

**ORDINANCE NO. 16-06**

**AN ORDINANCE AMENDING  
CHAPTER 7A – GENERAL ZONING REGULATIONS  
IN THE COLUMBUS CITY CODE**

The City Council of the City of Columbus ordains the following:

**SECTION I. ARTICLE VII - ESTABLISHMENT AND PURPOSE OF DISTRICTS, SECTION 7A-766 SENIOR CITIZEN HOUSING DESIGN AND PERFORMANCE STANDARDS** is amended by adding the following:

**C. Association Managed Single Family Dwellings.**

1. **Detached Dwellings.** These homes are unattached single family dwellings managed by a homeowners association, which governs architectural controls, establishes association fees, provides lawn care, snow plowing, trash and recycling collection, and all common area maintenance and repair within a development.

- a) Minimum lot area: 5,000 square feet per unit, net of road easements, ponding areas, and wetlands.
- b) Private streets allowed and public utilities required. Public utilities shall be constructed according to minimum City Standards. Private streets with no on-street parking shall be a minimum 24 feet width with curbing. Streets with one-side parking shall be a minimum 30 feet width. All streets shall be paved and shall meet a minimum 7-ton City design standard. Public utility easements shall be dedicated for the minimum width of the private street.
- c) Front yard setback: 30 feet garage, 20 feet living space.
- d) Side yard Setback: 5 feet, except 30 feet public road setback.
- e) Rear Yard setback: 25 feet, except 30 feet public road setback.
- f) Maximum height: 2-story.
- g) Unit size: all units shall contain a minimum of two bedrooms and minimum of 960 square feet of living space.
- h) Attached garage required: 2 stalls, 11' X 24' minimum each stall.
- i) Surface parking required: minimum 18' X 24' in front of garage.
- j) Guest parking: ½ stall per unit dispersed conveniently throughout development, unless comparable street parking is provided.
- k) Front building façade: minimum 35% brick, stucco, stone or cultured stone.
- l) Building variation: No identical front façade shall be located consecutively on the same side of any street. At least 3 different floor plans and 3 different architectural variations for front façade are required in any development with 10 or more homes.
- m) Landscaping shall include a minimum of two overstory trees per unit and shall meet the minimum planting standards in Section 7A-820 of this Ordinance.
- n) Sidewalks and trails may be required within any development.

2. **Attached Dwellings.** These homes include Duplexes and “Row” homes, attached single family homes aligned side-by-side and with garage access on one side of the building, and “Quad” homes, attached single family homes aligned within a rectangle with garage access on two sides of the building. Attached single family dwellings are

managed by a homeowners association, which governs architectural controls, establishes association fees, provides lawn care, snow plowing, trash and recycling collection, exterior building maintenance and repair, and all common area maintenance and repair within a development.

- a) Minimum lot area – Duplex: 5,000 square feet per unit, net of road easements, ponding areas, and wetlands.
- b) Minimum lot area – Row/Quad Home: None.
- c) Maximum units per building: Four.
- d) Private streets allowed and public utilities required. Public utilities shall be constructed according to minimum City Standards. Private streets with no on-street parking shall be a minimum 24 feet width with curbing. Streets with one-side parking shall be a minimum 30 feet width. All streets shall be paved and shall meet a minimum 7-ton City design standard. Public utility easements shall be dedicated for the minimum width of the private street.
- e) Private access drives: driveways providing access to individual units shall be a minimum of 24 feet in width. Private access drives containing public utilities shall include public utility easements.
- f) Individual utility metering: all units are required to be served with individual private and public utility services and metering, unless otherwise approved by the City.
- g) Front yard setback: 30 feet garage, 20 feet living space, except 30 feet public road setback.
- h) Side yard Setback – Duplex: zero lot line on common wall; 10 feet on opposite side yard, except 30 feet public road setback.
- i) Side yard Setback – Row/Quad: zero lot line on common walls; 25 feet garage set back to access drive; 20 feet living space, except 30 feet public road setback.
- j) Rear Yard setback: 25 feet, except 30 feet public road setback.
- k) Maximum height: 2-story.
- l) Unit size: all units shall contain a minimum of two bedrooms and minimum of 960 square feet of living space.
- m) Attached garage required: 2 stalls, 11' X 24' minimum each stall.
- n) Surface parking required: minimum 18' X 24' in front of garage.
- o) Guest parking: ½ stall per unit dispersed conveniently throughout development, unless comparable street parking is provided.
- p) Front building façade – Duplex: minimum 35% brick, stucco, stone or cultured stone.
- q) Building variation – Duplex: No identical front façade shall be located consecutively on the same side of any street. At least 3 different floor plans and 3 different architectural variations for front façade are required in any development with 10 or more homes.
- r) Building façade – Row/Quad: minimum 25% brick, stucco, stone or cultured stone on all sides of building. The percentage of the required exterior materials may be modified by the City when the use of shutters, window grids, gable end returns, and similar architectural enhancements are incorporated in the exterior building design.
- s) Building variation – Row/Quad: building architectural design features, including but not limited to roof lines, façade variations, and building footprints, shall be sufficiently different; so that, no building is next to or directly across the street or access drive from an identical appearing building.

- t) Landscaping shall include a minimum of two overstory trees per unit and shall meet the minimum planting standards in Section 7A-820 of this Ordinance.
- u) Development plans must identify included or optional provisions for individual outdoor patios/courtyards for all buildings with more than two homes.
- v) Sidewalks and trails may be required within any development.

**D. Association Managed Multiple Family Dwellings.**

1. **Unassisted-living Multiple Family Dwellings.** These housing units include apartments, condominiums, and cooperatives for independent living that feature common building access to individual units, common security, managed property maintenance and managed utility service provisions, but do not typically include personal or health care service provisions by building management.

- a) Minimum lot area: 1 acre.
- b) Minimum unit size: 1-bedroom 600 square feet; 2-bedroom 720 square feet; additional bedrooms 120 square feet each.
- c) Front yard setback: 30 feet.
- d) Side yard setback: 20 feet, except 30 feet public street.
- e) Rear yard setback: 30 feet.
- f) Maximum height: 5 stories.
- g) Private access drives: driveways providing access to buildings shall be a minimum of 24 feet in width. Private access drives containing public utilities shall include public utility easements.
- h) Garage parking: ½ stall per unit, 11' X 22' minimum dimension. Garage buildings shall be compatible with minimum principal structure design standards.
- i) Surface parking: 1 stall per unit. "Proof of parking" provisions allowed in Section 7A-812 of this Ordinance are applicable.
- j) Parking areas may occupy 1/3 of the minimum required yard area.
- k) Building façade: 50% of the siding materials on all exteriors shall consist of brick, stucco, stone or cultured stone. The percentage of the required exterior materials may be modified by the City when the use of shutters, window grids, gable end returns, and similar architectural enhancements are incorporated in the exterior building design.
- l) Development plans shall include descriptions of indoor group usable space, storage space options, and outdoor group usable amenities.
- m) Landscaping shall include a minimum of one overstory tree per unit; however, 25% of the overstory trees may be substituted with perennial foundation plantings at a ratio of 10 foundation plantings per overstory tree. All landscaping shall meet the minimum planting standards in Section 7A-820 of this Ordinance.
- n) Sidewalks and trails may be required within any development.

2. **Assisted-living Multiple Family Dwellings.** These housing units typically include apartments that directly or indirectly provide less independent tenants with a variety of services such as meals, housekeeping, personal care, and health care.

- a) Minimum lot area: 1 acre.
- b) Minimum unit size: efficiency 250 square feet; 1-bedroom 350 square feet.
- c) Front yard setback: 30 feet.
- d) Side yard setback: 20 feet, except 30 feet public street.
- e) Rear yard setback: 30 feet.
- f) Maximum height: 5 stories.
- g) Private access drives: driveways providing access to buildings shall be a minimum of 24 feet in width. Private access drives containing public utilities shall include public utility easements.

- h) Surface parking: 1 stall per unit; or 1 stall per maximum employee and contracted staff plus ½ stall per unit guest parking. “Proof of parking” provisions allowed in Section 7A-812 of this Ordinance are applicable.
- i) Parking areas may occupy 1/3 of the minimum required yard area.
- j) Building façade: 50% of the siding materials on all exteriors shall consist of brick, stucco, stone or cultured stone. The percentage of the required exterior materials may be modified by the City when the use of shutters, window grids, gable end returns, and similar architectural enhancements are incorporated in the exterior building design.
- j) Development plans shall include descriptions of personal and health care services provided, indoor group usable space, storage space options, and outdoor group usable amenities.
- k) Landscaping shall include a minimum of one overstory tree per unit; however, 25% of the overstory trees may be substituted with perennial foundation plantings at a ratio of 10 foundation plantings per overstory tree. All landscaping shall meet the minimum planting standards in Section 7A-820 of this Ordinance.
- l) Sidewalks and trails may be required within any development.

*[§ 7A-766 amended by Ord. No. 16-\_\_\_, effective \_\_\_\_\_, 2016.]*

**SECTION II. EFFECTIVE DATE.** This Ordinance was adopted by the Columbus City Council on this 13<sup>th</sup> day of April, 2016 and shall become effective after its publication.

By order of the City Council.

Published in the Forest Lake Times on April 28, 2016.