

Parking Code Revisions – Public Review Draft

May 2009

Background: As Columbus seeks to grow in an efficient and sustainable manner, it is important to consider the role parking plays in land use. During the past year, a city staff team reviewed the parking section of the city’s zoning code (CC 3342). The majority of this code section dates to the mid 1980s and has not benefited from a comprehensive review since that time. The code requires minimum levels of parking based on type and size of uses. While these requirements may be appropriate for some uses, in many cases they’ve proven to exceed actual demand. The current code does not consider such things as bicycle parking, bio-retention or limitations on excessive parking. The objective for Columbus is to “right size” its approach to parking. Excess parking provision is a particular issue of interest as it results in underutilization of land, higher development and maintenance costs, and an increase in impervious surface. Significant amounts of land within the city are allocated to unused or underused parking. In addition, the staff considered the Mayor’s green initiatives as part of this work.

In order to develop proposed revisions, staff reviewed parking codes from many other communities and undertook in-field research of parking demand for key uses. This work was critical in guiding the revisions. The result of the review is a proposed overhaul of the parking code as well as modifications to related code sections. The document titled “Revision Highlights” under the “Documents” tab summarizes some of the key changes.

This document reflects the current parking code revision proposal in ordinance language. A highlights document and side by side comparison of the current and proposed code are also available.

Sections 1 through 8 (addressing definitions)

NOTE: The final ordinance will include all words within each letter category for which a modification is being made. This is done for code formatting reasons. This document abbreviates these sections to list only those words being modified.

That the existing zoning definitions section of the Columbus City Codes, 1959, is hereby amended to read as follows:

“Church, accessory uses” means uses which are secondary to the religious purpose of the church and are considered as providing services to members and other individuals. The uses include, but are not limited to, bookstores, cafeterias, child day care, educational classes, social services, and limited retail sales of church related materials.

“Commercial vehicle” means any vehicle used or designed to be used for business or commercial purposes ~~which infringes on the residential character of residential districts~~ and includes, but is not necessarily limited to: a bus, cement truck, commercial tree-trimming equipment, construction equipment; dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step van, tank truck, tar truck, or other commercial type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck.

“Densely planted planting strip” means a landscaped screen consisting of shrubs, trees, or other plants that provide year round opacity of at least 75%.

“Drive-up unit” means a structural element allowing a customer to participate in business transactions while remaining in a motor vehicle. The term includes “pickup unit.”

“Eating and drinking establishment” means a, restaurant, bar, tavern, cabaret, fast-food business, nightclub, pub, dining room, dinner theater, and similar uses.

“Filling station.” See “Retail filling station.”

“Fuel sales” means the retail sale of fuel for motor vehicles.

“Loading space” means a rectangular area accessible from a public way and designed for the purpose of loading to or unloading from motor vehicles, having dimensions of not less than twelve (12) feet in width and fifty (50) feet in length, and with a height clearance of not less than fourteen (14) feet, exclusive of all driveways or other circulation areas.

“Parking space” means a rectangular area of not less than nine (9) feet by eighteen (18) feet, exclusive of any driveway or other circulation area, accessible from a street, alley, or maneuvering area and designed for parking a motor vehicle.

“Public police station” means all government police uses including but not limited to police stations and substations; police headquarters; community policing centers; police heliports; police administrative offices; and police academies.

“Retail filling station” means a use involving the supplying to individual vehicles for their use only, of oil, grease or gasoline or other liquid fuel with other optional customary incidental service.

“Retail filling station” means a use involving the supplying to individual vehicles for their use only, of oil, grease or gasoline or other liquid fuel with other customary incidental service, the storage facilities of which use shall not be in excess of two (2) tank cars or total storage capacity of thirty thousand (30,000) gallons.

“Retail filling station” is the same as gasoline service station.

“School” means an educational facility for children whose attendance is required by the laws of the state, a public or parochial primary or grade school, middle or junior high school, or senior high school as those terms are ordinarily used and shall not include a vocational or trade school or any institution other than one for children whose attendance is required by the laws of the state.

“Self storage” means use of a site for individual property storage. Self-storage establishments provide secure indoor or outdoor space where clients can store and retrieve their goods.

“Service station” means a use of property for retail sales of gasoline or other motor vehicle fuels and oils for delivery into automotive vehicles and may include retail sales of lubricants, tires, batteries, and automotive accessories; the rendering of services and the making of adjustments and replacements to motor vehicles; the washing, waxing and polishing of motor vehicles without an independent structure therefor; and the making of light repairs to motor vehicles which does not include or necessitate the dismantling or repair of the motor vehicle outside of the building, or the storage outside of the building of dismantled motor vehicles or any outside storage or assemblage of motor vehicle parts, accessories or components.

“Service station” means a filling station with accessory retail store, car wash, trailer rental, vehicle rental, or automotive repair shop.

“Shopping center” means a structure or building of at least 150,000 square feet of gross floor area (GFA), with common or shared parking facilities, used for retail, office, theater, and eating or drinking establishments. Out parcels are not included for GFA and parking requirement calculations.

“Single-family dwelling” means a residential building consisting of one ~~(4)~~ dwelling unit and which is arranged, intended or designed for one ~~(4)~~ family. The term shall not include a manufactured home or a mobile home. This definition includes a single unit dwelling.

“Single unit dwelling” means a residential building, other than a manufactured or mobile home, consisting of one dwelling unit.

Section 9. That the existing section 3305.02 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3305.02 Application for zoning clearance.

An application for a certificate of zoning clearance shall be filed on approved forms and shall contain such information as the director deems reasonably necessary to determine compliance with and to provide for the enforcement of this Zoning Code. For any proposed new use or enlargement of an existing use in any district; for any alteration of any building, structure, or parking lot; or for the grading, excavating, or filling of land; sufficient copies of the application and site plan for a zoning clearance shall be submitted to enable the division to refer such site plans to various other city departments and divisions as appropriate for their review and recommendations. The site plan shall contain information the director deems necessary to determine compliance with city codes. The applicant shall sign the application attesting to the truth and exactness of the information included in the application. Information not required by the director and volunteered by the applicant may be freely amended at any time.

The director shall either approve or disapprove an application for a certificate of zoning clearance as required. Upon approval, a certificate shall be issued forthwith. If disapproved, the reasons for disapproval shall be stated on the application.

Section 10. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Chapter 3312, “Off-Street Parking and Loading”, consisting of number 25 sections oddly numbered 3312.01 through 3312.XX and reading as follows:

3312.01 Purpose.

The purpose of this chapter is to regulate land use for parking, loading and maneuvering; to assure the provision of at least the minimum number of off-street parking spaces for each use; to enact standards for parking, stacking, and loading; to assure maintenance of existing parking; and to prohibit inappropriate parking. These standards are designed to provide for the parking and loading needs of occupants, customers, visitors or others involved in the use or occupancy of any building or parking lot; to balance needs associated with different transportation modes, including automobile, pedestrian, transit and bicycle; ensure that off-street parking, loading, stacking and access demands will not adversely affect other nearby land uses and surrounding neighborhoods; require appropriate landscaping and buffering of off-street parking lots for pedestrian safety and traffic separation, visually break up large expanses of pavement, and visually screen off-street parking lots, loading and stacking areas; all to enhance convenience and to protect the public health, safety and general welfare.

This chapter regulates parking, stacking, and loading designed for either principal or accessory uses. The standards in this chapter are those that will be reviewed by the director before issuing a certificate of zoning clearance. Other parking or parking lot requirements may be regulated by the department of public service and the department of public utilities.

3312.03 Administrative requirements.

A. Each owner of real property shall provide and continue to provide parking in compliance with code provisions in effect at the time such particular use commenced.

B. Any person who initiates a new use, changes the intensity of, or expands an existing use on any lot shall provide off-street parking, stacking, loading and maneuvering in compliance with this chapter. For purposes of this chapter, “existing” means prior to change or expansion and includes “former”; and “new” means subsequent to change or expansion and includes “proposed.”

C. The minimum number of parking, stacking and loading spaces required for a particular use is specified in this chapter. Exceptions to these minimum requirements are as follows:

1. Special Parking Areas. A lot which lies within a special parking area shall be subject to specifications for that area.
2. Initiating a New Use, Changing the Intensity of or Expanding an Existing Use. A use of higher intensity requires more parking spaces than does a use of lower intensity. For purposes of comparison, “intensity” means the minimum

requirements for parking spaces generated by a particular use. Any person, who initiates a new use or changes the intensity of or expands an existing use on any lot, shall provide the number of parking spaces required by such use, calculated as specified in items (a) through (f).

a. Without expansion of an existing building, a new use of intensity equal to or lower than the existing use shall provide the required parking for the new use or, at the minimum, maintain the existing number of parking spaces; no additional parking spaces shall be required.

Example:

Existing medical office to new law office

Required spaces for existing medical office = 10

Required spaces for new law office = 7

Existing spaces = 5

Total parking spaces required for new use = 5

b. With expansion of an existing building, a new use of intensity equal to or lower than the existing use shall provide the same number of parking spaces as the existing number of parking spaces, plus the additional parking spaces required for the expansion.

Example:

Existing medical office to new law office

Required spaces for existing medical office = 10

Required spaces for new law office = 7

Existing spaces = 5

Spaces required for building expansion = 4

Existing parking spaces = 5

Total required for new use (4 + 5) = 9

c. Without expansion of an existing building, a new use of higher intensity than the existing use shall provide the same number of parking spaces as the existing use, plus additional parking spaces equal to the difference between that required for the higher and lower intensity uses.

Example:

Existing retail store to new restaurant

Required spaces for existing retail store = 8

Required spaces for new restaurant = 27

Existing spaces = 5

Difference between intensities (27 - 8) = 19

Total parking spaces required for new use (5 + 19) = 24

d. With expansion of an existing building where the number of existing parking spaces is less than the number required for the existing use and is also less than that required for the new use, a new use of higher intensity than the existing use shall provide the same number of parking spaces as the existing use, plus additional parking spaces equal to the difference between that required for the higher and lower intensity uses, plus that number required for the expansion.

Example:

Existing retail store to new restaurant

Required spaces for existing retail store = 8

Required spaces for new restaurant = 27

Existing spaces = 5

Spaces required for building expansion = 12

Difference between intensities (27 - 8) = 19

Total parking spaces required for new use (5 + 12 + 19) = 36

e. With expansion of an existing building where the number of existing parking spaces is less than that required for the existing use but is more than that required for the new use, a new use shall provide the number of parking spaces required for the new use plus that required for the expansion.

Example:

Existing medical office to new law office

Required spaces for existing medical office = 10

Required spaces for new law office = 7
Existing spaces = 9
Spaces required for building expansion = 4
Total parking spaces required for new use (7 + 4) = 11

f. With expansion of an existing building where the number of existing parking spaces exceeds both that required for the existing use and that required for the new use, a new use shall provide the number of parking spaces required for the new use plus that required for the expansion.

Example:

Existing retail store to new restaurant

Required spaces for existing retail store = 8
Required spaces for new restaurant = 27
Existing spaces = 29
Spaces required for building expansion = 12
Total parking spaces required for new use (27 + 12) = 39

D. Parking spaces shall be provided on the same lot as the use they are intended to serve with the following exceptions:

1. For a commercial, institutional or manufacturing use, the parking may be provided on a lot that is:
 - a. Located within 750 feet of the use to be served; and
 - b. Owned or leased by the operator of the commercial, institutional, or manufacturing use and located in an appropriate zoning district with a limited overlay or CPD text having conditions which limit its use to parking reserved for the duration of that use to be served.
- E. Revision of an approved parking lot; including, but not limited to reduction, enlargement, restriping or remarking of any parking lot in a manner that differs from the existing site plan; shall require a new site plan and a certificate of zoning clearance prior to such change.
- F. Off-street parking and loading spaces required for any use not specifically listed herein shall be the same as that required for a similar type use as determined by the Director.

3312.05 Special parking area.

Special parking areas may be created, which are subjected to different requirements as a means of achieving specific development or traffic objectives. A special parking area may be designated by ordinance of council enacting a new section in this chapter.

3312.07 Downtown special parking area.

Downtown parking shall be as prescribed in the downtown district zoning chapter.

Parking lot design standards.

3312.09 Aisle.

An aisle is that portion of the circulation area within a parking lot, excluding the driveway, which provides accessibility to parking, stacking or loading spaces.

An aisle to serve adjacent parking spaces shall have a minimum width of 15 feet. No part of the loading space may be included in this calculation.

The minimum width permissible for an aisle to serve adjacent parking spaces shall depend on the smallest angle of parking as measured between the centerline of the aisle and the centerline of the adjacent parking space as illustrated in Figure 2 and as set out in the table marked Figure 3:

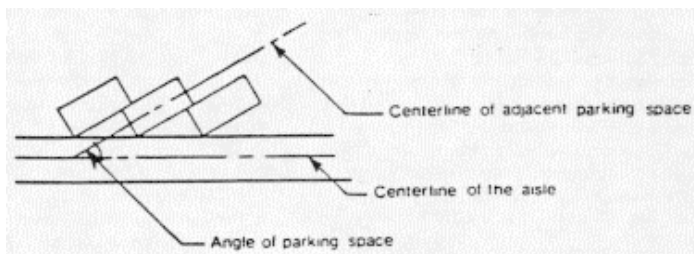
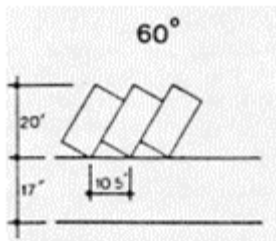
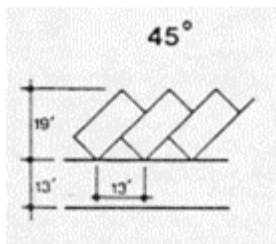
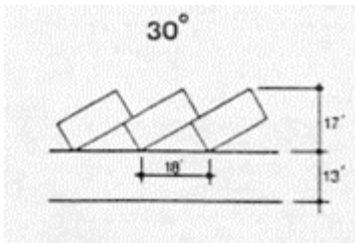
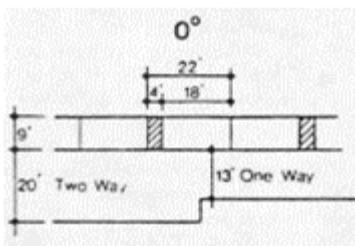
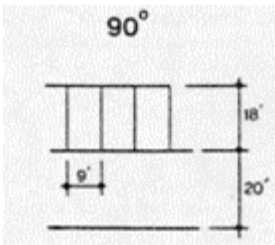


Figure 2.

Angle of parking	Minimum aisle width
80° or more	20 feet - two way travel
Less than 80° but 50° or more	17 feet - one way travel
Less than 50°	13 feet - one way travel
0° or parallel parking	13 feet - one way travel
0° or parallel parking	20 feet - two way travel

Figure 3.





3312.11 Drive-up stacking area.

Any use having drive-up service shall provide a motor vehicle stacking area on-site to minimize off-site traffic congestion while waiting for service.

For each drive-up unit associated with a use, an owner shall provide stacking spaces, each the size of a regular automobile parking space. The area required for these four to 25 stacking spaces is exclusive of any required parking space, loading space, driveway, aisle or required yard and is dependent on the total number of drive-up units as follows:

Drive up Stacking Space Requirements Table	Total number of stacking spaces required				
	1 unit	2 units	3 units	4 units	5 or more
Restaurants drive-through beverage stores, and automatic car washes.	8	12	18	23	25
Self service car wash	2	4	6	8	10
Bank with drive-up teller service	6	9	13	17	19
Other uses and automatic teller machines	4	6	9	12	13

Sites with stacking shall include at least one exclusive by-pass lane with a minimum width of ten feet or include an aisle, driveway or other circulation area in the parking lot design to allow vehicles to by-pass the stacking area. A pick-up unit or drive-up unit may project up to one foot into the stacking area.

3312.13 Driveway.

A driveway is any access corridor leading from a public right-of-way to a parking lot, aisle, parking circulation area, garage, off-street parking space, or loading space. The Department of Public Service shall limit points of driveway access from residentially zoned lots abutting both an improved alley and street.

Each driveway shall be located and designed in a manner that provides for the safety of motorists and pedestrians.

- a. A driveway serving a parking lot shall be designed so that vehicles entering or leaving the parking lot will be traveling in a forward motion.
- b. A driveway serving a residential parking area containing one to eight parking spaces shall have a minimum width of ten feet, and may have a maximum width of 20 feet, or as approved by the director of the Public Service Department.
- c. All other driveways shall have a minimum width of 20 feet.

3312.15 Dumpster area.

Dumpsters shall comply with the provisions of General Site Development Standards chapter.

3312.17 Parking lot signs.

Signs in a parking lot, including ingress/egress signs, shall comply with the provisions of the Graphics Code.

3312.19 Lighting.

Lighting shall comply with the provisions of the General Site Development Standards chapter.

3312.21 Landscaping and screening.

All plants shall be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth. Dead plants shall be replaced within the next growing season.

A. Interior landscaping.

The interior of any parking lot containing ten parking spaces or more shall be landscaped. Interior landscaping shall be provided at a minimum ratio of one shade tree for every ten parking spaces or fraction thereof. Interior shade trees shall conform to the following standards:

- (1) Trees shall be a minimum of two inches in caliper;
- (2) Trees shall be planted in landscaped islands or peninsulas at least four feet in width and containing a minimum soil area of 162 square feet. Islands and peninsulas shall be curbed and filled with suitable topsoil and covered with live vegetation, decorative gravel or mulch;
- (3) Space devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening area. Landscaped islands and peninsulas do not need to be uniformly spaced, but must be contained within and dispersed throughout the interior of the parking lot;
- (4) Planting beds for parking lot shade trees shall be arranged and constructed with suitable curbing materials so as to minimize damage to tree trunks and roots from vehicles, pedestrians and parking lot maintenance;
- (5) If part of bioretention or other storm water control measure approved by the Director of Public Utilities, curbs on landscaped islands or peninsulas may contain openings to allow for drainage. The required tree and other plant material for an island or peninsula designed for bioretention shall be flood tolerant.

B. Parking setback and perimeter landscaping.

The purpose of requiring landscaping in the parking setback area is to buffer automobile and pedestrian areas and uses; to provide headlight screening; to provide adequate visibility and safety; and to avoid the illegal use of said area for parking. The lot area between the right-of-way and the parking setback line shall be landscaped with plant material and shall not be paved except for a driveway, if necessary. Vision clearance at driveways shall be maintained. Plant species shall be installed and maintained per the following standards:

- (1) Shade trees shall be a minimum of two inches in caliper at the time of planting, ornamental trees shall be a minimum of one and one-half inches in caliper at the time of planting, shrubs shall be a minimum of twenty-four inches in height at the time of planting.
- (2) Perimeter parking lot screening required. Any portion of a parking lot located within 80 feet of residentially zoned property shall be screened, as hereinafter set forth, on the perimeter affecting same. For purposes of this section, "affected residential owner" shall mean any owner of residentially zoned property whose boundary lies within 80 feet of the perimeter of a parking lot; and "parking lot" shall include any parking driveway thereto. Screening is not required for portions of parking lots abutting public alleys where used for vehicular access and required vision clearance.
- (3) In addition, any portion of a parking lot abutting any public street shall be screened for headlights on the perimeter adjacent to the public street.

C. Screening indicated on site plan. Setback and perimeter screening required by this section shall be indicated on the original site plan filed to obtain a certificate of zoning clearance for any parking lot. Parking lot screening shall be provided to reduce headlight glare and to visually screen a parking lot from residentially zoned property within 80 feet thereof. Such parking lot screening shall be installed in accordance with the site plan and this section.

D. Parking lot screening shall conform to the following standards:

1. Screening shall be provided in a landscaped area at least four feet in width and shall consist of a fence (except a chain link fence), landscaped earth mound of 3:1 slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of no less than three feet above the parking lot grade and to an opacity of not less than 75 percent.
2. Screening shall be installed and maintained in a neat and orderly manner.
3. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one foot of the ground.
4. The percentage of opacity shall be determined by measurement of any square foot of the vertical surface of the screening from a point perpendicular thereto. Permissibly open area shall not be included in the opacity determination.
5. When screening consisting of live plants is installed, alone or in combination with other materials, the plants shall:
 - (a) Be selected for year-round dense foliage adequate to shade residences and adjacent rights-of-way from headlight glare;
 - (b) Be selected to achieve the height and density specified in D (1) above within three years of installation;
 - (c) Be matured to a minimum height of two feet at the time of installation; and
 - (d) Be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth.
- (e) Exemptions. No screening shall be required for a parking lot effectively screened to this section's standards and specifications by a densely planted planting strip of at least 75% opacity; or existing natural or artificial barriers;

providing the existing barrier has opacity of not less than 75 percent, as measured above. A parking lot need not be screened from the use it serves.

3312.23 Loading space.

A loading space shall consist of a rectangular area adequate for loading and unloading and be accessible from a maneuvering area.

1. Location. All loading spaces and maneuvering areas shall be located on the same lot as the use they are intended to serve.
2. Size. A required loading space shall have a clearance height of not less than 15 feet and shall have minimum dimensions of not less than 12 feet in width and 50 feet in length, exclusive of any driveway, aisle, or other circulation area.

3312.25 Maintenance

The owner or operator of property used for parking, circulation and loading shall maintain such area in good condition so that it is safe, clean, dust-free, and free of any hazard, nuisance or other unsafe condition. Striping for parking spaces shall be maintained in good condition.

3312.27 Maneuvering

Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line.

Exceptions: The maneuvering area may include an aisle, circulation area, or improved alley. In single-family or two family residential districts or in town house developments, the maneuvering area may include a driveway, street, or parking space.

The Department of Public Service may waive the requirement for maneuvering area only for a parking lot which has and continues to have an operator on duty during all hours of operation.

3312.29 Parking setback line.

A parking setback line establishes how close parking, loading or maneuvering may be located to a street right-of-way line. This line shall be located a minimum distance from a street right-of-way line and be related to a building line as follows:

1. On unimproved frontage the parking setback line shall coincide with the required building setback line.
2. Where a required building setback line is 25 feet or greater, the parking setback line shall be 25 feet from the street right-of-way line.
3. Where a required building setback line is less than 25 feet, the parking setback line shall follow the building setback line or the established parking setback, whichever is less, but in no case shall the parking setback line be less than ten feet from the street right-of-way line.
4. In C-1, C-2, C-3, C-4 and C-5 Commercial Districts and for commercial uses located in M-Manufacturing Districts the parking setback line shall be established ten feet from the street right-of-way line without respect to the building line.
5. Exception: Where a parking setback line is specifically established by Council ordinance, zoning district, overlay, or subdivision plat, the parking setback line shall conform to that requirement.

3312.31 Parking space.

A. A parking space shall be a rectangular area of not less than 9 feet by 18 feet, exclusive of any driveway or other circulation area; shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle. Exception to parking space exclusive of driveway: For single-family and two-family dwellings, one vehicle may be stacked behind (advancing the setback line) each required off-street parking space and be located between the parking setback line and the street right-of-way line. Stacked parking spaces must be located in a driveway, and not in any other part of a required yard. Required vision clearance shall be maintained.

3312.33 Parking space for handicapped and elderly.

A. Parking spaces for the handicapped and elderly shall meet the requirements of the Ohio Basic Building Code. Each such space may be included in the computation of required space as specified in this chapter.

3312.35 Parking space for a small car.

A. Excess parking over and above the minimum required by this chapter may be designed to accommodate small cars. The design and placement of each space shall be reviewed and approved by the Department of Public Service prior to approval by this department.

3312.37 Prohibited parking.

A. In residential districts, no required off-street parking space, no parking space in front of the setback line, and no required front, side or rear yard area or unimproved surface shall be used for the parking or storage of a boat, trailer, camping trailer or other recreational vehicle.

B. No commercial vehicle shall be stored or parked on a residentially zoned lot. However, infrequent, short-term parking of a commercial or commercial-type vehicle for conveying tools and materials to premises where labor using such tools and materials is being performed, delivering goods to a residence, or moving furniture to or from a residence, all only during the time such parking is actually necessary, is hereby excepted from this section.

For purposes of this section, "commercial vehicle" includes, but is not necessarily limited to: a bus, cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step van, tank truck, tar truck, or other commercial-type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck.

3312.39 Parking or keeping inoperable motor vehicle.

A. No person shall use any premises in any residential, apartment, or institutional use district, private or public parking district, or C-1, C-2, C-3 or C-4 commercial use district for the purpose of parking or keeping an inoperable motor vehicle except when ancillary to a specifically permitted use in a C-4 Commercial District. As used in this section, "keeping an inoperable motor vehicle" means and includes storing, maintaining, collecting, depositing, reserving, allowing to stand, or permitting to remain, one or more inoperable motor vehicles at any place other than in an enclosed garage.

For purposes of this section, a motor vehicle shall be deemed inoperable when any of the following conditions exist: one or more wheels are missing; one or more tires are missing; two or more tires are flat; one or more windows are missing or broken; the windshield is shattered or missing; parts necessary for the operation of the vehicle are missing; or a license with a distinctive number and valid for the current year is not displayed thereon.

3312.41 Striping and marking.

A. Parking space striping is required and shall be maintained in good condition. Each parking space and aisle shall be clearly designated and marked to assure approved utilization of the space, direction of traffic flow and general safety. When a parking space is designated for handicapped or small car use, it shall be clearly marked.

B. Staff shall approve a plan for restriping an existing parking lot, without the approval of the Board of Zoning Adjustment, even though fewer parking spaces are provided than this chapter requires only if: (1) such lot is being restriped solely to add handicapped parking spaces required by the Americans with Disabilities Act Accessibility Guidelines; and (2) the owner and applicant affirm by sworn affidavit that no additional undeveloped land is available by ownership or lease upon which to meet this chapter's requirements.

3312.43 Access and circulation.

Access and circulation standards are as follows:

A. A pedestrian walkway shall be provided along the front of a commercial building that contains multiple tenants.

B. Pedestrian sidewalks or striped crosswalks shall be provided from buildings to public sidewalk systems.

3312.45 Required surface for parking.

The surface of any parking area; including but not limited to a parking, loading or stacking space; circulation area; aisle or driveway shall be designed to control storm water runoff and be improved with Portland cement, asphaltic concrete or other approved hard surface other than gravel or loose fill. Hard surface materials other than concrete and asphalt are subject to additional review and prior approval by relevant departments and divisions. This section is intended to apply to any parking, loading, stacking or maneuvering area regardless of whether such area is required.

Exception: The director may waive the hard surface requirement for a use located in a manufacturing district when the proposed parking space is located at least four 400 feet from any residential district.

3312.47 Wheel stop device.

Whenever a parking lot extends to a property line, sidewalk, planter strip or building; a wheel stop device consisting of blocks, a permanent curb, expanded sidewalk or other suitable restraint shall be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian circulation way or sidewalk, or damaging any structure or landscaping.

The minimum height of a wheel stop device shall be five inches and the minimum distance from a wheel stop device to a property line or protected area shall be two and one-half feet. An internal, non-public raised sidewalk may function as a wheel stop device if the sidewalk is at least six feet wide.

3312.49 Calculation methods.

Whenever there is more than one type of use on a lot or parcel, the area allocated for each specific use must be clearly shown on the site plan.

Each separate use shall meet its own specific requirements as set forth in this chapter.

The total number of parking spaces required shall be the sum of all the requirements for each separate primary and accessory use on the premises, except for shopping centers of 150,000 square feet or greater. See the parking requirements table.

Whenever the total sum computed for required off-street parking or loading spaces includes a fraction, the nearest higher whole number shall be required.

For purposes of off-street parking, stacking and loading requirements "gross floor area" shall include all of the area on each floor whether or not such area is enclosed by walls, exclusive of interior areas used for off-street parking, stacking or loading facilities.

3312.51 Minimum numbers of parking spaces required.

The number of off-street parking spaces required for the various types of uses shall be no less than as set forth in the following tables:

Bicycles.

A. Bicycle parking design standards. The Department of Public Service shall review and approve required bicycle parking as part of overall site plans. Specification requirements will be maintained by the Department of Public Service.

B. Bicycle parking shall be provided as required in Tables 3312.55C(1-4). A minimum of two bicycle spaces shall be provided for the uses noted "Yes" in Tables 3312C (1-4). Additional bicycle parking is required for uses with over 20 vehicle parking spaces at a rate of 1 bicycle parking space per 20 vehicle parking spaces up to a maximum of 20 bicycle parking spaces. For purposes of this provision, vehicle parking spaces are determined based on the total code required for a use, not the amount available or provided.

C. Parking requirements tables.

NOTE: sf = square feet of gross floor area

Table 1. Parking Requirements for Residential Uses

LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING
RESIDENTIAL USES			
1, 2, or 3 dwelling units	<i>2 per unit</i>	<i>4 per unit</i>	
4 or more dwelling units	<i>1.5 per unit</i>	<i>3 per unit</i>	Yes
Rest home, nursing home, or home for the aging	<i>0.75 per unit</i>		Yes
Civic spaces, plazas, clubhouses, and recreational areas.			Yes

Table 2. Parking Requirements for Retail and Other Commercial Uses

LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING
EATING and DRINKING ESTABLISHMENTS			
Without pickup unit or > 5000 Sq. Ft.	<i>1:75 sf</i>	<i>1:50 sf</i>	Yes
w/pickup unit & seating (<5000 Sq. Ft.)	<i>1:175 sf</i>	<i>1:100 sf</i>	Yes
w/pickup unit no seating (<5000 Sq. Ft.)	<i>1:175 sf</i>	<i>1:100 sf</i>	Yes
Accessory eating & drinking establishment	<i>1:175 sf</i>	<i>1:100 sf</i>	Yes.
RETAIL			
10,000 Sq. Ft. or less	<i>1:250 sf</i>	<i>1:200 sf</i>	Yes.
10,001-100,000 Sq. Ft.	<i>1:275 sf</i>	<i>1:225 sf</i>	Yes.
>100,000 Sq. Ft.	<i>1:300 sf</i>	<i>1:250 sf</i>	Yes
Accessory retail	<i>1:250 sf</i>	<i>1:200 sf</i>	Yes.
Furniture stores	<i>1:1000 sf</i>		
SHOPPING CENTER	<i>1:300 sf</i>	<i>1:250 sf</i>	Yes.
OFFICES and MEDICAL USES			
General office	<i>1:450 sf</i>	<i>1:250 sf</i>	Yes
Hospital	<i>2.5 spaces per bed</i>		Yes
Medical office	<i>1:300 sf</i>	<i>1:200 sf</i>	Yes
Other non-residential medical care	<i>1:300 sf</i>	<i>1:200 sf</i>	Yes
LODGING			
Hotel or motel	<i>1 per guest room</i>		Yes
Rooming house	<i>1:400 sf</i>		Yes
Apartment hotel	<i>1:400 sf</i>		Yes
Dormitory	<i>1:400 sf</i>		Yes
AUTOMOBILE			
Auto repair	<i>2 per service bay</i>		Yes
Boat and RV sales	<i>1:5000 square feet of lot area used for vehicle display and 1:300 sf of building</i>		Yes
Car and truck sales	<i>1:5000 square feet of lot area used for vehicle display and 1:300 sf of building</i>		Yes
Car wash	<i>2 per site</i>		Yes
Fuel sales	<i>2 per site</i>		Yes

Table 3. Parking Requirements for Institutional, Educational and Athletic Uses

LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING
DAY CARE			
Adult day care	<i>1:500 sf</i>		Yes
Child day and care	<i>1:500 sf</i>		Yes
PLACES of ASSEMBLY			
Church and religious facilities	<i>1:30 sf of sanctuary, auditorium or main place of worship</i>		Yes
Church accessory uses	<i>1:250 sf</i>		Yes
Funeral parlor	<i>1:150 sf</i>		Yes
Stadium	<i>1:30 sf of assembly space</i>		Yes
Theater	<i>1:30 sf of auditorium</i>		Yes
SCHOOLS			
Elementary school or middle school	<i>1:1000 sf; or 1:60 square feet of assembly areas, whichever is greater</i>		Yes
High school, business, technical or trade school	<i>1:1000 sf; or 1:60 square feet of assembly areas; or 1:30 square feet of assembly space in stadium, whichever is greater</i>		Yes
University or college	<i>1:1000 sf or 1:60 square feet of assembly areas; or 1:30 square feet of assembly space in stadium, whichever is greater</i>		Yes
ATHLETIC FACILITIES			
Bowling alley	<i>4 per lane</i>		Yes
Fitness club	<i>1:250 sf</i>		Yes
Skating rink	<i>1:100 sf</i>		Yes
Spectator sports other than stadium	<i>1:60 square feet of assembly area</i>		Yes
Swimming pool	<i>1:50 square feet of water surface area and 1:30 sf of spectator seating areas</i>		Yes
Tennis or racquetball	<i>2 per court</i>		Yes
CULTURAL USES			
Art gallery	<i>1:400 sf</i>		Yes
Library	<i>1:400 sf</i>		Yes
Museum	<i>1:400 sf</i>		Yes

Table 4. Parking Requirements for Industrial and Manufacturing Uses

LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING
INDUSTRIAL USES			
Warehousing	<p><i>1 per motor vehicle used in the business and based, for operational purposes, upon the premises;</i></p> <p>PLUS</p> <p><i>For the first 20,000 sf, 1:1000 sf</i></p> <p>PLUS</p> <p><i>For any amount between 20,000 sf and 120,000 sf, 1:5000 sf</i></p> <p>PLUS</p> <p><i>For any amount above 120,000 sf, 1:10,000 sf</i></p>		
Manufacturing or other industrial uses	<p><i>1 per motor vehicle used in the business and based, for operational purposes, upon the premises;</i></p> <p>PLUS</p> <p><i>For the first 20,000 sf, 1:750 sf</i></p> <p>PLUS</p> <p><i>For any amount between 20,000 sf and 120,000 sf, 1:1500 sf</i></p> <p>PLUS</p> <p><i>For any amount above 120,000 sf, 1:3000 sf</i></p>		
Self-storage	<i>As approved on transportation plan</i>		No

3312.53 Minimum number of loading spaces required.

The number of off-street loading spaces required for various types of uses shall be no less than as set forth in the following:

A. Each use of a business, institutional, personal or professional service nature including but not limited to a business office, hotel, motel, recreational or entertainment type use shall provide loading spaces based on gross floor area as follows:

1. Under 20,000square feet; none.
2. 20,000 square feet or more but less than 100,000; one space.
3. 100,000 square feet or more but less than 350,000 square feet; two spaces.
4. 350,000 square feet or more; two spaces plus one for each additional 300,000 square feet or fraction thereof in excess of 350,000 square feet.

B. Each commercial or industrial type use involving the retail or wholesale exchange, sale, storage, processing, or manufacturing of merchandise or personal property of any type, which is permitted in any commercial or manufacturing district, shall provide loading spaces based on gross floor area as follows:

1. Under 5000 square feet; none.
2. 5000 square feet or more but less than 10,000 square feet; one space.
3. 10,000 square feet or more but less than 30,000 square feet; two spaces.
4. 30,000 square feet or more but less than 90,000 square feet; three spaces.
5. 90,000 square feet or more but less than 150,000 square feet; four spaces.
6. 150,000 square feet or more but less than 250,000 square feet; five spaces.

7. 250,000 square feet or more; five spaces plus one for each 80,000 square feet or fraction thereof in excess of 250,000 square feet.

Section 11. That the existing section 3357.01 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3357.01 C-5 commercial district.

NOTE: Modifications are proposed to the C-5 Commercial District to clarify regulation of fuel sales. The current C-5 code section lists 'automobile service stations' as a permitted use. Service stations are defined as allowing light auto repair and car washes, but there is no term for modern configurations of fuel sales and accessory convenience stores.

A. Because of the peculiar operational characteristics and traffic congestion connected with automobile service stations, carry-outs, car washes, drive-ins, and fast-food business, the C-5 commercial district is established primarily for the location of such uses. Once such a district has been established, the only uses permitted on the property shall be as follows:

1. Retail fuel sales, filling stations and automobile ~~Automobile~~ service stations;
2. Carry-outs;
3. Car washes;
4. Drive-ins;
5. Establishments serving food or beverages to customers in their automobiles;
6. Fast-food business;
7. ~~Billboards, subject to the provisions of Chapter 3378, C.C. (Note: this revision does not prohibit billboards in the C5 district. Billboard regulations are found in 3378.)~~

B. Prior to establishing a new use of the type listed in subsection (A) above the person desiring to do so shall:

1. First obtain a rezoning of the property to the C-5 commercial district. Such rezoning shall be applied for and processed in the same manner as any other rezoning; and
2. Obtain a zoning clearance and building permit in the same manner as for any other use.

C. For any permitted use in a C-5 commercial district, except fuel sales, filling stations and automobile service stations that are governed by the provisions contained in C.C. Sections 3357.124 through 3357.18, the following physical characteristics of the property shall be applicable:

1. The minimum lot area shall be not less than ~~fifteen thousand (15,000)~~ 15,000 square feet.
 2. The minimum lot width at the front building line shall be not less than ~~one hundred and 120 twenty (120)~~ feet.
- D. For any permitted use in a C-5 commercial district, except fuel sales, filling stations and automobile service stations that are governed by the provisions contained in C.C. Sections 3357.124 through 3357.18, the yard ~~line and~~ building line requirements in C.C.3357.04 shall be applicable with the following additional provisions:

1. Whenever any portion of the property abuts property used or zoned for any type of residential use then there shall be a landscaped yard of not less than ~~ten (10)~~ feet in width provided along that portion of the property line abutting the property used or zoned for any type of residential purposes.
2. No portion of any building or structure shall be located or extend closer than ~~25 twenty-five (25)~~ feet to either a front or street side property line.

E. For any permitted uses in a C-5 commercial district, except fuel sales, filling stations, and automobile service stations that are governed by the provisions contained in C.C. Sections 3357.11 through 3357.18, the height of any building or structure shall not exceed ~~twenty-five (25)~~ 25 feet.

F. In any C-5 commercial district, provisions shall be made for access, and off-street parking and loading facilities as required by ~~C.C. Sections 3357.08 through 3357.10~~ the Off-street Parking and Loading chapter and the General Site Development Standards of this code.

~~G. For any proposed new use or enlargement of an existing one in a C-5 commercial district, sufficient copies of the site plan for a zoning clearance shall be submitted to enable the division to refer such site plans to various other city departments and divisions as appropriate for their review and recommendations.~~

GH. In addition to all other development standards specified elsewhere in this Zoning Code or in other city codes, the following requirements shall be applicable:

1. The location of all curb cuts and traffic flow patterns shall require the approval and a permit from the division of transportation prior to any curb being cut or any driveway being installed.
2. Any use, such as a car wash, that could cause a drainage problem, shall require the approval of the division of sewerage and drainage, and such uses may be required to install storm sewers as required to alleviate the problem.
3. Any use, such as a fast-food business, that could cause a traffic congestion problem shall require approval of the division of transportation, and such uses may be required to install frontage roads as required to alleviate the problem.
4. Any use, such as a fast-food business, that could create an excessive litter problem, may be required to install fences as determined by the department, and trash receptacles as may be required by the division of health and division of refuse collection, to alleviate the problem.
5. Other city departments and divisions whose operations or area of jurisdiction may be affected by the proposed use may recommend to the department of development additional requirements necessary to comply with various city codes applicable to the use and to protect and preserve the public health, safety, and welfare.
6. If, at the time of public hearings on the application for a rezoning to the C-5 commercial district, council has imposed any specific development standards or other requirements, then the site plans submitted for the zoning clearance shall show full compliance with all such standards and requirements.

Section 12. That the existing section 3357.12 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3357.12 Filling stations. Development standards: Distance requirements

No fuel sales establishment, ~~service station, or filling station~~ shall be erected or established which shall have any part of its proposed building structure located within ~~one hundred~~100 feet of the building structure of a public or parochial school, church, playground, public library, hospital, orphanage, or children's home now existing or for which building permit has been issued or is in effect, except as follows:

- A. ~~(a)~~ Nothing in this section shall be construed to permit any such institution now located in any district zoned for business, by acquiring premises therein or erecting additional buildings thereon to shorten the ~~one hundred~~100 foot limit between such institutional structure heretofore erected, and such proposed filling station structure as defined by this Zoning Code;
- (b) Nothing in this section shall be construed to prohibit the erection or maintenance of automobile sales or display rooms or buildings with automobile service stations connected thereto. Such automobile service stations connected to buildings, or automobile sales or display rooms, shall have no vehicle entrance located upon the same street with and within ~~one hundred fifty~~150 feet of any part of the building structure of any public or parochial school, playground, public library, church, hospital, orphanage or children's home heretofore erected. Distance shall be measured along and parallel with street or alley lines, and when such lines extend across a street the same shall be considered as crossing the same at right angles;
- (c) It is further provided, however, that in the event the governing body of such public or parochial school, church, playground, public library, hospital, orphanage or children's home, files its consent in writing with the Director or his authorized representative, a fuel sales establishment or filling station may be erected or established nearer than ~~one hundred~~100-feet, but not nearer than ~~fifty~~50 feet from the building structure of any such institution.

Section 13. That the existing section 3357.13 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3357.13 Service stations site standards. Development standards: Lot area, waste storage, and residential buffer.

(a) Minimum lot area, width and depth.

- (1) For fuel sales establishments and filling stations without service bays: minimum lot area of 15,000 square feet, minimum lot width at the right-of-way line of 150 feet, and a minimum lot depth of 100 feet.
- (2) For a service station with service bay: minimum lot area of 20,000 square feet, minimum lot width at the right-of-way line of 150 feet, and a minimum depth of 120 feet.

(b) Pump island and building location.

No portion of any building, canopy, structure, or vehicles service area, pump or pump island, shall be located within, project into, or overhang any required minimum front yard or street side yard, as specified in C.C. 3357.04.

(c) Storage of commercial waste.

Commercial waste shall be stored within a bulk waste container situated within a permanent screen wall located in such a manner as to be screened from the view of those outside the property and in such a manner as to be

accessible to bulk waste container pick-up vehicle. This facility shall be maintained in a sanitary and healthful manner as not to be harmful or offensive to those on or outside the property.

(d) Residential buffer.

In any area where a ~~service station~~fuel sales use (including filling stations and service stations) is contiguous to or abuts property located in a Residential or Apartment Residential District, or abuts property used for residential purposes, there shall be provided along that portion of the perimeter of the ~~service station~~fuel sales property which abuts such residentially zoned or used property, a buffer strip consisting of either a ten foot wide landscaping area with a four foot high masonry or wood wall and planting material of sufficient height to provide an effective screen, or a ~~twenty (20)~~ foot wide landscaped earth mound with a minimum height of four (4) feet.

Section 14. That the existing section 3357.14 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3357.14 ~~Permitted service station accessory uses.~~ Accessory rental and storage of vehicles and trailers.

Accessory uses to service stations shall include, but not necessarily be limited to, trailer rental, vehicle rental, and storage of vehicles or trailers. These accessory uses will be permitted if in conformance with the following standards:

- (a) Shall not be permitted on a service station site where within ~~two hundred fifty (250)~~ 250 feet of the exterior boundaries of the service station property there is any residential use or residential or apartment residential districts.
- (b) Shall not occupy or cover more than ten (10) percent of the lot area.
- (c) Shall not be located in any required front yard or street side yard.
- (d) Shall not be located in any residential buffer area.
- (e) Shall not be located within 25 ~~twenty five (25)~~ feet of any pump island.

Section 15. That the existing section 3357.16 of the Columbus City Codes, 1959, is hereby repealed in its entirety.

~~3357.16 Service station building design and material.~~

~~The service station building design and building materials shall be in harmony and compatible with the surrounding existing buildings or in the case of undeveloped land in harmony and compatible with comparable buildings which are commonly found in the zoning districts of the surrounding properties.~~

Section 16. That the existing section 3357.18 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3357.18 ~~Abandoned fuel sales establishments~~ service stations.

~~An "abandoned service station" is defined as a service station which~~ An abandoned service station, filling station, or fuel sales establishment is one which has ceased operations or is closed to the public for at least six (6) months in any ~~12~~twelve (12) month period.

The owner or lessee of the abandoned service station, filling station, or fuel sales establishment or related structures shall, within, seven (7) days of the beginning of the closure period referred to herein:

- (a) Install wheel blocks, firmly attached, across the driveway entrance to the service station to prohibit unauthorized vehicle parking or abandonment of motor vehicles;
- (b) Shall remove all signs and pumps;
- (c) Shall board up all windows, garage doors and entrances to prevent the breakage of glass and the unauthorized entrance therein;
- (d) Take appropriate action as required by the city of Columbus Fire Code to treat abandoned underground tanks and;
- (e) Shall during the closure period cut all grass, remove all rubbish and weeds and continue such maintenance as may be necessary to prevent the building or structure from deteriorating into a state of disrepair.

Section 17. That the existing section 3357.21 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3357.21 Service stations, and filling stations and fuel sales establishments.

Within the city, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used as an automobile service station, or filling station, or fuel sales establishment, except upon the

issuance of a conditional permit as provided herein, subject to all the development standards in C.C. Sections 3357.11 through 3357.18.

The gasoline storage facilities of such uses shall conform to the rules and regulations of the Fire Prevention Code. Underground storage in separate unit tanks not to exceed 20,000 gallons each, the location thereof to be under the direction and supervision of the fire department: Liquid fuels, petroleum products.

Section 18. That the existing section 3373.01 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3373.01 P-2 Public Parking District.

Within a P-2 Public Parking Area District the following conditions shall apply:

- (a) A charge for the use of the parking facilities may be made;
- (b) The P-2 Parking Area shall be located on property dedicated for public use, private use, or purchased by a subdivision of government for such use;
- (c) No business involving repairs or services to vehicles, or sale or display thereof, shall be conducted from or upon such premises;
- (d) No buildings, other than those for shelter of attendants, shall be erected on the premises, and there shall be not more than two such buildings in any one area and each building shall be not more than fifty square feet in area nor shall exceed fifteen feet in height;
- (e) Graphics may be erected only in accordance with the provisions of Article Fifteen;
- (f) The provisions regarding building lines shall be followed as set forth in C.C. Sections 3373.02 and 3373.03, inclusive, and in any ~~P-4~~P-2 District entirely or over sixty percent enclosed by a Residential or Apartment Residential District the requirements for building lines in Residential and Apartment Residential Districts shall apply;
- (g) (1) Where the parking area faces or is across the street from a Residential or Apartment Residential District a landscaped buffer strip containing a wall, fence, hedge and/or other plant material shall be provided along the building line as referred to in subsection ~~(e)~~ ~~above~~(i) below;
- (h) Where a ~~P-4~~ P-2 District is contiguous to a Residential or Apartment Residential District a landscaped buffer strip at least five feet wide shall be provided containing a wall, fence, hedge and/or other plant material along the side and/or rear boundaries of the lot abutting the side or rear lot lines contiguous to said Residential or Apartment Residential Districts;
- (i) Such a buffer strip shall consist of a neat, orderly and healthy screen of evergreen or other suitable plant material not less than three feet in height at time of installation with an expected normal growth of at least five feet in height, protected by a galvanized wire link fence, at least five feet in height or a wooden fence or a masonry wall or other landscaping may be substituted for the screening and wire link fence.
- (j) Means shall be provided to prevent vehicle projection beyond the setback requirements described in subsection (e) and the buffer strip described in subsection (f).
- (k) The parking area shall be provided with a permanent, hard surface pavement and shall be graded and drained to dispose of all surface water.
- (1) The parking area shall be provided with adequate means of ingress and egress in such arrangements as to cause no traffic hazard and no congestion of traffic on major thoroughfares.
- (m) If the parking area is to be used at times other than daylight hours, it shall be illuminated with approved lighting. Such lighting facilities shall be shaded or controlled so as not to cause any glare upon any adjacent residential area.
- (n) Plans for the parking area shall be submitted to the Development Commission for approval prior to construction. The plans shall comply with the regulations contained in this section.

Section 19. That the existing section 3373.07 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3373.07 Additional spaces.

Whenever an existing parking lot of any type is enlarged in any way, the parking and loading spaces located on the enlarged portion of the parking lot shall be located and improved in such a manner that they will comply with all of the general requirements contained in ~~Section 3373.05 of this Chapter 3312.~~

Section 20. That the existing Article III of the Columbus City Codes, 1959, is hereby amended to read as follows:

Article III. General Standards

Chapter 3321

GENERAL SITE DEVELOPMENT STANDARDS

NOTE: *This new chapter contains regulations regarding elements that are not always located in parking lots, yet their standards were in the parking chapter. These elements include Dumpsters, Lighting, and Vision Clearance. The standards for vision clearance formerly (in existing code) were found in several different sections of the zoning code. The new proposed draft puts them all in one place in the new site development standards chapter. A standard for vision clearance at alleys/street intersections was created.*

3321.01 Dumpster area.

- A. A dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area.
The location of a dumpster, if any, shall be shown on the site plan with proper loading and maneuvering space; and for the purpose of location, shall be treated as a structure. A dumpster shall be screened from view on all sides. Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the board of health.
- B. Recycling dumpsters, when provided for, by, or on the behalf of a solid waste authority pursuant to a comprehensive recycling program and operated by said solid waste authority, shall be excluded from the requirements contained in this Zoning Code, except that such dumpsters and dumpster areas shall be maintained according to the requirements of the board of health and shall not interfere with any aisle, driveway, loading space or other circulation area or be located in any required parking spot. The solid waste authority shall notify the Director of the location of each recycling dumpster and the materials to be collected as part of the comprehensive recycling program.
- C. Any development that receives City of Columbus dumpster service shall provide a concrete pad, screening, approach apron, and maneuvering space as determined by the Director of Public Service.

3321.02 Lighting.

Purpose.

To establish standards for exterior lighting in Commercial Planned Development, Planned Unit Development, and limited overlay zoning districts.

- A. Single-family residential districts
1. Street lighting must meet the requirements of the Department of Public Utilities Division of Electricity.
 2. Lighting shall not exceed .1 foot-candle anywhere along a property line.
- B. Multi-family residential districts
1. Light standards shall not exceed 18 feet in height.
 2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
 3. For aesthetic compatibility, lights shall be from the same or similar type and color.
 4. Lighting shall not exceed .1 foot-candle anywhere along a property line.
- C. Commercial districts
1. Light standards shall not exceed 28 feet in height except lights located within 100 feet of a residentially used or zoned property shall not exceed 18 feet in height.
 1. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
 2. For aesthetic compatibility, lights shall be from the same or similar type and color.
 3. Lighting shall not exceed .1 foot-candle along the property line of a residentially used or zoned property.

D. Manufacturing districts

1. Light standards shall not exceed 28 feet in height except lights located within 100 feet of a residentially used or zoned property shall not exceed 18 feet in height.
2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
3. For aesthetic compatibility, lights shall be from the same or similar type and color.
4. Lighting shall not exceed .1 foot-candle along the property line of a residentially used or zoned property.

E. Variance from standards

If an applicant wishes to vary from the standards set forth above, the applicant might submit a detailed lighting plan which sets forth:

1. Proposed number and location of new and existing lights
2. Height and color of proposed light standards
3. Manufacturers' specifications for each type of light
4. Lamp type and wattage
5. Photometric plan

3321.03 Vision clearance.

Minimum acceptable vision clearance standards for motorist and pedestrian safety at vehicular access points along streets are hereby established by restricting the placement, opacity, height and configuration of any fence, wall, planting or other obstruction in a required yard. Any person establishing a parking space which uses a driveway leading to a public street, shall maintain vision clearance at the intersection of such driveway and street right-of-way line.

A. Clear vision for driveways to parking lots. An owner shall maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the driveway grade within "clear vision triangles"; two, ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge and street right-of-way line. See Figure 4.

B. Clear vision for other driveways. An owner shall maintain vision clearance on each residential lot abutting a street and having access thereto or abutting such access. No portion of a fence or wall exceeding two and one-half feet in height above the finished lot grade shall exceed 25 percent opacity when located in a required yard having vehicular access to a street or abutting such access. The percentage of opacity shall be determined by measurement of any typical square foot of the vertical surface of the fence or wall from a point perpendicular thereto. Mature plantings with foliage between two and one-half and six feet above the finished lot grade shall extend no closer than 12 feet to the street right-of-way line. See Figure 5.

Figure 4

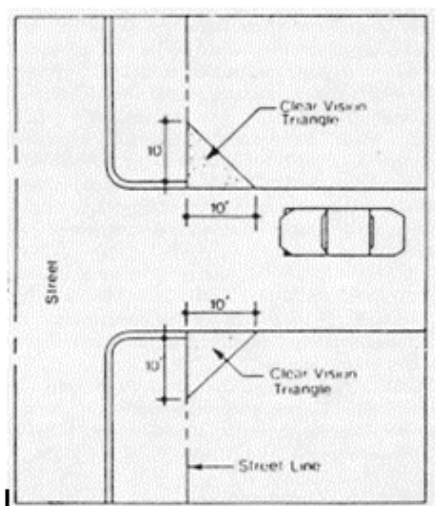
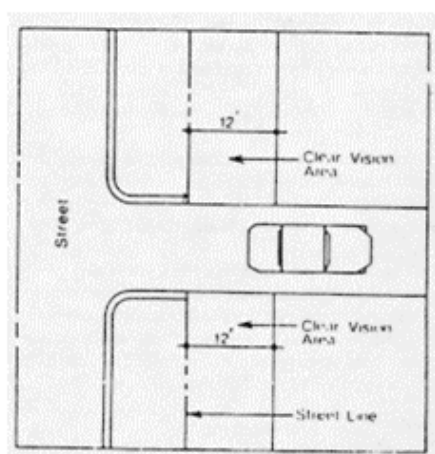


Figure 5



D. Vision clearance at intersections of streets and alleys. Property owners shall maintain unobstructed vision clearance at the intersections of streets and alleys. An owner shall maintain unobstructed vision clearance between the elevations of two and one-half to ten feet above the alley grade within “clear vision triangles”; two, ten-foot, right-angle triangles formed by the intersection of an alley right-of-way line and street right-of-way line. See Figure 4.

E. Clear Vision at Intersections. A clear vision triangle shall be maintained on each residential lot, including but not limited to, 1-, 2-, or 3-unit; apartment; planned unit development; or planned community development district lot adjacent to a street intersection. Within the clear vision triangle no fence, wall, planting or other obstruction shall exceed two and one-half (2-1/2) feet in height above the centerline grade of the intersecting streets. A “clear vision triangle” is that area of a corner lot bounded on two sides by the intersecting street lines (property lines) and on the third side by a line connecting two points, one located on each street line 30 feet from the point of intersection.

Section 21. That the existing section 3376.01 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3376.01 General provisions for on-premises signs in residential districts.

On-premises signs are permitted in residentially zoned districts established in Chapter 3309, C.C. Development in the AR-0, apartment office district, is treated by this Graphics Code as an office/institutional use subject to the provisions of Chapter 3377, C.C.

The following general provisions shall apply to on-premises signs in residential districts:

A. A permanent on-premises sign may be displayed on a lot in a residentially zoned district primarily for the purposes of identification and orientation pertaining to the established use, and shall be consistent with the development standards contained in the Zoning Code. A permanent on-premises sign shall be displayed only by a residentially zoned use specified in this chapter.

B. A temporary on-premises sign may be displayed on a lot in a residentially zoned district for such purposes as announcement of projects under construction; the marketing of property and new development projects; and the sale, leasing or renting of individual units. In addition, provision is made for temporary signs displayed in conjunction with a temporary use allowed by Chapter 3390, C.C. of the Zoning Code.

C. A certificate of zoning clearance and installation permit shall be required for the installation or refacing of any nonilluminated permanent sign over ten (10) square feet in graphic area and for any illuminated permanent sign, regardless of size. A temporary permit shall be required for the installation of any temporary sign with a graphic area larger than sixteen (16) square feet.

D. No person shall install any sign allowed by this chapter within any public right-of-way.

E. A sign required by law shall be no larger than the minimum requirement or, when the size of said sign is not regulated, shall be no larger than necessary to perform the intended function.

F. A ground sign installed in a residentially zoned district shall comply with the vision clearance requirements of ~~Chapters 3332, 3333, 3342, 3345 and 3347, C.C.~~ the General Site Development Standards chapter of this zoning code. Clear vision at street intersections, in front yards, and driveways to parking lots is regulated.

G. A ground sign installed perpendicular to the street to which it is directed may be double-faced. In lieu of two (2) or more allowed ground signs, one (1) double-faced or multi-faced ground sign may be installed at the intersection of two (2) streets abutting a use in a residentially zoned district and arranged so as to be directed to both streets. The allowable graphic area shall not exceed the size permitted for each street.

H. Street Address Requirements. Chapter 907, C.C., requires that the street address of each use or activity shall be displayed so as to be readable from the street fronting the use. Where that requirement is to be met by displaying the house number on a wall sign or ground sign serving a residential use, the following size standards shall be utilized:

1. Where the speed limit of the fronting street is greater than thirty-five (35) miles per hour, the numeral size shall be no less than six (6) inches.
2. Where the speed limit of the fronting street is thirty-five (35) miles per hour or less, the numeral size shall be no less than four (4) inches.

Section 22. That the existing section 3377.17 of the Columbus City Codes, 1959, is hereby amended to read as follows:

3377.17 Setback regulations for permanent on-premises ground signs.

No portion of a permanent on-premises ground sign, including supporting structure and decorative elements, shall be located within a required sign setback, or in conflict with the vision clearance provisions of ~~C.C. 3342.25~~ the General Site Development Standards chapter (3321.03A - D) except an ingress/egress sign in compliance with C.C. 3377.14.

A. Setback from Abutting Street Required. The required sign setback line shall apply to each street which abuts the property. Except as otherwise provided by this Graphics Code, a permanent ground sign shall be set back no less than fifteen (15) feet from any street right-of-way line.

B. Side Yard Setback Required. In addition, a side yard setback of ten (10) feet shall be required from the side lot line of a residentially zoned district; a side yard setback of five (5) feet shall be required from the side lot line of an institutional, commercial or manufacturing district.

C. Special Area Setback Exceptions. Exceptions to the required sign setback line, as determined by the Tables of Elements, shall be as follows:

1. Where the sign setback line is determined by the adopted standards and/or guidelines of an area of special graphics control or architectural review commission area.
2. Where the sign setback line is determined by the provisions of a special zoning district, such as but not limited to a planned-district or limited-district.

3. Where the sign setback line is determined by the provisions of an approved graphics plan.

D. Visual Obstruction by Existing Building or Structure. Where a building or structure that constitutes a visual obstruction, other than another on-premises sign, precedes the subject property in the direction of traffic flow and lies within one hundred sixty (160) feet of the mid-point of the street frontage of the subject property and is less than twenty (20) feet behind the public right-of-way line, an on-premises ground sign may be erected with the trailing edge at the setback of the obstruction. Such ground sign may encroach upon the public right-of-way, subject to the provisions of C.C. 3377.09, Right-of-way encroachments.

E. Visual Obstruction by Existing Vegetation. In a location where the existing vegetation would prevent a conforming ground sign or projecting sign from being read by passing motorists, a ground sign may be located in advance of the required fifteen (15) foot setback, subject to the following conditions:

1. Maximum sign height shall be four (4) feet measured from the established grade of the public right-of-way adjacent to the sign location.

2. Minimum sign setback shall be five (5) feet from the fronting street right-of-way line.

F. Removal of Obstruction. Setback reductions allowed herein shall be temporary. The owner of any sign erected at reduced setback due to visual obstruction shall move said sign to a conforming location when the obstruction is removed.

Section 23. That sections 3332.30, 3333.27, 3345.135, 3347.08 and 33xx of the Columbus City Codes, 1959, are hereby repealed.

Section 24. That Chapter 3342 of the Columbus City Codes, 1959, is hereby repealed.

Section 25. That this ordinance shall take effect and be in force from and after the earliest period provided by law.