

New Zoning District Regulations Columbus City Code Chapter 7A

[NOTE] The following formatting follows the existing formatting of the Zoning Ordinance. Individual zoning districts in the Freeway Corridor (or sewer area) generally consist of 10 subsections, including:

- 7A-X00. DISTRICT DEFINED (purposes)
- 7A-X01. DISTRICT DESCRIBED (zoning map reference)
- 7A-X02. DISTRICT PERMITTED USES
- 7A-X03. DISTRICT CONDITIONAL USES
- 7A-X04. DISTRICT INTERIM USES
- 7A-X05. DISTRICT DESIGN/PERFORMANCE STANDARDS
- 7A-X06. REQUIREMENTS FOR PUBLIC UTILITIES
- 7A-X07. PRIVATE STREETS ALLOWED
- 7A-X08.-X09. (Reserved for Future Use)

We currently contain all of the zoning districts in “Article VII” of Chapter 7A of the City Code. This includes Sections 7A-700 through 7A-799, which are essentially ‘occupied’ at this time. With the addition of four new proposed zoning districts, some major reformatting within Chapter 7A will ultimately be necessary. In the interim, the formatting illustrated above is used as ‘placeholders’ for the new districts.

Formatting changes are likely for the zoning districts that precede and succeed the new Freeway Corridor districts:

- Agriculture (AG) District
- Agriculture Preserve (A/P) District
- Rural Residential (RR) District
- Coon Lake Area Special Overlay (CLO) District
- Shoreland Overlay (SO) District
- Floodplain Overlay (FO) District
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- Horse Racing (HR) District
- Commercial/Industrial (C/I) District

Several zoning districts will need to be rescinded:

- Suburban Residential (SR) District
- Community Retail (CR) District
- Commercial/Showroom (C/S) District

Text Highlighting identifies NOTES, additions to descriptions, additions to uses, regroupings of uses, rewording or other changes to the working draft of zoning districts/uses from the joint work sessions.

The Performance Standards were essentially prepared last fall when the apartment project was proposed and are included here as a starting point for new discussions and direction.

7A-X20. COMMUNITY COMMERCIAL (CC) DISTRICT DEFINED. The purpose of the CC District is to provide space for high intensity retail sales, entertainment, and convenience with low intensity onsite services and office space that serve local and regional population bases. The high visibility and accessibility of this district will support the highest building and site design standards in the I-35 Freeway Corridor, with no intention to serve extensive land users or uses with prominent outdoor display.

7A-X21. COMMUNITY COMMERCIAL (CC) DISTRICT DESCRIBED. The CC District, established by amendment to the City Code and as modified by subsequent amendments, is illustrated on the City of Columbus Official Zoning Map.

7A-X22. COMMUNITY COMMERCIAL (CC) DISTRICT PERMITTED USES. The following uses shall be permitted in the CC District:

- A. Municipal Buildings and Facilities and parks.

7A-X23. COMMUNITY COMMERCIAL (CC) DISTRICT CONDITIONAL USES. The following uses shall be conditional, according to the provisions Sections 7A-540 through 7A-547:

- A. Gasoline sales and related convenience retail sales.
- B. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, and similar, excluding pawn shops.
- C. Bakeries with primarily direct retail sales to consumers.
- D. Indoor commercial recreation.
- E. Hotel/motel.
- F. Restaurant/café.
- G. Restaurant/café with accessory drive-thru.
- H. Professional offices.
- I. Boutique/gift shop.
- J. Licensed child care.
- K. Movie theaters.
- A. Dry Cleaners, hair salons, photography studio, and other on-premises business services.
- B. Yoga and small fitness centers, wellness center, dance studios, and similar uses, **not exceeding 20-patron capacity**.
 - a. Note: Planning Staff will look into the option of using use a different metric to limit size (i.e. number of parking spots for example)
- L. Micro distillery/brewery with retail sales and accessory open-air patio.
- M. Drug Store with accessory drive-thru.
- N. Dog day care and grooming.

7A-X24. COMMUNITY COMMERCIAL (CC) DISTRICT INTERIM USES. (Reserved for Future Use)

7A-X25. COMMUNITY COMMERCIAL (CC) DISTRICT PERFORMANCE STANDARDS.

- A. General provisions and performance standards are regulated in Article VIII.
- B. Loading/Delivery and Residential Screening are regulated in Sections 7A-800.J.-K.
- C. Lot size, building setbacks, and other dimensional criteria are regulated in Section 7A-801.
- D. Off-street parking requirements are regulated in Section 7A-812.

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- E. Miscellaneous business standards are regulated in Section 7A-813.
- F. General Performance Standards for All Land Uses are regulated in Section 7A-814.
- G. Planned Unit Developments are regulated in Section 7A-819.
- H. Landscaping requirements are regulated in Section 7A-820.
- I. Sidewalks and trails may be required in every development.
- J. CUP applications shall include, but not be limited to, detailed site plans, floor plans, utility plans, building elevations with detailed breakdowns of building materials and colors, trash and recycling facilities, landscaping plans, site lighting plans and pedestrian movement plans.
- K. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile and cast stone), pre-cast concrete panels, wood, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
 - 1. X % of the façade on all exteriors shall consist of masonry products.
 - 2. The percentage of the required exterior materials may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 3. Multiple color schemes shall be used in every building elevation.
 - 4. Multiple building materials shall be used in every building elevation.
 - 5. The percentage of the required exterior materials on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 6. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- L. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.

7A-X26. REQUIREMENT FOR PUBLIC UTILITIES. No use shall be approved in the CC District without connection to public utilities.

7A-X27. PRIVATE STREETS ALLOWED. Private streets are allowed when approved as part of a subdivision development in the CC District. Private streets may be approved only after all owners of benefited properties of the private street enter into an agreement with the City, including but not limited to the following minimum provisions:

- A. Granting approval of a right-of-way easement over the street to the public or to benefited property owners, as determined by the City Attorney.
- B. Granting approval of public utility and/or trail easements over the street as determined by the City Engineer.
- C. Recording the agreement on the title of the benefited properties.
- D. Agreement to obtain a permit from the City for construction of private improvements according to City standards.
- E. Agreement providing for the costs of construction and maintenance of the private street by the benefited property owners.

7A-X28-7A-X29. (Reserved for Future Use)

7A-X30. GENERAL COMMERCIAL (GC) DISTRICT DEFINED. The purpose of the GC District is to provide a quality environment for a mix of entertainment, retail and service business uses, professional offices, financial institutions, and medical facilities ~~{office/showroom uses}~~, with higher design standards and no outdoor storage.

7A-X31. GENERAL COMMERCIAL (GC) DISTRICT DESCRIBED. The GC District, established by amendment to the City Code and as modified by subsequent amendments, is illustrated on the City of Columbus Official Zoning Map.

7A-X32. GENERAL COMMERCIAL (GC) DISTRICT PERMITTED USES. The following uses shall be permitted in the GC District:

- A. Municipal Buildings and Facilities and parks.

7A-X33. GENERAL COMMERCIAL (GC) DISTRICT CONDITIONAL USES. The following uses shall be conditional, according to the provisions in Sections 7A-540 through 7A-547:

- A. Gasoline sales, related convenience retail sales and car wash.
- B. Vehicle Travel Center **and indoor vehicle repair.**
- A. RV and truck wash facility.
- C. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, hardware, auto supplies, electronics, sporting goods, building supplies, household furnishing, and similar, excluding pawn shops.
- D. Pharmacy with accessory drive-thru.
- E. Restaurant/café.
- F. Restaurant/café with accessory drive-thru.
- G. Catering service.
- H. Bakeries with primarily direct retail sales to consumers.
- I. Boutique/gift shop.
- J. Family movie theaters.
- K. Indoor commercial recreation.
- L. Hotel/motel.
- M. Event center.
- N. Licensed child care.
- O. Professional offices and financial institutions.
- P. Medical Clinics, hospitals, and support facilities.
- Q. Beer production with on-site sales.
- R. Alcohol Distillery with on-site sales.
- C. Dry Cleaners, hair salons, photography studio, and other on-premises business services.
- D. Yoga and small fitness centers, wellness center, dance studios, and similar uses, **not exceeding 20-patron capacity.**
 - a. **Note:** Planning Staff will look into the option of using use a different metric to limit size (i.e. number of parking spots for example)
 - b. **Note:** In the General Commercial District start increasing the capacity as we increase our distance from the “down town” area.
- S. Indoor **Shooting Range, Sales, and Service.**

7A-X34. GENERAL COMMERCIAL (GC) DISTRICT INTERIM USES. (Reserved for Future Use)

7A-X35. GENERAL COMMERCIAL (GC) DISTRICT PERFORMANCE STANDARDS.

- A. General provisions and performance standards are regulated in Article VIII.
- B. Loading/Delivery and Residential Screening are regulated in Sections 7A-800.J.-K.
- C. Lot size, building setbacks, and other dimensional criteria are regulated in Section 7A-801.
- D. Off-street parking requirements are regulated in Section 7A-812.
- E. Miscellaneous business standards are regulated in Section 7A-813.
- F. General Performance Standards for All Land Uses are regulated in Section 7A-814.
- G. Planned Unit Developments are regulated in Section 7A-819.
- H. Landscaping requirements are regulated in Section 7A-820.
- I. Sidewalks and trails may be required in every development.
- J. CUP applications shall include, but not be limited to, detailed site plans, floor plans, utility plans, building elevations with detailed breakdowns of building materials and colors, trash and recycling facilities, landscaping plans, site lighting plans and pedestrian movement plans.
- K. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile and cast stone), pre-cast concrete panels, wood, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
 - 1. X % of the façade on all exteriors shall consist of masonry products.
 - 2. The percentage of the required exterior materials may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 3. Multiple color schemes shall be used in every building elevation.
 - 4. Multiple building materials shall be used in every building elevation.
 - 5. The percentage of the required exterior materials on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 6. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- L. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.
- M. Outdoor storage limitations and requirements: _____

7A-X36. REQUIREMENT FOR PUBLIC UTILITIES. No use shall be approved in the GC District without connection to public utilities.

7A-X37. PRIVATE STREETS ALLOWED. Private streets are allowed when approved as part of a subdivision development in the GC District. Private streets may be approved only after all owners of benefited properties of the private street enter into an agreement with the City, including but not limited to the following minimum provisions:

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- A. Granting approval of a right-of-way easement over the street to the public or to benefited property owners, as determined by the City Attorney.
- B. Granting approval of public utility and/or trail easements over the street as determined by the City Engineer.
- C. Recording the agreement on the title of the benefited properties.
- D. Agreement to obtain a permit from the City for construction of private improvements according to City standards.
- E. Agreement providing for the costs of construction and maintenance of the private street by the benefited property owners.

7A-X38-7A-X39. (Reserved for Future Use)

7A-X40. HIGHWAY COMMERCIAL (HC) DISTRICT DEFINED. The purpose of the HC District is to provide retail, entertainment, **medical facilities, assisted living, professional offices, and service businesses** that serve highway users and the entire regional community and allow outdoor displays of retail goods and accessory outdoor storage, excluding raw materials. These areas will have higher site design standards due to the proximity to the freeway.

7A-X41. HIGHWAY COMMERCIAL (HC) DISTRICT DESCRIBED. The HC District, established by amendment to the City Code and as modified by subsequent amendments, is illustrated on the City of Columbus Official Zoning Map.

7A-X42. HIGHWAY COMMERCIAL (HC) DISTRICT PERMITTED USES. The following uses shall be permitted in the HC District:

- A. Municipal Buildings and Facilities and parks.

7A-X43. HIGHWAY COMMERCIAL (HC) DISTRICT CONDITIONAL USES. The following uses shall be conditional, according to the provisions in Sections 7A-540 through 7A-547:

- A. Gasoline sales, related convenience retail sales and car wash.
- B. Vehicle travel center **and indoor vehicle repair.**
- C. RV and truck wash facility.
- D. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, hardware, auto supplies, electronics, sporting goods, building supplies, household furnishing, including “Big Box” outlets, but excluding pawn shops.
- E. Accessory retail store drive-thru.
- F. Ecommerce with accessory indoor retail storage and sales.
- G. UPS/FedEx drop off/retail store.
- H. Commercial bakeries.
- I. Hotel/motel.
- J. Restaurant/café, including accessory drive-thru.
- K. Fitness center, exceeding 20-patron capacity.
- L. Financial institutions, professional and medical offices, wellness centers, clinics, hospitals, and support facilities.
- M. Licensed childcare.
- N. Funeral home.
- O. Assisted living facilities, subject to the provisions in Section 7A-X15.
- P. Commercial beer production and alcohol distilling with accessory retail sales.

- Q. Family movie theaters.
- R. Dry Cleaners, hair salons, dance studios, photofinishing, and other on-premises business services.
- S. ~~Art galleries.~~
- T. Indoor **vehicle** automobile service and repair.
- U. Trailers and recreational vehicles sales and service.
- V. Retail garden centers with seasonal nursery stock display.
- W. Indoor construction equipment sales and service.
- X. Enclosed self-storage warehouse with accessory outdoor storage.
- Y. Indoor commercial recreation, ~~including firearm training facilities.~~
- Z. **Indoor Shooting Range, Sales, and Service.**

7A-X44. HIGHWAY COMMERCIAL (HC) DISTRICT INTERIM USES. (Reserved for Future Use)

7A-X45. HIGHWAY COMMERCIAL (HC) DISTRICT PERFORMANCE STANDARDS.

- A. General provisions and performance standards are regulated in Article VIII.
- B. Loading/Delivery and Residential Screening are regulated in Sections 7A-800.J.-K.
- C. Lot size, building setbacks, and other dimensional criteria are regulated in Section 7A-801.
- D. Off-street parking requirements are regulated in Section 7A-812.
- E. Miscellaneous business standards are regulated in Section 7A-813.
- F. General Performance Standards for All Land Uses are regulated in Section 7A-814.
- G. Planned Unit Developments are regulated in Section 7A-819.
- H. Landscaping requirements are regulated in Section 7A-820.
- I. Sidewalks and trails may be required in every development.
- J. CUP applications shall include, but not be limited to, detailed site plans, floor plans, utility plans, building elevations with detailed breakdowns of building materials and colors, trash and recycling facilities, landscaping plans, site lighting plans and pedestrian movement plans.
- K. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile and cast stone), pre-cast concrete panels, wood, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
 - 1. X % of the façade on all exteriors shall consist of masonry products.
 - 2. The percentage of the required exterior materials may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 3. Multiple color schemes shall be used in every building elevation.
 - 4. Multiple building materials shall be used in every building elevation, except for pre-cast concrete panel or all-masonry buildings.
 - 5. The percentage of the required exterior materials on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.

- 6. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- L. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.
- M. Outdoor storage limitations and requirements: _____

7A-X46. REQUIREMENT FOR PUBLIC UTILITIES. No use shall be approved in the HC District without connection to public utilities.

7A-X47. PRIVATE STREETS ALLOWED. Private streets are allowed when approved as part of a subdivision development in the HC District. Private streets may be approved only after all owners of benefited properties of the private street enter into an agreement with the City, including but not limited to the following minimum provisions:

- A. Granting approval of a right-of-way easement over the street to the public or to benefited property owners, as determined by the City Attorney.
- B. Granting approval of public utility and/or trail easements over the street as determined by the City Engineer.
- C. Recording the agreement on the title of the benefited properties.
- D. Agreement to obtain a permit from the City for construction of private improvements according to City standards.
- E. Agreement providing for the costs of construction and maintenance of the private street by the benefited property owners.

7A-X48-7A-X49. (Reserved for Future Use)

***** [NOTE: Should we extend GB District to Dan Mike property? We previously discussed allowing off-premises service business in the HC district, however it was removed from the HC district at a meeting he was not in attendance.]

Upon review of the recorded March 4, 2020 meeting, Staff has concluded the following summary from the discussion with Mr. Mike:

- Mr. Mike wanted to determine if his property as it currently exists (a residential use property in a commercial land use, with a Conditional Use Permit allowing a residential zone business consisting of a landscaping business) would be allowed in the amended zoning ordinance. The consensus at the end of the discussion brought up the following two points:
 - 1. It was determined and discussed that due to the Conditional Use Permit and existing dwelling, it will be difficult to sell that property regardless of what uses are allowed in that district. Additionally, there may be a future issue with any proposed subdivision, should the City remove the provision that permits dwellings constructed prior to 2003 in the freeway (however, it appeared that was the direction the City was going at the time).
 - 2. Planner Johnson then noted that the prepared materials that were being reviewed on the March 4th, 2020 meeting indicated that “Off-Premises Service Businesses” and “On-Premises Service Businesses” would be allowed in the C-3 district (the current Highway Commercial district, also Mr. Mikes property). However, Johnson noted it was a direct contradiction to what the City had directed for this proposed area roughly two months prior when discussing a potential business’s proposed location.

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- The next day 03.05.2020, edits were made to the Uses and Definitions from the previous night's meeting, for the development of a draft ordinance by Johnson. This included the removal of "Off-Premises Service Businesses" and "On-Premises Service Businesses" as they were found to not be consistent with the purpose of the Highway Commercial District and the direction of the City.

7A-X50. GENERAL BUSINESS (GB) DISTRICT DEFINED. The purpose of the GB District is to serve as a transitional area between commercial and industrial zones. This area provides for **professional and commercial offices, low impact services, outdoor** retail businesses and higher impact service orientated businesses, such as vehicle sales, machine shops, welding, small contractor shops, and warehousing. This district requires design and development standards that are compatible with typical commercial and industrial uses and screening that minimizes the impacts of extensive land uses and outdoor storage.

7A-X51. GENERAL BUSINESS (GB) DISTRICT DESCRIBED. The GB District, established by amendment to the City Code and as modified by subsequent amendments, is illustrated on the City of Columbus Official Zoning Map.

7A-X52. GENERAL BUSINESS (GB) DISTRICT PERMITTED USES. The following uses shall be permitted in the GB District:

- A. Municipal Buildings and Facilities and parks.

7A-X53. GENERAL BUSINESS (GB) DISTRICT CONDITIONAL USES. The following uses shall be conditional, according to the provisions in Sections 7A-540 through 7A-547:

- A. Medical clinics, wellness center, hospitals and support facilities.
- B. Assisted living.
- C. Professional offices.
- D. Licensed childcare.
- E. Movie theaters.
- F. Professional office campus.
- G. Commercial campus complex.
- H. Dry cleaners, hair salons, ~~photofinishing~~, and other on-premises business services.
- I. Funeral Home
- J. Commercial bakeries.
- K. Cabinet making, welding and machine shops.
- L. Commercial beer production and alcohol distilling with accessory retail sales.
- M. Off-premises service business, such as snow removal, lawn care, small trade contractor shop, auto glass repair, and catering.
- N. Indoor automobile service and repair.
- O. New automotive sales and service.
- P. Automobile rental.
- Q. RV and truck wash facility.
- R. Trailers and recreational vehicles sales and service.
- S. Indoor new/used construction equipment sales and service.
- T. Internet commerce with accessory indoor retail storage and sales.
- U. Enclosed self-storage warehouse with accessory outdoor storage.
- V. Warehousing, distribution and datacenters.
- W. Retail garden centers with seasonal nursery stock display.
- X. Used/new construction equipment sales and service.

- Y. Veterinary clinic and small animal boarding.
- Z. Commercial recreation ~~with indoor firearm training.~~
- AA. Laboratories excluding Animal Testing.
- BB. Indoor Shooting Range, Sales, and Service.

7A-X54. GENERAL BUSINESS (GB) DISTRICT INTERIM USES. (Reserved for Future Use)

7A-X55. GENERAL BUSINESS (GB) DISTRICT PERFORMANCE STANDARDS.

- A. General provisions and performance standards are regulated in Article VIII.
- B. Loading/Delivery and Residential Screening are regulated in Sections 7A-800.J.-K.
- C. Lot size, building setbacks, and other dimensional criteria are regulated in Section 7A-801.
- D. Off-street parking requirements are regulated in Section 7A-812.
- E. Miscellaneous business standards are regulated in Section 7A-813.
- F. General Performance Standards for All Land Uses are regulated in Section 7A-814.
- G. Planned Unit Developments are regulated in Section 7A-819.
- H. Landscaping requirements are regulated in Section 7A-820.
- I. Sidewalks and trails may be required in every development.
- J. CUP applications shall include, but not be limited to, detailed site plans, floor plans, utility plans, building elevations with detailed breakdowns of building materials and colors, trash and recycling facilities, landscaping plans, site lighting plans and pedestrian movement plans.
- K. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile and cast stone), pre-cast concrete panels, wood, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
 - 1. X % of the façade on all exteriors shall consist of masonry products.
 - 2. The percentage of the required exterior materials may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 3. Multiple color schemes shall be considered in every building elevation.
 - 4. Multiple building materials shall be used in every building elevation, except for pre-cast concrete panel or all-masonry buildings.
 - 5. The percentage of the required exterior materials on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 6. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- L. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.
- M. Outdoor storage limitations and requirements:

7A-X56. REQUIREMENT FOR PUBLIC UTILITIES. No use shall be approved in the GB District without connection to public utilities.

7A-X57. PRIVATE STREETS ALLOWED. Private streets are allowed when approved as part of a subdivision development in the GB District. Private streets may be approved only after all owners of

benefited properties of the private street enter into an agreement with the City, including but not limited to the following minimum provisions:

- A. Granting approval of a right-of-way easement over the street to the public or to benefited property owners, as determined by the City Attorney.
- B. Granting approval of public utility and/or trail easements over the street as determined by the City Engineer.
- C. Recording the agreement on the title of the benefited properties.
- D. Agreement to obtain a permit from the City for construction of private improvements according to City standards.
- E. Agreement providing for the costs of construction and maintenance of the private street by the benefited property owners.

7A-X58-7A-X59. (Reserved for Future Use)

7A-X60. LIGHT INDUSTRIAL (LI) DISTRICT DEFINED. The purpose of the LI District is to provide locations and opportunities for businesses that require more extensive land uses, enclosed outside storage areas for non-retail goods, and facilities for production, assembly, repair, and distribution. District uses require design and development standards that are compatible with typical uses and screening that minimizes the impacts of extensive land uses.

7A-X61. LIGHT INDUSTRIAL (LI) DISTRICT DESCRIBED. The LI District, established by amendment to the City Code and as modified by subsequent amendments, is illustrated on the City of Columbus Official Zoning Map.

7A-X62. LIGHT INDUSTRIAL (LI) DISTRICT PERMITTED USES. The following uses shall be permitted in the LI District:

- A. Municipal Buildings and Facilities and parks.

7A-X63. LIGHT INDUSTRIAL (LI) DISTRICT CONDITIONAL USES. The following uses shall be conditional, according to the provisions in Sections 7A-540 through 7A-547:

- A. Gasoline sales, related convenience retail sales and car wash.
- B. Indoor automobile service and repair.
- C. RV and truck wash facility.
- D. Professional offices.
- E. Building supply center.
- F. Commercial alcohol distillery/beer production with accessory retail sales.
- G. Off-premises service business, such as snow removal, lawn care, small trade contractor shop, auto glass repair, and catering.
- H. On-premises business service.
- I. Internet commerce with accessory indoor retail storage and sales.
- J. Enclosed self-storage warehouse with accessory outdoor storage.
- K. New/used construction equipment sales and service with accessory outdoor storage.
- L. Veterinary clinic and animal boarding.
- M. Laboratories **excluding animal testing.**
- N. Commercial recreation ~~with indoor firearm training.~~
- O. Light industry, warehousing, production and assembly.
- P. Cabinet making, welding and machine shops.

- Q. Wholesale distribution, truck terminals and data centers.
- R. Large contractor shop, such as pipeline installation, road and building construction.
- S. Asphalt/Concrete Production Facility in existence in the LI District at the adoption of this Ordinance.
- T. **Indoor Shooting Range, Sales, and Service**

7A-X64. LIGHT INDUSTRIAL (LI) DISTRICT INTERIM USES. (Reserved for Future Use)

7A-X65. LIGHT INDUSTRIAL (LI) DISTRICT PERFORMANCE STANDARDS.

- A. General provisions and performance standards are regulated in Article VIII.
- B. Loading/Delivery and Residential Screening are regulated in Sections 7A-800.J.-K.
- C. Lot size, building setbacks, and other dimensional criteria are regulated in Section 7A-801.
- D. Off-street parking requirements are regulated in Section 7A-812.
- E. Miscellaneous business standards are regulated in Section 7A-813.
- F. General Performance Standards for All Land Uses are regulated in Section 7A-814.
- G. Planned Unit Developments are regulated in Section 7A-819.
- H. Landscaping requirements are regulated in Section 7A-820.
- I. Sidewalks and trails may be required in every development.
- J. CUP applications shall include, but not be limited to, detailed site plans, floor plans, utility plans, building elevations with detailed breakdowns of building materials and colors, trash and recycling facilities, landscaping plans, site lighting plans and pedestrian movement plans.
- K. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile and cast stone), pre-cast concrete panels, wood, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
 - 1. X % of the façade on all exteriors shall consist of masonry products.
 - 2. The percentage of the required exterior materials may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 3. Multiple color schemes shall be considered in every building elevation.
 - 4. Multiple building materials shall be used in every building elevation, except for pre-cast concrete panel or all-masonry buildings.
 - 5. The percentage of the required exterior materials on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 6. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- L. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.
- M. **Outdoor storage limitations and requirements:** _____

SECTION 7A-X66. REQUIREMENT FOR PUBLIC UTILITIES. No use shall be approved for a property in the LI District without connection to public utilities, except:

- A. Where public utility connections are not located immediately adjacent to a property, provided the council approves the phasing for such connection to public utilities within a development agreement applicable to the affected property; or
- B. Interim Uses listed in Section 7A-X64, provided:
 - 1. The proposed interim use and/or any associated construction activities shall not delay, impede, or interfere with any public utilities proposed in the LI District; and
 - 2. The interim use permit shall require that the owner of the property connect with such public utilities if the same are implemented by the City; and
 - 3. If the interim use constitutes an expansion of an existing use or the development of a new use, the applicant shall deposit with the City an amount equal to the estimated access and/or connection charges that will be imposed and against the subject property for such public utilities, if implemented. Such deposit shall be separately accounted for by the City and used to offset any future access and/or connection charges for public utilities imposed against the property.

7A-X67. PRIVATE STREETS ALLOWED. Private streets are allowed when approved as part of a subdivision development in the LI District. Private streets may be approved only after all owners of benefited properties of the private street enter into an agreement with the City, including but not limited to the following minimum provisions:

- A. Granting approval of a right-of-way easement over the street to the public or to benefited property owners, as determined by the City Attorney.
- B. Granting approval of public utility and/or trail easements over the street as determined by the City Engineer.
- C. Recording the agreement on the title of the benefited properties.
- D. Agreement to obtain a permit from the City for construction of private improvements according to City standards.
- E. Agreement providing for the costs of construction and maintenance of the private street by the benefited property owners.

7A-X68-7A-X69. (Reserved for Future Use)

[NOTE: need to visit what Interim Uses currently allowed in Freeway Corridor are valid.]