

**City of Columbus**  
**ORDINANCE PUBLICATION NOTICE**  
**Ordinance No. 15-10**

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

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

**SECTION I. ARTICLE VIII GENERAL PROVISIONS AND PERFORMANCE STANDARDS, SECTION 7A-800. GENERAL PROVISIONS, Subsection K. Residential Screening** is replaced in its entirety to read:

**K. Required Residential Screening.**

1. A scaled and dimensioned screening plan must be submitted to the Zoning Administrator prior to approval of the following:

a. Any new nonresidential use, structure, building addition, site improvement, or land use change that occurs on a property located within a nonresidentially zoned district that abuts property located within a residentially zoned district or within 150 feet of an existing residence, including but not limited to:

- i. outdoor storage, contractor's yards, commercial equipment and commercial vehicles;
- ii. any new development that requires an interim use permit, conditional use permit, planned unit development or subdivision approval; and
- iii. outdoor storage areas.

2. The screening plan must be reviewed and approved administratively by the Zoning Administrator except where it accompanies a land use application, in which case it shall be reviewed concurrently with that application by the Planning Commission and City Council. The required screening plan shall restrict direct visual access to the nonresidential use or nonresidential property from any residentially zoned property or residence within 150 feet. The screening shall be designed and maintained as follows:

- a. Required screening shall be a minimum of six (6) feet in height.
- b. Required screening shall be located entirely within the required setbacks.
- c. Required screening shall be at least ninety-five (95) percent opaque throughout the year.
- d. Required screening shall be satisfied by one (1) or more of the following:
  - i. A berm.
  - ii. A decorative fence. For the purposes of this section, a chain-link fence with slats or fabric material is not a decorative fence. The finished side of fence (the side having no structural supports) shall face the residential property.

- iii. A decorative masonry wall.
  - iv. A hedge or plantings that grow to the required height within three (3) years of installation.
2. The required screening requirement may be waived by the Zoning Administrator in locations where the minimum separation of non-residentially zoned developable areas and residential zone developable areas is at least one-quarter mile, due to wetlands, public waters, or publicly-owned properties.
3. The property owner shall be responsible for the restoration or repair of screening that becomes not in compliance with the approved screening plan. Approved screening must be maintained in a reasonable condition and shall not by reason of age, decay, accident, or otherwise be allowed to become and remain in a state of disrepair on noncompliance with the approved screening plan.

*[§ 7A-800, Subsection K. amended by Ord. No. 15-10, effective January 14, 2016.]*

**SECTION II. Effective Date.** This Ordinance was adopted by the Columbus City Council on this 9<sup>th</sup> day of December, 2015 and shall become effective after its publication.

By order of the Columbus City Council

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