

**I-35 Corridor Zoning Ordinance Amendment Packet
04.28.2021 CC Meeting**

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New Zoning District Regulations Columbus City Code Chapter 7A

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7A-X00. MIXED USE MEDIUM DENSITY RESIDENTIAL (MU-M) DISTRICT DEFINED.

The purpose of the Mixed Use Medium Density Residential (MU-M) District is to allow a variety of residential housing styles and opportunities at varying levels of residential densities, interspersed with commercial land uses. Allowing mixed uses requires a conscious effort to minimize land use conflicts by establishing performance standards, including compatible development requirements, cohesive building and landscaping design standards, and complementary pedestrian and traffic circulation requirements. The goal of establishing the MU-M District is to allow flexibility in land use development patterns, controlled through Planned Unit Development procedures for both residential and commercial land uses, whether projects are individually developed or part of a multiple use development concept. The City may require additional performance standards, such as late night operating and lighting restrictions, to minimize conflicts between different land uses. Because of the mixed land use concept, all uses in the MU-M District shall meet higher design standards. All uses in the MU-M District require connection to public sewer and water.

7A-X01. MIXED USE MEDIUM DENSITY RESIDENTIAL (MU-M) DISTRICT DESCRIBED. The MU-M 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-X02. MIXED USE MEDIUM DENSITY RESIDENTIAL (MU-M) DISTRICT PERMITTED USES. Because the intent of the MU-M District is to review residential and commercial projects through the Conditional Use Permit and Planned Unit Development procedures, the number of permitted uses is limited. The following uses shall be permitted in the MDRMU District:

- A. Municipal Buildings and Facilities and parks.

7A-X03. MEDIUM DENSITY RESIDENTIAL MIXED USE (MU-M) DISTRICT CONDITIONAL USES. The MU-M District includes a variety of residential uses and commercial uses in areas identified as “Mixed Use – Medium” in the “City of Columbus 2040 Comprehensive Plan.” The residential uses include association managed detached dwellings, association managed attached dwellings (duplexes and other attached dwellings), apartments, condominiums and cooperatives. All uses shall follow the provisions of the MU-M District, the Conditional Use Permit procedures outlined in Sections 7A-540 through 7A-547, and the Planned Unit Development provisions outlined in Section 7A-819. The following uses shall be conditional in the MU-M District:

- A. Association managed detached single family dwellings.
- B. Association managed attached single family dwellings.
- C. Apartments, condominiums, and cooperatives.
- D. Gasoline sales, related convenience retail sales and accessory car wash.
- E. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, household, and similar uses, excluding pawn shops.
- F. Pharmacy and accessory drive thru.
- G. Licensed childcare.
- H. Restaurant or coffee shop, including accessory drive thru.
- I. Catering service.
- J. Bakeries with primarily direct retail sales to consumers.
- K. Boutique/gift shop.
- L. Family movie theaters.
- M. Indoor commercial recreation.
- N. Professional offices and financial institutions.

- O. Medical Clinics.
- P. Micro distillery/brewery with retail sales and accessory open-air patio.
- Q. Dry Cleaners, hair salons, photography studio, and other on-premises business services.
- R. Yoga and small fitness centers, wellness center, dance studios, and similar uses
- S. Veterinary clinic or hospital, including accessory small animal indoor boarding, grooming, and day care.
- T. Small animal indoor boarding, grooming, or day care, including ancillary veterinary care.

7A-X04. MIXED USE MEDIUM DENSITY RESIDENTIAL (MU-M) DISTRICT INTERIM USES. [Reserved for future use]

7A-X05. MIXED USE MEDIUM DENSITY RESIDENTIAL (MU-M) DISTRICT PERFORMANCE STANDARDS.

A. Residential Developments.

1. **Association managed 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. Senior citizen housing shall be restricted to residents fifty-five (55) years or older for eighty (80) percent or more of the dwelling units.
 - 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 a minimum width of the private street.
 - c. Front yard setback: Private road: 30 feet from the curb for garage and 20 feet from curb for living space.
 - d. Front yard setback: public road: 30 feet minimum structure setback from right-of-way line.
 - e. Side yard Setback: 5 feet, or 30 feet if side yard is adjacent to public road.
 - f. Rear Yard setback: 25 feet, or 30 feet if rear yard is adjacent to public road.
 - g. Maximum height: 2-story.
 - h. Unit size: all units shall contain a minimum of two bedrooms and minimum of 960 square feet of living space.
 - i. Attached garage required: 2 stalls, 11' X 24' minimum each stall.
 - j. Surface parking required: minimum 18' X 24' in front of garage.
 - k. Guest parking: ½ stall per unit dispersed conveniently throughout development, unless comparable street parking is available.
 - l. Front building façade: minimum 35% brick, stucco, stone or cultured stone.
 - m. 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.
 - n. 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.
 - o. Sidewalks and trails may be required within any development.

2. **Attached Dwellings.** These individually owned homes include Duplexes; “Row Homes,” attached single family homes aligned side-by-side and with garage access on one side of the building; and “Town Homes,” attached single family homes aligned side-by-side and back-to-back 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/Town Home: None.
 - c. Maximum Row/Town Home units per building: Eight.
 - 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: Private road: 30 feet from the curb for garage and 20 feet from curb for living space.
 - h. Front yard setback: public road: 30 feet minimum structure setback from right-of-way line.
 - i. Side yard Setback – Duplex: zero lot line on common wall; 10 feet on opposite side yard, or 30 feet if side yard is adjacent to public road.
 - j. Side yard Setback – Row/Town Home: zero lot line on common walls; 25 feet garage setback to access drive; 20 feet living space setback, or 30 feet if side yard is adjacent to public road.
 - k. Rear Yard setback: 25 feet, or 30 feet if rear yard is adjacent to public road.
 - l. Maximum height: 2-story.
 - m. Unit size: all units shall contain a minimum of two bedrooms and minimum of 960 square feet of living space.
 - n. Attached garage required: 2 stalls, 11’ X 24’ minimum each stall.
 - o. Surface parking required: minimum 18’ X 24’ in front of garage.
 - p. Guest parking: ½ stall per unit dispersed conveniently throughout development, unless comparable street parking is available.
 - q. Front building façade – Duplex: minimum 35% brick, stucco, stone or cultured stone.
 - r. 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.
 - s. Building façade – Row/Town Home: 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.
 - t. Building variation – Row/Town Home: 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.

- u. 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.
 - v. Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, and outdoor group usable amenities.
 - w. 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.
 - x. Sidewalks and trails may be required within any development.
- 3. Multiple Family Dwellings.** These housing units include apartments, condominiums, and cooperatives 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. Maximum density: 16 units per acre.
 - c. Minimum unit size: efficiency/1-bedroom 600 square feet; 2-bedroom 720 square feet; additional bedrooms 120 square feet each.
 - d. Front yard setback: 30 feet.
 - e. Side yard setback: 20 feet, or 30 feet if side yard is adjacent to public road.
 - f. Rear yard setback: 30 feet.
 - g. Maximum height: 3 stories.
 - h. 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
 - i. 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 a minimum width of the private street.
 - j. 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.
 - k. Garage parking: optional. $\frac{1}{2}$ Garage Space per unit and Garage buildings shall be a minimum 12x24' and compatible with minimum principal structure design standards
 - l. Surface parking: 2 stalls per unit. The number of surface parking spaces may be offset by the number of garage stalls provided, if the garage stalls are automatically assigned to dwelling units. Parking spaces shall be 10'X20' with 24' driveway aisles.
 - m. Guest parking: $\frac{1}{4}$ stall per unit, unless comparable street parking is available.
 - n. Parking areas may occupy $\frac{1}{3}$ of the minimum required yard area.
 - o. **Building exteriors:** The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of multiple family dwellings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels), wood, EIFS, 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) 25% of the façade on all exteriors shall consist of masonry products. This masonry percentage requirement does not include façade surface area consisting of

windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.

- 2) Panels and lap siding shall be used to complement masonry materials and shall be roughly proportionate to each other. Visible joints in all siding materials shall be architecturally integrated into the building design.
 - 3) The percentage of the required exterior materials may be modified by the City when the use of staggered unit elevations, balconies and porches, shutters, gable end returns, mantels, corbels, cornices, cupolas, false dormers or windows, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 4) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 - 5) No individual floor of a building may be one color or one siding material, except for the use of masonry products.
 - 6) The percentage of the required exterior materials on non-residential facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 7) 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.
 - 8) Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, storage space options, building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, and outdoor group usable amenities.
- p. 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.
- q. Sidewalks and trails may be required within any development.
- r. 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.
- s. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
- 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
- t. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood singles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.

B. Commercial Developments

1. Commercial Developments in the Mixed Use Medium Density Residential District.

- 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, cast stone, pre-cast textured concrete panels) wood, EIFS, 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) 70% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 - 2) The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be used to create a harmonized design that is apparent on each building façade that is visible to the public via public right of way and adjacent property.
 - 3) Accent materials shall be consistent in grade and quality of the primary building materials. For each wall there shall be an architectural feature or accent feature every 1/3rd of the wall length.
 - 4) Visible joints in all siding materials shall be architecturally integrated into the building design.
 - 5) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 - 6) A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 - 7) 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.
 - 8) 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. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.

- 9) 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. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- n. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
 - 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
- o. No display of merchandise shall be permitted on any roof.

7A-X06. PRIVATE STREETS ALLOWED. Private streets are allowed when approved as part of a Planned Unit Development in the MU-M 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-X07. through 7A-X09. (Reserved for Future Use)

7A-X10. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT DEFINED. The purpose of the Mixed Use High Density Residential District is to allow a variety of residential housing styles and opportunities at higher levels of residential density, interspersed with commercial land uses. Allowing mixed uses requires a conscious effort to minimize land use conflicts by establishing performance standards, including compatible development requirements, cohesive building and landscaping design standards, and complementary pedestrian and traffic circulation requirements. The MU-H District may include standalone residential and commercial uses, adjacent to each other, or residential uses located on separate floor(s) above commercial uses. The goal of establishing the MU-H District is to allow flexibility in land use development patterns, controlled through Planned Unit Development procedures for both residential and commercial land uses, whether projects are individually developed or part of a multiple use development concept. The City may require additional performance standards, such as late night operating and lighting restrictions, to minimize conflicts between different land uses. 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. All uses in the MU-H District require connection to public sewer and water.

7A-X11. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT DESCRIBED.
The MU-H 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-X12. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT PERMITTED USES. Because the intent of the MU-H District is to review residential and commercial projects through the Planned Unit Development process, the number of permitted uses is limited. The following uses shall be permitted in the MU-H District:

- A. Municipal Buildings and Facilities and parks.

7A-X13. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT CONDITIONAL USES. The MU-H District includes a variety of residential uses and commercial uses in areas identified as “Mixed Use – High” in the “City of Columbus 2040 Comprehensive Plan.” The residential uses include association managed senior citizen detached dwellings and apartments, condominiums and cooperatives. All uses shall follow the provisions of the MU-H District, the Conditional Use Permit procedures outlined in Sections 7A-540 through 7A-547, and the Planned Unit Development provisions outlined in Section 7A-819. The following uses shall be conditional in the MU-H District:

- A. Association managed senior citizen detached single family dwellings, in existence in the district on the date of adoption of this ordinance.
- B. Apartments, condominiums and cooperatives, subject to the performance standards in Section 7A-X15.
- C. Gasoline sales and related convenience retail sales and accessory carwash.
- D. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, and similar uses, excluding pawn shops.
- E. Bakeries with primarily direct retail sales to consumers.
- F. Indoor commercial recreation.
- G. Hotel/motel.
- H. Licensed childcare.
- I. Restaurant or coffee shop, including accessory drive thru.
- J. Professional offices.
- K. Boutique/gift shop.
- L. Family movie theaters.
- M. Dry Cleaners, hair salons, photography studio, and other on-premises business services.
- N. Yoga and small fitness centers, wellness center, dance studios, and similar uses.
- O. Micro distillery/brewery with retail sales and accessory open-air patio.
- P. Pharmacy and accessory drive thru.
- Q. Veterinary clinic or hospital, including accessory small animal indoor boarding, grooming, and day care.
- R. Small animal indoor boarding, grooming, or day care, including ancillary veterinary care.

7A-X14. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT INTERIM USES. (Reserved for Future Use)

7A-X15. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT PERFORMANCE STANDARDS.

A. Residential Developments

- 1. Apartments, condominiums and cooperatives.** Apartments, condominiums, and cooperatives feature common building access to individual units, common security,

managed property maintenance and managed utility service provisions, but do not include personal or health care service provisions by building management.

- a. Maximum density: 30 units per acre.
- b. Maximum height: 5 stories.
- c. Minimum unit size: efficiency/1-bedroom 600 square feet; 2-bedroom 720 square feet; additional bedrooms 120 square feet each.
- d. Front yard setback: 30 feet.
- e. Side yard setback: 20 feet, or 30 feet if side yard is adjacent to public road.
- f. Rear yard setback: 30 feet.
- 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 required: ½ Garage Space per unit, underground or at-grade parking (within the footprint of the building) shall be required. Parking spaces shall be 10'X20' with 24' driveway aisles.
- i. Surface parking: 2 stalls per unit. The number of surface parking spaces may be offset by the number of garage stalls provided, if the garage stalls are automatically assigned to dwelling units. Parking spaces shall be 10'X20' with 24' driveway aisles.
- j. Guest parking: ¼ stall per unit, unless comparable street parking is available.
- k. Parking areas may occupy ⅓ of the minimum required yard area.
- l. 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
- m. **Building exteriors:** The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of multiple family dwellings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels), wood, EIFS, 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) 35% of the façade on all exteriors shall consist of masonry products. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 - 2) Panels and lap siding shall be used to complement masonry materials and shall be roughly proportionate to each other. Visible joints in all siding materials shall be architecturally integrated into the building design.
 - 3) The percentage of the required exterior materials may be modified by the City when the use of staggered unit elevations, balconies and porches, shutters, gable end returns, mantels, corbels, cornices, cupolas, false dormers or windows, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 4) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 - 5) No individual floor of a building may be one color or one siding material, except for the use of masonry products.

- 6) The percentage of the required exterior materials on non-residential facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 7) 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.
 - 8) Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, storage space options, building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, and outdoor group usable amenities.
 - n. 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.
 - o. Sidewalks and trails may be required within any development.
 - p. 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.
 - q. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
 - 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
 - r. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood singles, slate, tile, copper or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
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. Maximum density: 30 units per 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, or 30 feet if side yard is adjacent to public road.
 - 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 ⅓ of the minimum required yard area.
 - j. **Building exteriors:** The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of multiple family dwellings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels), wood, EIFS, 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) 35 % of the façade on all exteriors shall consist of masonry products. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 - 2) Panels and lap siding shall be used to complement masonry materials and shall be roughly proportionate to each other. Visible joints in all siding materials shall be architecturally integrated into the building design.
 - 3) The percentage of the required exterior materials may be modified by the City when the use of staggered unit elevations, balconies and porches, shutters, gable end returns, mantels, corbels, cornices, cupolas, false dormers or windows, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 4) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 - 5) No individual floor of a building may be one color or one siding material, except for the use of masonry products.
 - 6) The percentage of the required exterior materials on non-residential facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 7) 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.
 - 8) Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, storage space options, building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, 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.
- m. 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.
- n. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
- 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
- o. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood singles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.

B. Commercial Developments.

1. Commercial Developments in the Mixed Use High Density Residential District

- 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, cast stone, pre-cast textured concrete panels) wood, EIFS, 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) 80% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 - 2) The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be used to create a harmonized design that is apparent on each building façade that is visible to the public via public right of way and adjacent property.
 - 3) Accent materials shall be consistent in grade and quality of the primary building materials. For each wall there shall be an architectural feature or accent feature every 1/3rd of the wall length.
 - 4) Visible joints in all siding materials shall be architecturally integrated into the building design.
 - 5) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 - 6) A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 - 7) 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.

- 8) 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. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.
- 9) 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. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- n. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
 - 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
- o. No display of merchandise shall be permitted on any roof.

7A-X16. PRIVATE STREETS ALLOWED. Private streets are allowed when approved as part of a Planned Unit Development in the MU-H 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-X17-7A-X19. (Reserved for Future Use)

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 limited opportunities for outdoor display of retail goods and no outdoor storage. All uses in the CC District require connection to public sewer and water.

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 and accessory car wash.
- B. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, and similar uses, excluding pawn shops.
- C. Bakeries with primarily direct retail sales to consumers.
- D. Indoor commercial recreation.
- E. Hotel/motel.
- F. Licensed childcare.
- G. Restaurant or coffee shop, including accessory drive thru.
- H. Professional offices.
- I. Boutique/gift shop.
- J. Family movie theaters.
- K. Dry Cleaners, hair salons, photography studio, and other on-premises business services.
- L. Yoga and small fitness centers, wellness center, dance studios, and similar uses.
- M. Micro distillery/brewery with retail sales and accessory open-air patio.
- N. Pharmacy and accessory drive thru.
- O. Veterinary clinic or hospital, including accessory small animal indoor boarding, grooming, and day care.
- P. Small animal indoor boarding, grooming, or day care, including ancillary veterinary care.

7A-X24. COMMUNITY COMMERCIAL (CC) DISTRICT INTERIM USES.

- A. Seasonal or temporary outdoor displays of retail goods and rental products, exceeding 72-hour periods, subject to the restrictions of this Code applicable to outdoor display.

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.
- 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, cast stone, pre-cast textured concrete panels) wood, EIFS, 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. 80% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 2. The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be used to create a harmonized design that is apparent on each building façade that is visible to the public via public right of way and adjacent property.
 3. Accent materials shall be consistent in grade and quality of the primary building materials. For each wall there shall be an architectural feature or accent feature every 1/3rd of the wall length.
 4. Visible joints in all siding materials shall be architecturally integrated into the building design.
 5. Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 6. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 7. 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.
 8. 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. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.
 9. 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. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.

- N. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
 - 1. Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2. A cross section for each elevation may be required for proposed roof top mechanical screenings.
- O. No display of merchandise shall be permitted on any roof.

7A-X26. 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-X27-7A-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, with higher design standards, outdoor displays of retail goods, limited to 15% of the gross square feet of the combined building floor area and no other outdoor storage. All uses in the GC District require connection to public sewer and water.

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 and related convenience retail sales and accessory car wash.
- B. Vehicle Travel Center and indoor vehicle repair.
- C. Indoor RV and truck wash facility.

- D. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, and similar uses, excluding pawn shops.
- E. Pharmacy and accessory drive thru.
- F. Licensed childcare.
- G. Restaurant or coffee shop, including accessory drive thru.
- H. Catering service.
- I. Bakeries with primarily direct retail sales to consumers.
- J. Boutique/gift shop.
- K. Family movie theaters.
- L. Indoor commercial recreation.
- M. Hotel/motel.
- N. Event center.
- O. Professional offices and financial institutions.
- P. Corporate Campus/Professional Office Campus
- Q. Medical clinics, hospitals and support facilities.
- R. Beer production with on-site sales.
- S. Alcohol Distillery with on-site sales.
- T. Dry Cleaners, hair salons, photography studio, and other on-premises business services.
- U. Yoga and small fitness centers, wellness center, dance studios, and similar uses.
- V. Indoor shooting range, sales, and service.
- W. Indoor scooter, motorcycle, 4-wheeler and similar personal recreational vehicle sales and accessory service.

7A-X34. GENERAL COMMERCIAL (GC) DISTRICT INTERIM USES.

- A. Seasonal or temporary outdoor displays of retail goods and rental products, exceeding 72-hour periods, subject to the restrictions of this Code applicable to outdoor display.

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, cast stone, pre-cast textured concrete panels) wood, EIFS, 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. 70 % of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
2. The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be used to create a harmonized design that is apparent on each building façade that is visible the public via public right of way and adjacent property.
3. Accent materials shall be consistent in grade and quality of the primary building materials. For each wall there shall be an architectural feature or accent feature every 1/3rd of the wall length.
4. Visible joints in all siding materials shall be architecturally integrated into the building design.
5. Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
6. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
7. 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.
8. 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. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.
9. 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. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- N. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
 1. Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 2. A cross section for each elevation may be required for proposed roof top mechanical screenings.
- O. No display of merchandise shall be permitted on any roof.

7A-X36. 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:

- 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-X37. OUTDOOR DISPLAY AND SCREENING STANDARDS.

- A. Outdoor displays of approved finished product for direct retail sale or lease must be accessory to an approved primary building and are not subject to screening requirements. All proposed outdoor display shall be reviewed and approved through the planning and zoning application process.
- B. No other outside storage is permitted.

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 storage of retail goods, vehicles, and equipment not exceeding 50% of the gross square feet of the combined building floor area. These areas will have higher site design standards due to the proximity to the freeway. All uses in the HC District require connection to public sewer and water.

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 and related convenience retail sales and accessory car wash.
- B. Vehicle travel center and indoor vehicle repair.
- C. Indoor RV and truck wash facility.
- D. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, auto supplies, building supplies and similar uses, excluding pawn shops.
- E. UPS/FedEx drop off/retail store.

- F. Commercial bakeries.
- G. Hotel/motel.
- H. Licensed childcare.
- I. Restaurant or coffee shop, including accessory drive thru.
- J. Full-service fitness center.
- K. Financial institutions
- L. Medical clinics, hospitals and support facilities.
- M. Funeral home.
- N. Assisted living facilities, subject to the provisions in Section 7A-X15.
- O. Commercial beer production and alcohol distilling with accessory retail sales.
- P. Family movie theaters.
- Q. Dry cleaners, hair salons, dance studios, photofinishing, and other on-premises business services.
- R. Indoor vehicle service and repair.
- S. Utility trailers, boats and recreational vehicle sales and service that were in existence in the former Community Retail and Commercial/Showroom districts at the adoption of this ordinance.
- T. Indoor new construction equipment sales, service, and rental.
- U. Enclosed self-storage warehouse with accessory outdoor storage.
- V. Indoor commercial recreation.
- W. Indoor shooting range, sales, and service.
- X. Indoor Building supply center.
- Y. Indoor scooter, motorcycle, 4-wheeler and similar personal recreational vehicle sales and accessory service

7A-X44. HIGHWAY COMMERCIAL (HC) DISTRICT INTERIM USES.

- A. Crop agriculture.
- B. Off-Premises signs or Highway Billboards, subject to the restrictions of this Code applicable to signs.
- C. Seasonal or temporary outdoor displays of retail goods and rental products, exceeding 72-hour periods, subject to the restrictions of this Code applicable to outdoor display.

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, cast stone, pre-cast textured concrete panels) wood, EIFS, 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. At least 70% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 2. The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be used to create a harmonized design that is apparent on each building façade that is to visible the public via public right of way and adjacent property.
 3. Accent materials shall be consistent in grade and quality of the primary building materials. For each wall there shall be an architectural feature or accent feature every 1/3rd of the wall length.
 4. Visible joints in all siding materials shall be architecturally integrated into the building design.
 5. Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 6. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 7. 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.
 8. 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. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.
 9. 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. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- N. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.

1. Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 2. A cross section for each elevation may be required for proposed roof top mechanical screenings.
- O. No display of merchandise shall be permitted on any roof.

7A-X46. 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-X47. OUTDOOR DISPLAY AND SCREENING STANDARDS.

- A. Outdoor displays of approved finished product for direct retail sale or lease must be accessory to a Principal Use and are not subject to screening requirements. All proposed outdoor display shall be reviewed and approved through the planning and zoning application process. No outdoor display shall be located in the Front Yard setback area of the property nor allowed to occupy any required parking, driveway or maneuvering areas.
- B. Outside Storage Limitation and Requirements:
 1. With the exception of the above display of retail merchandise, all other accessory outdoor storage of finished product not for direct retail sale and company owned vehicles, and equipment (trailers) shall be located behind the Principal Building, except in the Rear Yard setback area. On Through Lots (Double Frontage Lots), outside storage may also be located between the Principal Building and the Side Yard setback area. All outdoor storage shall be screened from adjacent properties and public roadways as required by the following standards:
 - a. Required screening shall be at a height to effectively limit public view of outdoor storage area.
 - 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 may be satisfied by one (1) or more of the following:
 - 1) A berm.
 - 2) A decorative fence with the finished side (side without structural supports) facing out. For the purpose of this section, a chain-link fence with slats or fabric materials is not a decorative fence.
 - 3) A decorative masonry wall.
 - 4) A hedge or other vegetative plantings that are planted at least three (3) feet in height and grow to the required height within two (2) years of installation.
 - 5) Required screening may be reduced by the City if the public view from adjacent property is limited due to wetlands or other permanent natural features.

- e. The construction of a lean-to or accessory structure for screening is permitted, provided that design standards for the specific zoning district are followed and maintained as required, as well as all other applicable standards in this Code of Ordinances, including structure setback and placement.
- f. A Screening Plan must be included in all land use applications that includes proposed outdoor storage.
- g. No outdoor storage shall occupy any required parking, driveway or maneuvering areas.
- h. 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 or noncompliance with approved screening plan.

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

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, retail businesses, small building trades shops, machine shops, welding shops, and warehousing. This district requires design and development standards that are compatible with typical commercial and industrial uses. Outside storage displays of retail goods, vehicles and equipment are limited to 150% of the gross square feet of the combined building floor area and screening that minimizes the impacts of extensive land uses and outdoor storage. All uses in the GB District require connection to public sewer and water.

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 and support facilities.
- B. Assisted living facilities, subject to the provisions in Section 7A-X15.
- C. Professional offices.
- D. Licensed childcare.
- E. Family movie theaters.
- F. Corporate Campus/Professional Office Campus
- G. Dry cleaners, hair salons, and other on-premises business services.
- H. Funeral Home.
- I. Commercial bakeries and catering services.
- J. Small building trade shop, cabinet making, welding, machine shops and auto glass repair.
- K. Commercial beer production and alcohol distilling with accessory retail sales.
- L. Indoor vehicle service and repair.
- M. Indoor building supply center.
- N. Indoor RV and truck wash facility.

- O. Indoor new/used construction equipment sales, service, and rental.
- P. Internet commerce with accessory indoor retail storage and sales.
- Q. Enclosed self-storage warehouse with accessory outdoor storage.
- R. Warehousing, distribution and datacenters.
- S. Veterinary clinic or hospital, including accessory small animal indoor boarding, grooming, and day care.
- T. Small animal indoor boarding, grooming, or day care, including ancillary veterinary care.
- U. Indoor Commercial recreation.
- V. Laboratories excluding Animal Testing.
- W. Indoor shooting range, sales, and service.

7A-X54. GENERAL BUSINESS (GB) DISTRICT INTERIM USES.

- A. Crop agriculture.
- B. Off-Premises signs or Highway Billboards, subject to the restrictions of this Code applicable to signs.
- C. Seasonal or temporary outdoor displays of retail goods and rental products, exceeding 72-hour periods, subject to the restrictions of this Code applicable to outdoor display.

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, cast stone, pre-cast textured concrete panels) wood, EIFS, 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. At least 50% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 - 2. The remaining combination of materials may not detract from the overall appearance of the primarily masonry building design.
 - 3. Visible joints in all siding materials shall be architecturally integrated into the building design.

4. Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 5. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 6. 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.
 7. 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. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.
 8. 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. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- N. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
1. Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 2. A cross section for each elevation may be required for proposed roof top mechanical screenings.
- O. No display of merchandise shall be permitted on any roof.

7A-X56. 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-X57. OUTDOOR DISPLAY AND SCREENING STANDARDS.

- A. Outdoor displays of approved finished product for direct retail sale or lease must be accessory to a Principal Use and are not subject to screening requirements. All proposed outdoor display shall be reviewed and approved through the planning and zoning application process. No outdoor display shall be located in the Front Yard setback area of the property nor allowed to occupy any required parking, driveway or maneuvering areas.
- B. Outside Storage Limitation and Requirements:
 - 1. With the exception to the above display of retail merchandise, all other accessory outdoor storage of finished product not for direct retail sale and company owned vehicles and equipment (trailers) shall be located behind the Principal Building, except in the Rear Yard setback area. On Through Lots (Double Frontage Lots), outside storage may also be located between the Principal Building and the Side Yard setback area. All outdoor storage shall be screened from adjacent properties and public roadways as required by the following standards:
 - a. Required screening shall be at a height to effectively limit public view of outdoor storage area.
 - 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 may be satisfied by one (1) or more of the following:
 - 1) A berm.
 - 2) A decorative fence with the finished side (side without structural supports) facing out. For the purpose of this section, a chain-link fence with slats or fabric materials is not a decorative fence.
 - 3) A decorative masonry wall.
 - 4) A hedge or other vegetative plantings that are planted at least three (3) feet in height and grow to the required height within two (2) years of installation.
 - e. Required screening may be reduced by the City if the public view from adjacent property is limited due to wetlands or other permanent natural features.
 - f. The construction of a lean-to or accessory structure for screening is permitted, provided that design standards for the specific zoning district are followed and maintained as required, as well as all other applicable standards in this Code of Ordinances, including structure setback and placement.
 - g. A Screening Plan must be included in all land use applications that includes proposed outdoor storage.
 - h. No outdoor storage shall occupy any required parking, driveway or maneuvering areas.
 - i. 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 or noncompliance with approved screening plan.

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. Outdoor storage of retail goods, vehicles, equipment and products are limited to 200% the gross square feet of the combined building floor area. All uses in the LI District require connection to public sewer and water.

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 and related convenience retail sales and car wash.
- B. Indoor automobile service and repair.
- C. Indoor RV and truck wash facility.
- D. Professional offices.
- E. Indoor building supply center.
- F. Commercial alcohol distillery/beer production with accessory retail sales.
- G. Small building trades shop, cabinet making, welding, machine shops and auto glass repair.
- 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 or hospital, including accessory small animal indoor boarding, grooming, and day care.
- M. Small animal indoor boarding, grooming, or day care, including ancillary veterinary care.
- N. Laboratories, excluding animal testing.
- O. Indoor Commercial recreation.
- P. Light industry, warehousing, production and assembly.
- Q. Wholesale distribution, truck terminals and data centers.
- R. Asphalt Production Facility in existence in the LI District at the adoption of this Ordinance.
- S. Indoor shooting range, sales, and service.

7A-X64. LIGHT INDUSTRIAL (LI) DISTRICT INTERIM USES.

- A. Crop agriculture.
- B. Off-Premise signs or Highway Billboards, subject to the restrictions of this Code applicable to signs.
- C. Seasonal or temporary outdoor displays of retail goods and rental products, exceeding 72-hour periods, subject to the restrictions of this Code applicable to outdoor display.

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, cast stone, pre-cast textured concrete panels) wood, EIFS, 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. At least 30% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 - 2. The remaining combination of materials may not detract from the overall appearance of the primarily masonry building design.
 - 3. Visible joints in all siding materials shall be architecturally integrated into the building design.
 - 4. Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 - 5. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 - 6. 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.
 - 7. 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. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.
 - 8. 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. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper, or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- N. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
 - 1. Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2. A cross section for each elevation may be required for proposed roof top mechanical screenings.
- O. No display of merchandise shall be permitted on any roof.

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. OUTDOOR DISPLAY AND SCREENING STANDARDS.

- A. Outdoor displays of approved finished product for direct retail sale or lease must be accessory to a Principal Use and are not subject to screening requirements. All proposed outdoor display shall be reviewed and approved through the planning and zoning application process. No outdoor display shall be located in the Front Yard setback area of the property nor allowed to occupy any required parking, driveway or maneuvering areas.

- B. Outdoor storage limitations and requirements:
1. With the exception to the above display of retail merchandise, all other accessory outdoor storage of finished product not for direct retail sale and company owned vehicles and equipment (trailers), and raw materials shall be located behind the Principal Building, except in the Rear Yard setback area. On Through Lots (Double Frontage Lots), outside storage may also be located between the Principal Building and the Side Yard setback area. All outdoor storage shall be screened from adjacent properties and public roadways as required by the following standards:
 - a. Required screening shall be at be at a height to effectively limit public view of outdoor storage area.
 - 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 may be satisfied by one (1) or more of the following:
 - 1) A berm.
 - 2) A decorative fence with the finished side (side without structural supports) facing out. For the purpose of this section, a chain-link fence with slats or fabric materials is not a decorative fence.
 - 3) A decorative masonry wall.
 - 4) A hedge or other vegetative plantings that are planted at least three (3) feet in height and grow to the required height within two (2) years of installation.
 - e. Required screening may be reduced by the City if the public view from adjacent property is limited due to wetlands or other permanent natural features.
 - f. The construction of a lean-to or accessory structure for screening is permitted, provided that design standards for the specific zoning district are followed and maintained as required, as well as all other applicable standards in this Code of Ordinances, including structure setback and placement.
 - g. The outside storage of raw materials cannot exceed the height of the required screening or must be setback far enough that the site line does not allow public view.
 - h. A Screening Plan must be included in all land use applications that includes proposed outdoor storage.
 - i. No outdoor storage shall occupy any required parking, driveway or maneuvering areas.
 - j. 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 or noncompliance with approved screening plan.

7A-X69. (Reserved for Future Use)

Commercial and Industrial Definitions

[Not Ordinance Regulations]

1. **Business, Online Sales & Distribution** – An establishment engaged in ecommerce commercial activity such as the online ordering of goods for direct delivery from manufacturers or distributors to consumers, warehousing of goods for delivery to consumers, and limited on-premises sales of goods.
2. **Business, Retail** - An establishment with at least 70% of the indoor area is primarily engaged in the display and on-premises sale of products directly to the general public. Calculations for the 70% retail area display threshold shall include storage areas for the on-site sale of goods that are temporarily stored and staged for future display, service areas for the repair and staging of products that are sold in the retail business and food storage and preparation areas for on-site retail sales of baked goods, deli foods and similar retail products.
3. **Business, Retail Distribution** – An establishment primarily engaged in the warehousing and distribution and delivery of goods to other businesses rather than the display and direct sales to the general public.
4. **Business Service, Off-premises** - A business that provides labor, maintenance, repair and other services primarily at the customer's location, including lawn care, snow plowing, appliance and technology service, delivery services, catering services utility and highway construction services, vehicle and equipment rental, and similar services.
5. **Business Service, On Premises** - A business that provides primarily on-premises services to the general public such as fitness, shoe repair, watch repair, barber shops and salons, animal grooming, and similar services.
6. **Business, Wholesale** – An establishment primarily engaged in the indoor display and on-premises sale of products to resellers and end users.
7. **Building Trade Shop** - An establishment engaged in building trade activities, such as carpentry, plumbing, electrical flooring, roofing, gutters, insulation and similar residential and commercial service and contracting businesses.
8. **Corporate Campus/Professional Office Campus** - A site that consists of multiple buildings in close proximity of each other and/or are connected to each other, that serve amenity, support, and other internal functions for a central organization/business.

9. **Datacenter-** a facility where the primary use is the processing, transferring, and storage of digital information, where the majority of the building space is occupied by computers, servers, and related equipment.
10. **Distillery-** a facility that produces and distributes spirits with on-premises sales for consumption and as outlined under State Statute 340A.22 Subd. 2. All alcoholic beverages for on-premises consumption and retail sales must be produced on site.
11. **Distribution Center-** a warehouse or other specialized building in which finished products are delivered to be redistributed to retailers and/or wholesalers.
12. **Financial Institution-** a business licensed to receive deposits and provide loans or to provide investments advice and asset management, excluding “quick loan “, “payday” or “check cashing” services using high interest rates for low credit requirements.
13. **Hotel/Motel-** A Building in which lodging is provided and offered to the general public for compensation on a daily or an extend stay basis.
14. **Laboratory-** a building, or part thereof, used for scientific research and development, medical testing, experimentation, and/or research, most of which is conducted within the building, excluding scientific research requiring animal testing.
15. **Light Industry** – the indoor assembly, production, warehousing, packaging and distribution of pre-manufactured components into small consumer goods intended for wholesale and retail sale, such as clothes, shoes, furniture, consumer electronics and home appliances.
16. **Machine Shop-** a facility where subtractive manufacturing and various machining processes cut and shape raw material, typically plastic or metal, into desired final products.
17. **Manufacturing** – the conversion of raw materials into pre-manufactured components and final products primarily for business use and very limited consumer use.
18. **Office, General** – A building or portion of a building devoted to the operation of day-to-day activities of a business or organization, such as record keeping, billing, financial planning, business monitoring, human resources and other administrative functions.
19. **Office, Medical** – A Professional Office occupied by chiropractors, dentists, eye doctors, nurses, physicians, rehab specialists, technicians and similar medical professionals.
20. **Office, Professional** – A building or portion of a building occupied by licensed, registered and other accredited or credentialed professionals, offering on-premises and

off-premises professional services, including but not limited to attorneys, city planners, engineers, financial planners, insurance agents, realtors, and wellness practitioners.

21. **Outdoor Testing Facility with Accessory Laboratory**- an outdoor area, or part thereof, used for scientific research and development, experimentation, and/or research, with/**without** an accessory indoor laboratory, such as weather labs, agricultural labs, and water quality testing.
22. **Retail Meat Cutting**- the practice of processing primal cuts of meat into finished cuts of meat for direct retail sale.
23. **Restaurant**- An establishment providing food and beverages to customers.
24. **Restaurant, Carry Out** – A Restaurant with or without seating that offers a complete menu of foods for pick-up or delivery.
25. **Restaurant, Delicatessen** – A Restaurant with seating that also provides accessory or principal retail sales of meats, cheeses, breads and other foods.
26. **Restaurant, Drive-thru** – A Restaurant or Café with or without seating that provides on-premises ordering and vehicle pick-up of prepared foods and beverages.
27. **Restaurant, Full Service** – A Restaurant with indoor (and optional outdoor) seating, wait staff, bar service and full kitchen facilities.
28. **Storage Yard**- A screened landscaped area that typically stores equipment, machinery, vehicles, or bulk materials, and that is accessory to a principal use.
29. **Truck Terminal**- a facility used for staging, storing, loading and distribution of freight for delivery primarily by Semi Truck.
30. **Warehouse** - a building used to store raw materials, unfinished products, and finished products indoors.
31. **Warehouse, Self-storage** – a part of or unit within a building used to rent, lease or buy for the purpose of storage of personal belongings.
32. **Wholesale Center**- a facility that is involved in the storage, movement, and sales of goods and products, typically to a retailer for resale to consumers.
33. **Wood Chipping**- An off-premises service business that provides mobile equipment to shred or chip branches, roots and trees at customer locations, excluding the storage or sale of wood chips.

**Possible Revisions to MU-H District
4.23.21**

***NOTE:** Discussion at the April 21, 2021 Planning Commission meeting included the potential in the MU-H District to include townhomes or rowhomes. The Planning Commission determined new detached homes (and duplexes) could not be allowed in the high density mixed use district, but was not opposed to other attached housing alternatives provided such housing was not inconsistent with the Comprehensive Plan. The allowable density in the MU-H District as described in the comp plan is 17-30 units per acre. From a practical standpoint, row homes or townhomes do not typically reach this density range; but, who knows. I think the City has the discretion to allow attached housing at less than the prescribed density, if that is an alternate the City wishes to pursue, and the density is consistent with the intent of the plan and ordinance. Our primary concern is establishing zoning regulations that are consistent with the comp plan, not having to guarantee that the upper ranges of density allowances are met in every development proposal. Following is a redlined section of the MU-H District, as recommended by the Planning Commission, but including revisions that would allow attached housing in addition to apartments, condominiums and cooperatives. The development standards include setback and parking requirements from the Mixed Use – Medium Density District and design standards from the MU-H District.*

7A-X13. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT CONDITIONAL USES. The MU-H District includes a variety of residential uses and commercial uses in areas identified as “Mixed Use – High” in the “City of Columbus 2040 Comprehensive Plan.” The residential uses include association managed senior citizen detached dwellings and apartments, condominiums and cooperatives. All uses shall follow the provisions of the MU-H District, the Conditional Use Permit procedures outlined in Sections 7A-540 through 7A-547, and the Planned Unit Development provisions outlined in Section 7A-819. The following uses shall be conditional in the MU-H District:

- A. Association managed senior citizen detached single family dwellings, in existence in the district on the date of adoption of this ordinance.
- B. Apartments, condominiums—~~and cooperatives~~ and attached dwellings, subject to the performance standards in Section 7A-X15.
- C. Gasoline sales and related convenience retail sales and accessory carwash.
- D. Indoor Sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, and similar uses, excluding pawn shops.
- E. Bakeries with primarily direct retail sales to consumers.
- F. Indoor commercial recreation.
- G. Hotel/motel.
- H. Licensed childcare.
- I. Restaurant or coffee shop, including accessory drive thru.
- J. Professional offices.
- K. Boutique/gift shop.
- L. Family movie theaters.
- M. Dry Cleaners, hair salons, photography studio, and other on-premises business services.
- N. Yoga and small fitness centers, wellness center, dance studios, and similar uses.
- O. Micro distillery/brewery with retail sales and accessory open-air patio.

- P. Pharmacy and accessory drive thru.
- Q. Veterinary clinic or hospital, including accessory small animal indoor boarding, grooming, and day care.
- R. Small animal indoor boarding, grooming, or day care, including ancillary veterinary care.

7A-X14. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT INTERIM USES. (Reserved for Future Use)

7A-X15. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT PERFORMANCE STANDARDS.

A. Residential Developments

1. Apartments, condominiums and cooperatives. Apartments, condominiums, and cooperatives feature common building access to individual units, common security, managed property maintenance and managed utility service provisions, but do not include personal or health care service provisions by building management.

- a. Maximum density: 30 units per acre.
- b. Maximum height: 5 stories.
- c. Minimum unit size: efficiency/1-bedroom 600 square feet; 2-bedroom 720 square feet; additional bedrooms 120 square feet each.
- d. Front yard setback: 30 feet.
- e. Side yard setback: 20 feet, or 30 feet if side yard is adjacent to public road.
- f. Rear yard setback: 30 feet.
- 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 required: ½ Garage Space per unit, underground or at-grade parking (within the footprint of the building) shall be required. Parking spaces shall be 10'X20' with 24' driveway aisles.
- i. Surface parking: 2 stalls per unit. The number of surface parking spaces may be offset by the number of garage stalls provided, if the garage stalls are automatically assigned to dwelling units. Parking spaces shall be 10'X20' with 24' driveway aisles.
- j. Guest parking: ¼ stall per unit, unless comparable street parking is available.
- k. Parking areas may occupy ⅓ of the minimum required yard area.
- l. 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
- m. **Building exteriors:** The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of multiple family dwellings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels), wood, EIFS, 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) 35% of the façade on all exteriors shall consist of masonry products. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 - 2) Panels and lap siding shall be used to complement masonry materials and shall be roughly proportionate to each other. Visible joints in all siding materials shall be architecturally integrated into the building design.

- 3) The percentage of the required exterior materials may be modified by the City when the use of staggered unit elevations, balconies and porches, shutters, gable end returns, mantels, corbels, cornices, cupolas, false dormers or windows, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 - 4) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 - 5) No individual floor of a building may be one color or one siding material, except for the use of masonry products.
 - 6) The percentage of the required exterior materials on non-residential facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 7) 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.
 - 8) Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, storage space options, building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, and outdoor group usable amenities.
- n. 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.
 - o. Sidewalks and trails may be required within any development.
 - p. 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.
 - q. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
 - 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
 - r. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood singles, slate, tile, copper or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
2. **Attached Dwellings.** These individually owned homes include “Row Homes,” attached single family homes aligned side-by-side and with garage access on one side of the building and “Town Homes,” attached single family homes aligned side-by-side and back-to-back 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: none.

- b. Maximum density: 30 units per acre.
- c. Maximum units per building: none.
- 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: Private road: 30 feet from the curb for garage and 20 feet from curb for living space.
- h. Front yard setback: Public road: 30 feet minimum structure setback from right-of-way line.
- i. Side yard Setback: zero lot line on common walls; 25 feet garage setback to private road curb; 20 feet living space setback from private road curb, or 30 feet building setback if side yard is adjacent to public road.
- j. Rear Yard setback: 25 feet from private road curb, or 30 feet if rear yard is adjacent to public road or private property.
- k. Maximum height: 3-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 available.
- p. **Building exteriors:** The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of multiple family dwellings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels), wood, EIFS, 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) 35% of the façade on all exteriors shall consist of masonry products. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, Masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
 - 2) Panels and lap siding shall be used to complement masonry materials and shall be roughly proportionate to each other. Visible joints in all siding materials shall be architecturally integrated into the building design.
 - 3) The percentage of the required exterior materials may be modified by the City when the use of staggered unit elevations, balconies and porches, shutters, gable end returns, mantels, corbels, cornices, cupolas, false dormers or windows, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.

- 4) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet complimentary colors may also be permitted provided they are compatible with the primarily masonry exterior.
 - 5) No individual floor of a building may be one color or one siding material, except for the use of masonry products.
 - 6) The percentage of the required exterior materials on non-residential facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
 - 7) 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.
 - 8) Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, storage space options, building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, and outdoor group usable amenities.
- q. 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.
 - r. Sidewalks and trails may be required within any development.
 - s. 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.
 - t. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
 - 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
 - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
 - u. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood singles, slate, tile, copper or heavy gage standing seam steel. Flat roofs are not subject to these requirements.

3. Assisted-living multiple family dwellings. [section renumbered only]