

City of Columbus
Proposed Parking Code Revisions – Key Highlights
August 28, 2009

- Revised purpose statement to recognize objectives of balancing needs of car with pedestrian and bicycle, providing adequate landscaping and buffering, etc.
- First ever requirement that bicycle parking be provided for most uses. Requirement ranges from a minimum of two spaces to a maximum of 20 spaces.
- Lowers minimum parking requirements for key uses:
 - Lowers requirement for multi-family residential from 2 to 1.5 spaces per unit.
 - Reduces requirements for general office uses by a third. Medical office requirements reduced modestly due to observed demand.
 - Lowers parking requirements for larger restaurants and restaurants with pick up windows. All restaurants are currently treated the same, with many having more parking than needed.
 - Lowers minimum parking requirement by 10-20% depending on size. Furniture stores called out separately from general retail due to lower parking demand.
 - Establishes new category of shopping centers and applies an overall parking requirement, which is lower than current requirement derived by adding all individual uses.
 - Reduces and simplifies requirements for school parking.
- Establishes maximum parking caps for many uses to limit creation of excessive parking and promote more efficient use of land.
- Calls out the potential for interior landscaping to also serve the purpose of bio-retention or stormwater management, provided plant species are selected accordingly.
- Better accommodates pedestrians through a requirement that sidewalks or striped crosswalks be provided from buildings to the public sidewalk system for walkers and bus riders.
- Requirement that parking lots be screened from streets and nearby residential zoning districts through use of landscaping and fencing. Screening must be 36" high and have an opacity of 75% or greater.
- Increased interior landscaping requirement for parking lot of 10 or more spaces at a rate of 1 tree and 145 sq ft (the equivalent of one parking space, with rounded ends) of planting area per 10 spaces. This is designed to ensure that trees have adequate growing space, allowing for shade, pervious surfaces and providing visual breaks to parking surfaces.
Current requirements call for 1 tree per 10 parking spaces in lots of 60 or more spaces with a minimum planting area of 16 square feet.
- Reduced stacking requirements for many uses such as drive-up bank tellers, ATM machines, and other non-restaurant drive up windows. This addresses problems with the current code which treats all uses the same and requires excessive paved areas for this purpose.
- More explicit allowance for surface alternatives to concrete or asphalt with city approval. This is intended to allow for application of developing pervious pavement technologies.
- Standard lighting requirements as part of a new site development standards chapter.
- Updated zoning definitions to clarify confusing terms, introduce missing elements, eliminate out-dated references and better align with parking chapter.