and the Industrial Districts, all heating, ventilating, air conditioning, and other building mechanical systems and equipment or other utility hardware on the ground or roof of a building that is located within 100 feet of a right-of-way or adjacent Residential District must be fully screened to the height of the equipment by a wall, fence, landscape material, or a combination thereof.
4. Equipment directly related to the collection and storage of solar energy, or other mechanical equipment components including hot boxes, meter pits, transformer boxes, and EV charging dispensers, are not required to be screened.

D. Storage

1. Within the COI and IU District, all storage must be completely enclosed within a building.
2. Within the IL District, all storage must be enclosed or screened within 100 feet of a Residential District and must be completely screened within view of a right-of-way.
3. Within the IH District, all storage within 100 feet of a street frontage or 600 feet from a Residential District must be screened.
4. Screening must be provided using any combination of fencing, walls, landscaping, and adjacent building facades. Chain link fencing is prohibited except as follows.
 - a. In the IL and IH Districts, chain link fencing is allowed for screening of storage areas if:
 - (i) The chain link fence has privacy slats.
 - (ii) The fence is not visible from adjacent Residential Districts or street frontages.

E. Loading

1. Within the COI, IU, and IL District, all loading must be screened within 100 feet of a Residential District and must be completely screened within view of a right-of-way.
2. Within the IH District, all loading within 100 feet of a street frontage or 600 feet from a residential district must be screened
3. Screening must be provided using any combination of fencing, walls, landscaping, and adjacent building facades. Chain link fencing is prohibited.

G.20.050 Vision Clearance

- A. Minimum acceptable vision clearance standards for motorist and pedestrian safety at vehicular access points along streets are established by restricting the placement, opacity, height, and configuration of any fence, wall, planting, or other obstruction, as follows:
 - 1. Vision Clearance for Driveways to Parking Lots. An owner must maintain unobstructed vision clearance between the elevations of 2.5 to 10 feet above the driveway grade within "clear vision triangles," which are two ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge, and street right-of-way line.
 - 2. Vision Clearance at Intersections of Streets and Alleys. An owner must maintain unobstructed vision clearance between the elevations of 2.5 to 10 feet above the alley grade within a "clear vision triangle," which is a single ten-foot, right-angle triangle formed by the intersection of an alley right-way line, and street right-of-way line.

G.20.060 Graphic Standards

- A. Except as provided in this Section, graphics within the Mixed-Use, Office and Institutional, and Industrial Districts must comply with the standards provided in Chapter 3381 (Implementation), Chapter 3375 (General Provisions) and Chapter 3377 (On-Premises Signs in Institutional, Commercial, and Manufacturing Districts).
- B. In addition to signs prohibited in Chapter 3375 (General Provisions), and unless otherwise specifically provided for in this Section, the following types of signs are prohibited in Mixed-Use and Office and Institutional Districts: signs with flashing lights or bare bulbs, rotating signs, pole signs, automatic changeable copy signs, and bench signs. In Mixed-Use Districts, roof signs are not allowed.
- C. **Ground Signs**
 - 1. A development parcel is allowed one ground sign along each abutting street.
 - 2. The sign base must be monument style, and must be integral to the overall sign design and complement the design of the building.
 - 3. The minimum setback for a ground sign must be equal to the district's minimum building setback standard or 15 feet whichever is less. Required vision clearance must be maintained.
 - 4. The height of a ground sign must not exceed six feet above grade in the EMX, IMX, UGN-1, UGN-2, UCT, UCR, and IU Districts.
 - 5. The height of a ground sign must not exceed 12 feet above grade in the NAC, CAC, RAC, COI, ROI, CMP, IL, and IH Districts.
 - 6. When indirectly lighting a ground sign, the light source must be screened from motorist view.
- D. Menu boards are allowed only as an accessory to a pickup unit subject to the following standards:
 - 1. Each order point may provide an aggregate area of up to 30 square feet for menu boards.
 - 2. Menu boards must not be located between the building and a street right-of-way.
 - 3. Menu boards must not be located within 50 feet of a Residential District.
 - 4. Freestanding menu boards must not exceed a height of six feet from grade.

5. Menu boards are not subject to this Section's restrictions regarding automatic changeable copy. However, images and messages displayed must be static and the transition from one static display to another must be instantaneous to the human eye without any transition effects (e.g., wipes, fades, or other special effects).

E. Gateway Digital Graphics

1. **Intent.** This Division provides the standards and requirements designed to limit the frequency, intensity, and spacing of Gateway Digital Graphic locations. Additionally, unless otherwise specifically provided herein, these regulations establish the exclusive process by which Gateway Digital Graphics are reviewed and approved.
2. **Size and Intensity Standards**
 - a. A Gateway Digital Graphic must be affixed to a building and must not be a stand-alone sign.
 - b. A Gateway Digital Graphic may have up to two faces.
 - c. The minimum size for each allowable facing of a Gateway Digital Graphic is 1,000 square feet.
 - d. The maximum size for each allowable facing of a Gateway Digital Graphic is 1,200 square feet.
 - e. Sign area excludes allowed embellishments and owner/erector's identification.
3. **Location Requirements**
 - a. Gateway Digital Graphics must be located on property that is zoned to allow commercial, industrial, or mixed-use uses but may be in either Title 33 Zoning Code or 2024 Zoning Code district designations. Any planning or limitation overlays or areas of special graphics control existing on the property do not apply to Gateway Digital Graphics.
 - b. Gateway Digital Graphics must be located in the Gateway Area and must be principally oriented towards an interstate highway or "controlled access highway" as defined in Section 4511.01 of the Ohio Revised Code.
 - c. A maximum of six Gateway Digital Graphics locations is authorized.
 - d. A Gateway Digital Graphic that meets the requirements of this Division may be erected and maintained within 660 feet of any right-of-way line of an interstate system or "controlled access highway", as defined in Section 4511.01 of the Ohio Revised Code, that is located in the Gateway Area, subject to the issuance of a Special Permit as required herein and in conformance with the requirements of the Ohio Department of Transportation (ODOT). Pursuant to ODOT regulations, if ODOT mandates the removal of a Gateway Digital Graphic, and all legal and administrative remedies have been exhausted, the owner of said Gateway Digital Graphic must remove the Gateway Digital Graphic and be solely responsible for any and all costs incurred in connection with its removal.
4. **Spacing Requirements**
 - a. Each Gateway Digital Graphic must be separated from every other Gateway Digital Graphic by no less than 1,200 feet, measured along the radius beginning at the center of the proposed Gateway Digital Graphic and extending to a point nearest to the center of any other approved Gateway Digital Graphic.

- b. Gateway Digital Graphics with faces directed at the same orientation of traffic and on the same side of the roadway must be separated by at least one mile, measured along the radius beginning at the center of the proposed Gateway Digital Graphic and extending to a point nearest to the center of every other approved Gateway Digital Graphic.

5. Illumination and Special Effects of Gateway Digital Graphics

- a. Each Gateway Digital Graphic must display a static image for a minimum of eight seconds. The transition from one static display to another must be instantaneous to the human eye without any transition effects. Transition effects include wipes, fades, or other special effects.
- b. Each Gateway Digital Graphic must be equipped with a light sensing device that automatically adjusts the brightness of the graphic as ambient light conditions change.
- c. Each Gateway Digital Graphic must be operated with monitoring that either turns off the display, or shows a full black image on the display, in the event of a malfunction that affects more than 50 percent of the graphic face.
- d. Gateway Digital Graphics must not exceed a brightness level of 0.3 foot-candles above ambient light as measured using a foot-candle (Lux) meter at a pre-set as established by the following procedure:
 - i. At least 30 minutes past sunset, record the ambient light while the sign is off or displaying all black copy, or with the sign's illumination blocked.
 - ii. The light meter must be held five feet above the finished grade in front of the Gateway Digital Graphic
 - iii. The meter must be aimed toward the center of the Gateway Digital Graphic face.
 - iv. From the same location, a second reading must be recorded while the Gateway Digital Graphic display is on and not blocked.
 - v. The measurement distance must be 300-feet from the Gateway Digital Graphic face.
 - vi. If the difference between the measurements is 0.3 foot candles or less, the brightness is properly adjusted; otherwise, the Gateway Digital Graphic must be adjusted to comply with the brightness adjustment standard set forth above.
- e. Auditory effects, including music, is not allowed as part of any Gateway Digital Graphic display.

6. Installation and permit requirements

- a. Pursuant to the provisions of Chapters 3381 and 3383, a certificate of zoning clearance and an installation permit are required prior to the installation or re-facing of a Gateway Digital Graphic.
- b. Each Gateway Digital Graphic must be identified with the owner's or the erector's name. An owner/erector's identification placard must be placed directly below the graphic face and the maximum area of the placard is 65 square feet.
- c. Each application for a Gateway Digital Graphic installation permit must be accompanied by an affidavit, signed by the property owner, which specifies that the applicant has exclusive permission to erect and maintain the Gateway Digital Graphic for which the installation permit is requested.

- d. An installation permit expires one year after the date of issuance.
- e. Prior to removing any existing Gateway Digital Graphic, the owner or the general or limited sign erector employed to remove same must submit a written notice of removal to the Director.
- f. A Special Permit from the Graphics Commission is required for Gateway Digital Graphics. Gateway Digital Graphics do not require any certificate of appropriateness, certificate of approval, or clearance from any other review board or commission.
 - i. The Graphics Commission may grant a Special Permit for a Gateway Digital Graphic where it is shown that the Special Permit can be granted without substantial detriment to the public good and public safety, and without substantial impairment of the general purpose and intent of the zoning district in which the Gateway Digital Graphic is proposed to be located.
 - ii. In granting a Special Permit, the Graphics Commission may impose such requirements and conditions regarding the location and features of the proposed Gateway Digital Graphic, as well as such special conditions as may be necessary to carry out the intent and purpose of this Division and to otherwise safeguard the public safety and welfare.
 - iii. The Graphics Commission shall have authority to review and to revoke any Special Permit when a condition of the Special Permit has been found to have been violated. The applicant must be notified of a violation of the Special Permit and be given an opportunity to be heard and to conform the use to the Special Permit conditions prior to any revocation.

Chapter G.30: Height Bonus Program

Sections:

G.30.010	Purpose and Intent
G.30.020	Definitions
G.30.030	Applicability
G.30.040	Review Authority
G.30.050	General Provisions
G.30.060	Affordable Housing Height Bonus
G.30.070	Monitoring and Enforcement

G.30.010 Purpose and Intent

This Chapter is intended to promote the policy priorities of the City through the provision of additional development capacity in the form of increased building heights beyond the limit established in the base zoning district.

G.30.020 Definitions

Affordable Housing Height Bonus Applicant. An individual or corporation established under Ohio law or authorized to transact business in Ohio that intends to build a Development Project as a Project Sponsor, in accordance with the City’s Community Reinvestment Area (“CRA”) Program and §5321.19(B) (Effect of Chapter on Political Subdivisions) of the Ohio Revised Code, that has submitted an application seeking a Height Bonus as provided in this Chapter.

Affordable Housing Height Bonus Program Participant. An Affordable Housing Height Bonus applicant that has been approved by both the Department of Development and Department of Building and Zoning Services for the Height Bonus described in this Chapter.

Development Projects. Has the same meaning as applied in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy).

Director. Director of the Department of Building and Zoning Services or designee.

Height Bonus. Additional stories allowed for buildings located in specified zoning districts in the 2024 Zoning Code in conjunction with a commitment to provide for affordable housing in accordance with the City’s CRA Program.

Letter of Eligibility. A letter from the Department of Development advising an Applicant of the Area Designation in which the proposed Development Project parcels are located and what the Affordable Housing Unit Requirements will be for the project.

For additional definitions of terms used in this Chapter, see Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy).

G.30.030 **Applicability**

- A. A Height Bonus is available to an Affordable Housing Height Bonus applicant that agrees to be bound by the affordability requirements described in the City Residential CRA Program.
- B. The rules governing the Citywide CRA program related to this Chapter are found in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) and the applicable Rules and Regulations of the Director of the Department of Development.
- C. Nothing in this Chapter will limit the applicability of any provision in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) or §3735.65 to .70 of the Ohio Revised Code.
- D. Participation in the Height Bonus Program is voluntary; Project Sponsors approved under Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) are not required to seek the Height Bonus.
- E. The Height Bonus Program will only be applied in conjunction with the City's CRA Program as established in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), except for provisions relating to a fee-in-lieu, in accordance with §3735.65-.70 of the Ohio Revised Code and as further provided in Rules and Regulations promulgated by the Director of the Department of Development.
- F. The property for which the Height Bonus is requested must be located within a zoning district included in Table G.30.060.A (Allowed Affordable Height Bonus by District) of this Chapter.

G.30.040 **Review Authority**

- A. The Department of Development has the authority and responsibility for implementing the affordable housing requirements and administering the City CRA Program standards as described in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) and as further provided in Rules and Regulations of the Director of the Department of Development.
- B. The Department of Building and Zoning Services will administer the Height Bonus Program and issue all applicable zoning and building permits.
- C. In exercising authority under this Chapter, the Director may consult with other City departments regarding issues within such departments' areas of expertise and will, with respect to the affordable housing requirements and CRA standards under Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy) or other applicable law, cooperate with the Department of Development.

G.30.050 **General Provisions**

- A. An Affordable Housing Height Bonus applicant must indicate a Height Bonus on a form approved by the Director. Applicant must submit a preliminary site compliance plan for the Development Project along with the Application. The plan shall include a data table showing the proposed total number of units, proposed number of affordable units with bedroom counts, and proposed number of bonus stories.

- B. The Director is authorized to promulgate Rules and Regulations to establish a process to review Height Bonus applications and plans.
- C. A Letter of Eligibility from the Department of Development must be submitted with the engineering plans for final site compliance review of the Height Bonus Development Project.

G.30.060 Affordable Housing Height Bonus

The maximum Height Bonus allowed for Development Projects is provided in Table G.30.060.A (Allowed Affordable Height Bonus by District):

Table G.30.060.A: Allowed Affordable Height Bonus by District	
District Name	Height Bonus ¹
Regional Activity Center (RAC)	3 stories
Community Activity Center (CAC)	2 stories
Urban Center (UCT)	2 stories
Urban Core (UCR)	4 stories
Industrial Mixed-Use (IMX)	2 stories

¹ A bonus story must not exceed 12 feet.

G.30.070 Monitoring and Enforcement

- A. **Monitoring and Annual Report.** The Affordable Housing Height Bonus Program participant must comply with all monitoring and reporting requirements of the City CRA Program as outlined in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), Department of Development Rules, or other applicable law.
- B. **Noncompliance.** Failure by the Affordable Height Bonus Program participant to comply with the provisions of the City CRA Program as described in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), Department of Development Rules, or other applicable law will result in a determination of noncompliance. Properties deemed to be noncompliant will be subject to applicable penalties, including revocation of the tax abatement provided in Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy), Department of Development Rules, or other applicable law.

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