

10/20/25 Draft Code Changes for Accessory Dwelling Units (and other minor development standards).

Underlined text is to be added. Struck-through text is to be deleted. All proposed changes are highlighted for easier review.

Chapter 3301:

3303.01 - Letter A.

"Abutting" means bordering.

"Accessory" means a subordinate use, building or structure located on the same lot with and of a nature incidental to the principal use, building or structure.

"Accessory dwelling unit or ADU" means an additional dwelling unit which has a separate and independent means of ingress and egress that is located on the same lot as and is subordinate to a principal dwelling or apartment house.

"Accessory Parking" and "Non-accessory Parking."

1. "Accessory parking" means automobile parking as a subordinate use and of a nature incidental to but supportive of the principal use, building or structure. Accessory parking is characterized as a free service for employees and/or customers of the principal use, building or structure.
2. "Non-accessory parking" means automobile parking as a principal rather than a subordinate land use and is neither accessory nor code-required. Non-accessory parking is generally characterized as a commercial service.

"Activities, specified sexual." (See "Specified sexual activities.")

"Activity" means an individual tenant, business, or other commercial or noncommercial establishment or occupancy.

"Addition" means a part added to a building either by constructing so as to form one architectural whole, or by joining, as by a passage, so that each is a necessary adjunct or appurtenance of the other or so that they constitute the same building.

"Administrator" when used without clarification means the director or designee.

"Adult booth" means an area of an adult entertainment establishment or adult store separated from the rest of a building by a divider, partition or wall and used to:

1. Demonstrate, play, or show adult material, or
2. View a live performance distinguished or characterized by an emphasis on the depiction description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities.

"Adult entertainment establishment" means an auditorium, bar, cabaret, concert hall, nightclub, restaurant, theater or other similar commercial establishment that recurrently features or provides one or more of the following:

1. Persons who appear in the nude;
2. A live performance distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities, or

3. Audio or video displays, computer displays, films, motion pictures, slides or other visual representations or recordings characterized or distinguished by an emphasis on the depiction, description, exposure or representation of specified anatomical areas, or the conduct or simulation of specified sexual activities.

"Adult material" means items consisting of one or more of the following:

1. Digital or printed books, magazines, periodicals, audio, video displays, computer displays, films, motion pictures, slides, or other visual representations or recordings that are characterized or distinguished by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities, or
2. Devices, instruments, novelties or paraphernalia designed for use in connection with specified sexual activities, or that depict or describe specified anatomical areas.

"Adult store" means one or more of the following:

1. An establishment which has a majority of its shelf space or square footage devoted to the display, rental, sale, or viewing of adult material for any form of consideration, or
2. An establishment with an adult booth.

"Aggregate Graphic Area." (See "Graphic area.")

"Alley" means a right-of-way not less than ten feet wide but less than 35 feet wide located at the rear or side of lots, dedicated to public use for travel or transportation and generally affording secondary access to abutting property.

"Alley line" means a lot line bordering on an alley.

"Alter" or "Alteration," and "Structural Alteration."

"Alter" or "alteration" means any change, rearrangement or modification in construction or in the exit facilities or the moving of partitions from one location or position to another.

"Structural alteration" means any change in the supporting members of a building such as bearing walls, columns, lintels, beams or girders or floor construction.

"Amusement park" means any premises offering three or more amusement rides for hire on a per use basis or the charging of an admission fee for more than 21 calendar days in a calendar year. An amusement ride is a ride or device, aquatic device, or a combination of devices that carries or conveys passengers on, along, around, over, or through a fixed restricted course within a defined area for the purpose of giving its passenger's amusement pleasure, or excitement.

"Amusement ride" includes carnival rides, bungee jumping, inflatable rides and fair rides. Amusement park does not include an approved special event allowed by C.C. Chapter 3390.

"Anatomical areas, specified" (See: "specified anatomical areas.")

"Animal kennel" or "animal shelter" means any building, structure, or premises which is used, arranged, intended or designed to be used for the boarding and/or breeding of animals for more than a consecutive 24-hour period and not located or operated in conjunction with the practice of a licensed veterinarian on the same parcel. Pet day care, pet grooming facilities, pet stores and pet supply stores, with no outside runs, shall not be considered an animal kennel.

"Animated Graphic" (See "Graphic.")

"Antenna" means any system of wires, poles, rods or similar devices for transmitting or receiving radio signals or television signals, or both, together with the structure used for the primary purpose of supporting same, including the foundation, guys, and all other components thereof.

"Apartment complex" means a residential development under one control and consisting of two or more apartment houses erected on a lot which has frontage on and access to a public street through an approved system of private drives. In addition to apartment house buildings, an apartment complex may also include dwellings containing one, two, three, or four dwelling units.

"Apartment hotel" means a building arranged, intended or designed to be occupied by five or more individuals or groups of individuals living independently but having a common heating system and a general dining room.

"Apartment house" means a building arranged, intended or designed to be occupied by five or more individuals, groups of individuals or families living independently of each other and with cooking facilities for the exclusive use of each of the individuals, groups of individuals, or families who occupy the premises. The number which an apartment house is designed to accommodate shall be determined by the number of separate dwelling units in such dwelling.

"Approved combustible material" means wood or any material not more combustible than wood, as specified in the most recent National Electrical Code; and approved plastics.

"Architectural decoration" means an element, design or motif, other than an architectural feature; installed, attached, painted or applied to the exterior of a building or structure for the purpose of ornamentation or artistic expression (Compare with "Architectural feature.")

"Architectural feature" means a window, door or other element of building design intended to be functional and any ornamentation associated therewith. (Compare with "Architectural decoration.")

"Architectural review commission" when used without clarification means the historic resources commission created by Chapter 3117, C.C., or an architectural review commission created by Title 31, C.C. and having jurisdiction over the application.

"Architectural review commission guidelines" means the document adopted by an architectural review commission that sets forth the architectural characteristics of a listed property or an architectural review commission area, or a specific property therein and provides design guidance for appropriate construction or alteration therein pursuant to the provisions of the pertinent chapter. Guidelines and standards are intended to be consistent with each other.

"Art Gallery" means an establishment used primarily for displaying and/or offering for sale works of art to the general public and does not involve the preparation of food or drink or offering food or drink for sale or for consumption on site.

"Arterial street" means any street for which the primary function is to move vehicles from one section of the city or county and which is so designated on the city of Columbus thoroughfare plan and arterial construction type adopted by city council and used for express, moderate speed travel (usually 35 to 50 miles per hour) within an urbanized area.

"Automatic changeable copy." (See "Changeable copy.")

"Aviation Field." See "Landing field."

"Awning" means a hood or cover that projects from the wall of a building intended only for shelter or ornamentation.

"Fixed awning" means an awning constructed with a rigid frame which cannot be retracted, folded or collapsed.

"Illuminated awning" means a fixed awning covered with a translucent membrane and which is in whole or part, illuminated by light passing through the membrane from within the structure, also known as an "electric awning."

"Retractable awning" means an awning, which can be, retracted, folded, or collapsed against the face of the supporting building.

"Canopy" means an awning, which is additionally supported by one or more columns.

"Marquee" means a fixed awning or canopy, which requires additional loading for graphics.

3303.02 - Letter B.

"Banner" means a non-rigid cloth, canvas, or plastic graphic, other than a flag, displaying on-premises or off-premises copy.

"Bar" means an establishment used primarily for the dispensing, or sale of alcoholic beverages by the drink for on-site consumption.

"Bikeway" means a facility that explicitly provides for bicycle travel. A bikeway may vary from a completely separated facility to simple signed streets as follows:

- (a) "Shared-use path" (Class I Bikeway) means a bikeway outside the traveled way and physically separated from motorized vehicular traffic by an open space or barrier and either within the street or highway right-of-way or within an independent alignment. A shared-use path also may be used by pedestrians, including skaters, joggers, users of manual and motorized wheelchairs, and other authorized motorized and non-motorized users.
- (b) "Bike lane" (Class II Bikeway) is a marked lane contiguous to a travel lane within a roadway for the exclusive or semi-exclusive operation of bicycles in the same direction as the adjacent travel lane. The bike lane is physically separated from motor vehicle traffic by painted lines, pavement coloration, curbing, parked vehicles or other barriers.
- (c) "Bike route" (Class III Bikeway) utilizes existing streets and roads. No separation of motor vehicle and bicycle traffic is provided as only signs are present to indicate the course of the bike route.

"Billboard" means an off-premises sign which consists of one or more sign faces primarily intended by the sign owner to be available for sale, lease or rental for the purpose of promoting any business or other activity which is not situated on the same property as the billboard or of promoting any product or service which is not primarily available on the same property as the billboard; and incidentally used for the display of public service messages.

"Breezeway" means a roofed, weather-protected, non-habitable space connecting a dwelling and a detached garage.

"Building" means any structure having a roof supported by columns or walls, or any series of structures separated only by "fire separations" but contained under a common roof or within common walls, and requiring a building permit in accordance with Title 41 of the Building Code that is used for shelter, occupancy, enclosure, or support of persons, animals, or property.

"Building line" means a clearance line limiting the approach to a lot line of a building or structure, exclusive of open porches, steps, terraces, walkways, or separate accessory building, or as otherwise provided in this Zoning Code.

"Building service equipment" means any electrical, plumbing, heating, ventilating or air conditioning (HVAC), refrigeration, or hydronic system.

3303.04 - Letter D.

"Density" means a unit of measurement of the number of dwelling units per acre of land derived by dividing the total number of dwelling units within the particular project, development or subdivision for which an application is filed by the total number of acres contained in such project, development or subdivision excluding all dedicated public streets therein.

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

"Department" when used without clarification means the department of building and zoning services.

"Development" means any human-made change to improved or unimproved real estate, including but not limited to buildings or structures, mining, dredging, filling, grading, paving, excavating or drilling operations, or storage of equipment or materials.

"Director" when used without clarification means the director of the department of building and zoning services or designee. When used with clarification, means the specified Director or designee.

"District," for the general purposes of the Zoning Code but not for purposes of architectural review, all properties of the same use, height and area classification which adjoin or are continuous without intervening property of another classification regardless of any street, alley, easement or reserve that may intervene.

"Dormitory" means a building arranged, intended, or designed to be occupied by unrelated persons as either individuals or groups who occupy common sleeping rooms and share related facilities such as bathrooms and washrooms. This type use differs from an "apartment house" in that separate cooking facilities are not available for each of the individuals, or groups of individuals, who occupy the building but common eating facilities and related cooking facilities may be provided in the building.

"Double duplex" means a separate or detached four family residence, the first and second floors of which are each designed and arranged for use by two families separated by a vertical division wall, each unit of which is heated independently of the others. Each dwelling unit shall have its own separate, private means of ingress.

Double-Faced Sign. See "Sign."

"Drive-in" or "drive-in business" means a use of an individual tract of land or lot on which all of the following exist:

The use is contained in a building with a gross floor area of less than 10,000 square feet; and

The buildings and site are designed, developed, and operated as a business which is conducted primarily for convenience of customers arriving and departing from the place of business by automobile to purchase the products or receive services; and

The business includes a limited range of food and beverage items or services for sale, a high volume of sales, and sales transactions are usually completed within five to 15 minutes.

A drive-in is distinguishable from other businesses allowed in the C-1 through C-4 zones such as book stores, department stores, and supermarkets, where trade in the product or service is the primary purpose, and use of the automobile to patronize the business is incidental to purchasing the product or receiving the services. Products or services sold at a drive-in may be consumed or used either on or off the premises or lot. Drive-in includes a carry-out and fast-food business.

"Drive-in theater" means a premises designed, intended to be used, or used to show films or provide other entertainment to patrons in their motor vehicles.

"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."

"Dry cleaning establishment" means a use involving the cleaning or dyeing of fabrics, employing the services of more than three persons, the use of mechanical appliances requiring more than a three horsepower motor, and the use of volatile or explosive substances.

"Dwelling" means a building containing a minimum of one but not more than four dwelling units.

"Dwelling unit" means a single, self-contained unit providing independent living facilities for one or more individuals and which contains eating, living, sanitary and sleeping areas and one cooking facility, all for exclusive use by the occupants. This definition does not apply to units in dormitories, homeless shelters, hotels, motels or other buildings designed for transients.

3303.06 - Letter F.

"Facing," in reference to a sign, means the readable copy area visible to traffic proceeding in one direction along a public street.

"Fast-food business" means a retail business operation, established on an individual tract of land or lot, occupying less than 10,000 square feet of gross floor area, where the products purchased by the customer consist of prepared food and beverages ready for immediate consumption.

"Filling Station." See "Retail Filling Station."

"Finished grade" means the final elevation of the ground plane after development.

"Finished grade line" means a reference plane established by averaging the finished ground level elevation at ten-foot intervals along a line five feet from and parallel to that portion of the foundation wall of the building and any extension thereof that faces a public or private street.

"Fireworks" means any pyrotechnic devices classified as fireworks under C.C. Chapter 2556.

"Firing range" means any non-publicly owned property or premises designed or used for the discharging of a firearm, including air rifles and air pistols. A game or exhibit that includes the use of an air rifle or air pistol exclusively for a period of no more than 21 calendar days in a single calendar year shall not be considered a firing range for purposes of this Code.

"Fit to display" means, in the context of a flag or banner, that the entire flag or banner and supporting structure is in good and safe condition, with no holes, and that is not tattered, substantially faded or reduced in readability, or that is in a state of mechanical deterioration.

"Flag" means an ensign, standard, colors, or emblem of a governmental body.

"Flashing Graphic." See "Graphic."

"Flood plain development." See C.C. Chapter 1150.

"Freeway" means an arterial street with full control of access, and complete grade separation at all crossroads. Freeways accommodate heavy traffic at high speeds (usually 55 or greater miles per hour).

"Front line of a building" and "front yard line" mean, respectively, that portion of the building line or yard line adjacent to the street line affording principal access to the building. (See also "Lot front.")

"Frontage," of a building, and of a lot or property:

1. "Building frontage" means the facade of a building most nearly parallel to an abutting public right-of-way which affords principal access.

2. "Lot frontage" or "property frontage" means the length of the property line of any one premises along an abutting public right-of-way.

"Fronting" means bordering, in the sense of affording principal access.

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

3303.08 - Letter H.

"Habitable space" means space in a dwelling unit or other approved accessory residential building used only for cooking, eating, living or sleeping.

"Halfway house" or "community residential treatment center" means a facility for supervision and rehabilitation of persons placed therein by the Department of Rehabilitation and Correction, Federal Bureau of Prisons, a court, or otherwise for parole, probation, furlough, treatment of drug or alcohol abuse and addiction, vocational training and counseling, or adjustment to private life and noninstitutional society and which may be licensed and inspected by the Ohio Department of Rehabilitation and Correction, the Adult Parole Authority, the Ohio Department of Health or a similar agency.

Height.

"Height of a detached garage" means the perpendicular distance measured in a straight line from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage.

"Height of any other building" is the perpendicular distance measured in a straight line from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of the roof beams in the case of flat roofs, and to the mean between the point of the gable and the eaves in the case of high pitched roofs, the measurements in all cases to be taken through the center of the facade of the house. Where a building is on a corner lot and there is more than one grade level the measurements shall be taken through the center of the facade on the street having the lowest elevation.

"Height of a building" is the vertical distance measured in a straight line from the finished grade or, the highest of, the finished grade line to the:

1. Highest point of a flat roof.

2. Midpoint between the highest eaves and the highest ridge of a pitched roof.

3. Midpoint of a sloped roof.

Where a building is on a corner lot and there is more than one grade level the measurements shall be taken through the center of the facade on the street having the lowest elevation.

Mechanical systems and equipment for heating, ventilating, and air conditioning or other utility hardware on the roof of a building are not included in the overall building height.

Height of a sign. See "sign height."

Helipad. See "landing field."

Heliport. See "landing field."

"Historic district" means a group of two or more sites, buildings, structures, or objects in the city designated as listed in the National Register of Historic Places or the Columbus Register of Historic Properties, or within an architectural review commission area.

"Historic site" means any site, building, structure or object in the city designated as listed in the National Register of Historic Places or the Columbus Register of Historic Properties.

"Home occupation" means an accessory use of a dwelling unit for a legitimate business, profession, trade or vocation conducted within an enclosed dwelling, which is clearly incidental and secondary to residential occupancy and does not change the residential character thereof.

"Home for the aging" or "home for the aged" means a home that provides:

1. Personal assistance for three or more individuals who are dependent on the services of others by reason of age and physical or intellectual disability, but who do not require skilled nursing care;
2. Personal assistance and skilled nursing care for three or more individuals.

A home for the aging or aged shall be licensed by the Ohio Director of Health. The part or unit of the home for the aging that provides personal assistance shall be licensed as a rest home. The part or unit that provides skilled nursing care shall be licensed as a nursing home.

"Hotel" or "motel" means a building or part of a building, containing six or more guest rooms or suites offering temporary residence for compensation, primarily for transient guests. Hotels and motels may include a manager's unit, and incidental amenities and services customarily provided by hotels and motels. Incidental services may include: cooking facilities within units; furnishings; linen service; maid service; food service; banquet, reception, meeting and recreational facilities; and ancillary internal retail sales and services provided for the convenience of hotel and motel guests.

"Hotel, Extended Stay" means a building or part of a building, containing six or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non-transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time.

"Housing for the elderly" means a use of property to provide housing for elderly persons applicable for such assistance under existing state and federal programs. Housing for the elderly is to be distinguished from other uses in that dwellings devoted to this use shall contain some or all of the following:

1. Ramps or elevators for wheelchair use;
2. Doors of sufficient width to accommodate wheelchairs in all rooms;
3. Grab bars around tubs and toilets; and
4. Special features associated with group living such as dispensaries, medical facilities, common dining facilities, group recreation facilities and similar or related facilities.

3303.16 - Letter P.

"Panel antenna" means the combination of a rectangular panel not to exceed two feet wide by six feet tall by six inches deep and any associated support structure used to facilitate wireless radio and telecommunication transmissions. This definition excludes lattice, guyed, dish or erector-style antennas.

"Parking space" means a rectangular area, exclusive of any driveway or other circulation area, accessible from a street, alley, or maneuvering area and designed for parking a motor vehicle.

"Parking lot" means any off-street area or facility which meets one of the following conditions:

1. Contains one or more parking, loading or stacking space for commercial, institutional or industrial use; or
2. Contains five or more parking spaces for any residential use.

"Pennant" means a flag or banner that is triangular in shape. (See "Banner," "Flag" and "String of pennants.")

"Permanent Sign." See "Sign."

"Person" means, without limitation, a natural person, the person's beneficiaries, executors, administrators, or assigns, and also includes a corporation, partnership, an unincorporated society or association, or any other type of business or association, including respective successors or assigns, recognized now or in the future under the laws of the state or the city.

"Personal assistance" means supervision as required and services including help in walking, bathing, dressing, feeding, or getting in and out of bed.

"Pickup unit" means a building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.

"Pitch" means the slope of a roof expressed in feet as a ratio of vertical rise to horizontal run.

"Pole cover" means a decorative enclosure that covers the structural support of a sign.

"Porch" means a roofed platform projecting from a building at an entrance and is separated from the building by the walls of the building, and is partially supported by piers, posts or columns. A porch may be open, enclosed or partially enclosed. "Open porch" means a porch which is unenclosed (except possibly for screens) by anything higher than 36 inches above the floor except for the roof and roof supports.

"Portable building" means any building or vehicle designed with running gear permanently attached for transportation on the public streets and highways under its own power or towed behind another vehicle, arriving at the site, substantially ready for use, whether for residential, office, commercial or manufacturing use. Removal of packing and baffles; interconnection of two or more buildings or vehicles; and connection of or to utilities shall not be considered in determining whether a portable building is substantially ready for use. The towing hitch, wheels, axles, and other running gear may not be removed from a portable building preventing it from being portable.

"Portable Sign." See "Sign."

"Portable storage container" means a non-permanent, non-habitable, self-contained structure of less than 169 square feet in size and eight feet in height designed for temporary placement on and subsequent removal from a parcel for the purpose of facilitating off-site storage.

"Premises" means land together with the buildings and structures thereon.

"Primary building frontage" means a building frontage that abuts a street listed as a primary street in the applicable overlay areas.

"Principal building" means a building in which the principal use of the property is conducted. All parcels containing at least one building shall be deemed to have a principal building.

"Principal dwelling" means a principal building that is used for residential purposes containing one, two, three, or four dwelling units.

"Private access" means driveway as defined and regulated in the parking chapter hereof.

"Private club" means a building and accessory facilities owned and operated by an association, a corporation, or a group of individuals established for the cultural, educational, recreational, or social enrichment of its members and not primarily for profit, and whose members pay dues and meet certain prescribed qualifications for membership.

"Private garage" means a building or portion of a building for the housing of motor vehicles as an accessory use permitted in a residential district or an apartment district and in which no service, work, trade, occupation, or business is carried on connected in any way with a motor vehicle as defined by Ohio Revised Code Section 4511.01.

"Private residence" means a place of usual or customary abode.

"Private roadway" means a privately owned and maintained strip of land designed, improved, and intended to be used for vehicular traffic.

"Produce Stand" means a stand that is an open and non-enclosed structure that is not a building and does not exceed 120 square feet in gross floor area for the display, sale, and/or pickup of fresh, unprocessed vegetables or produce (as defined by Chapter 3717 of the Ohio Revised Code), flowers, orchard products, or ornamental crops. The stand shall not employ the use of appliances or mechanical refrigeration.

Projecting Sign. See "Sign."

Projector Graphic. See "Graphic."

Property Frontage. See "Frontage."

Property Owner. See "Owner."

"Public garage" means any building or portion of a building other than a private garage, for the housing of commercial or noncommercial motor vehicles.

"Public notice" of a hearing or proceedings means ten days' notice of the time and place thereof printed (see "printed" in 101.03 Interpretation) in The City Bulletin.

"Public nuisance" means any structure which is permitted to be or remain in any of the following conditions:

- (A) In a dilapidated, decayed, unsafe or unsanitary condition detrimental to the public health, safety, and welfare, or well-being of the surrounding area; or
- (B) A fire hazard; or
- (C) Any vacant building that is not secured and maintained in compliance with Chapter 4513; or
- (D) Land, real estate, houses, buildings, residences, apartments, or premises of any kind which are used in violation of any division of Section 2925.13, Ohio Revised Code.

"Public nuisance" also means any structure or real property which is not in compliance with any building, housing, zoning, fire, safety, air pollution, health or sanitation ordinance of the Columbus City Code or Columbus City Health Code, or any real property upon which its real property taxes have remained unpaid in excess of one year from date of assessment.

"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.

"Public service announcement" means a temporary graphic display for the purpose of informing the public about events or activities involving the arts, or involving community service or not-for-profit organizations.

"Public-private setback zone" means an area between a principal building and a public street utilized for seating, outdoor dining, public art and/or other pedestrian amenities.

Public Sign. See "Public graphic" and "Sign."

"Public way" means an alley, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, lane, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk or other way in which a public entity has a proprietary right, or which is dedicated whether or not it has been improved.

3303.19 - Letter S.

"Salvage" means any personal property which is bought, bartered, acquired, possessed, collected, accumulated, dismantled, processed, sorted or stored for reuse or resale such as: any type of used building material, such as, but not limited to, lumber, brick, concrete and masonry, steel beams, girders and columns, trusses, plumbing pipe and fixtures, and any other material formerly used for the construction of a structure, used or salvaged motor vehicles which are primarily used for parts, used steel drums and used containers, used fats, oils and greases, used tires, and similar or related articles or property.

"Salvage dealer" means any person who buys, exchanges, collects, receives, stores or sells any article defined as junk or salvage.

"Salvage yard" means any place where a person who is a junk dealer or salvage dealer buys, exchanges, collects, receives, stores, accumulates, sells or otherwise transfers junk or salvaged material.

"School" means an educational facility for children whose attendance is required by the laws of the state and/or a state licensed early care and education program, such as, but not limited to, preschool education programs and school-age child education programs and does not include facilities licensed only for or providing only daycare services.

"Sculpture" means a three-dimensional construction or form, generally executed for the purposes of decoration or artistic expression; and displayed in any place accessible to the public.

Self-Contained Graphic. See "Graphic."

Self-Propelled Sign. See "Sign."

"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 filling station with accessory retail store, car wash, trailer rental, vehicle rental, or automotive repair shop.

"Setback line" means the building line.

"Shall" means mandatory and not only directory.

"Shared living facility" means a dwelling unit cooperatively used by six or more individuals, unrelated to each other by blood or marriage, as a single housekeeping unit wherein each of the common areas of the unit such as, but not limited to, the kitchen, living room and dining room, is available to each such individual who participates in the costs and maintenance of the unit.

The term "shared living facility" expressly excludes use as a boarding home, child day care center, clinic, convalescent home, dormitory, hospital, institution, nursery school, nursing home, rooming house, school, or other similar use. For the purpose of licensing and regulating such use, however, the term "shared living facility" is included within the term "rooming house" as defined in C.C. 4501.32 and as used in Title 45, C.C.

The term shall include each "residential care facility" composed of six or more individuals.

"Shed" means a roofed accessory storage structure that is not a garage, detached from and located on the same premises as a principal building, not designed for independent dwelling purposes.

"Shipping container" means a standardized cargo container, usually made of steel, designed and built for intermodal freight transport, meaning these containers were designed to be used across different modes of transport, from ship to rail to truck, without unloading and reloading their cargo.

"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 shall not be included for GFA and parking requirement calculations.

"Show window display" means a display of goods or advertising materials in a show window as defined in Article 100 of the National Electrical Code, most recent version.

Side Wall Sign. See "Sign."

"Sign" means a name, identification, description, display or illustration which is affixed to or painted upon or represented directly or indirectly upon a building, structure or piece of land or affixed to the glass on the outside or inside of a window or door, or inside a building within three feet of a window or door so as to be readable from outside the building, and which directs attention to an object, product, place, activity, person, institution, organization, business, or the like.

The term "sign" includes any associated sign face, sign structure, pole cover, embellishment, decorative element and source of illumination; but excludes architectural decoration, mural, sculpture, show window display, outline lighting and projector graphic.

"Abandoned sign" means a sign which no longer identifies or advertises the service, product, or activity with which the sign was most recently associated and/or for which the owner cannot be found.

"Double-faced sign" means a sign with two sign faces arranged back-to-back parallel to each other and separated by no more than two feet, or arranged back-to-back with the faces separated by an angle of no more than 60 degrees. Where directed to a public street, the sign faces of a double-faced sign shall be perpendicular to that street

"Ground sign" means a freestanding detached sign whose support structure is imbedded in the ground.

"Illegal sign" means a sign which does not meet the requirements of the Graphics Code and which is not a nonconforming sign.

"Illuminated sign" means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

"Monument sign" means a ground sign, usually low in profile, with a monolithic, base.

"Multi-faced sign" means a sign with more than two sign faces arranged so that some or all of the faces are not parallel to each other, and/or directed to different streets or vantage points.

"Neon sign" means a sign formed in whole or part with neon.

"Nonilluminated sign" means a sign without lighting of any kind as part of the sign installation or structure.

"Off-premises sign" means a sign used to advertise, promote, or provide direction to any person, activity, establishment, product or service available, produced or manufactured at a location other than on the property on which the sign is located; including any display surface, supporting structure, lighting, maintenance walkway and embellishment. The term includes "billboard" as defined in C.C. 3303.02.

"On-premises sign" means a sign which pertains to the use of the premises on which it is located.

"Permanent sign" means a legal sign which is not restricted as to the duration of time it may be displayed.

"Portable sign" means a sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes. The term does not include a self-propelled or trailer sign.

"Private sign" means any sign other than a public sign.

"Projecting sign" means a sign that is attached to the facade of a building or to an awning or canopy attached to a building facade; which projects outward from the facade more than 24 inches and which is installed with the sign faces between 45 degrees and 90 degrees relative to said facade or to the street to which the sign is directed.

"Public sign" means a sign required by law or governmental regulations, including but not limited to legal notices and traffic controls or similar regulatory devices.

"Roof sign" means a sign erected upon the roof of a building, any portion of which is above the roof line of the building.

"Self-propelled sign" means an off-premises sign that is mounted on or attached to a self-propelled vehicle.

"Side wall sign" means an on-premises wall sign attached to or displayed on a building facade which is most nearly perpendicular to a public street bordering the subject site.

"Single-faced sign" means a sign with one facing only.

"Temporary sign" means a rigid sign having a specific limitation as to the length of time it may be displayed.

"Trailer sign" means a sign mounted on a trailer chassis with or without wheels and used as an on-premises or off-premises sign.

"Wall sign" means a sign that is mounted on or attached to a building facade or other structure which supports a roof, including any sign which is part of or attached to an awning or canopy; that does not project outward more than 24 inches from the surface to which it is attached; and that is less than 45 degrees from parallel to the plane of the facade to which it is attached.

"Window sign" means a sign applied to a window or door and readable from the outside. (See also "Exterior graphic" and "Interior graphic.")

"Sign copy" means any combination of letters, numerals, words, symbols, pictures, emblems or other characters that constitute a message in either permanent or removable form.

"Sign face" means the surface or plane on which the copy and other individual graphic elements constituting a sign are displayed.

"Sign height" means the vertical distance measured from the highest point of the sign, excluding embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (Compare with "Clearance.")

"Sign setback line" means the boundary of an area adjacent to a public right-of-way or other lot line and within which no part of a sign shall be located. "Required sign setback" means the minimum allowable separation between a sign and a property line or right-of-way line.

"Sign structure" means the portion of a sign which supports, has supported or is capable of supporting a sign face and/or copy.

Single-faced sign. See "Sign."

"Single-family dwelling" means a residential building consisting of one dwelling unit. 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.

"Skilled nursing care" means procedures that require technical skills and knowledge beyond those the untrained person possesses and that are commonly employed in providing for the physical, mental, and emotional needs of the ill or otherwise incapacitated, including, without limitation, procedures such as:

1. Irrigations, catheterization, application of dressings, and supervision of special diets;
2. Objective observation of changes in the patient's condition as a means of analyzing and determining the nursing care required and the need for further medical diagnosis and treatment;
3. Special procedures contributing to rehabilitation;
4. Administration of medication by any method ordered by a physician such as hypodermically, rectally, or orally;
5. Carrying out other treatments prescribed by the physician that involve a similar level of complexity and skill administration.

"Slaughterhouse" means a use of a building arranged or devoted to the killing of animals other than poultry or game.

Special Event and Approved Special Event.

"Special event" means a preplanned major activity sponsored by an organization, proposed to be held on public property or private property and open to the public, for the purpose(s) of entertainment, celebration, amusement, cultural recognition, arts and crafts displays and/or sales, amateur sports demonstration or competition, or similar activities.

"Approved special event" means a special event for which all permits, licenses or other approvals required by the city, or other governmental body have been obtained.

"Specified anatomical area" means the following:

1. A human anus, buttocks, genitals, or pubic region with less than a complete and opaque covering,
2. A human female breast below a point immediately above the top of the areola, but not including a portion of the cleavage of the female breast exhibited by a bathing suit, blouse, dress, leotard, shirt, or other wearing apparel, provided that neither the areola nor nipples are exposed,
3. Human male genitals in a discernibly tumid state, even with a complete and opaque covering, or
4. A covering or device that when worn, simulates human female genitals, human female areola or nipples, or human male genitals in a discernibly tumid state.

"Specified sexual activities" means the following:

1. Actual or simulated sex acts including masturbation, oral copulation, sexual intercourse, or sodomy;
2. Fondling or other erotic touching of a human anus, buttocks, genitals, pubic region, or female breast, whether self-directed or as part of direct contact between two or more persons;
3. Human genitals in a state of sexual arousal, stimulation, or tumescence; or
4. Excretory functions as part of or in connection with an activity listed in numbers 1 through 3 of this definition.

"Stockyard" means an area enclosed by fence or other structural means for the keeping of livestock.

Story and Half Story.

"Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. When the ceiling of the lower story of a building can be used for any purpose except service equipment pertaining to the building such lower and or attic story shall be a story for the purpose of this Zoning Code. The first floor level shall mean the floor level at or nearest the grade level at the principal entrance.

"Half story" means a story under a gable, hip or gambrel roof, the wall plates of at least two of the exterior walls being not more than three feet above the floor of such story.

"Storage yard" means an open place where materials other than junk or salvage are stored.

"Street" means any public thoroughfare or public park not less than 35 feet in width which has been dedicated or deeded to the city for public uses.

"Street line" means the lot line bordering a street, park or other public way other than an alley.

"String of lights" means four or more electric lamps, bulbs, or other light emitting sources arranged with or without individual lampholders supported and powered by electrical conductors which may be exposed to view, including light sources connected in-line to form outline lighting.

"String of pennants" means a display consisting of four or more pennants attached to the same flag pole or to a string, rope, wire or the like.

"Structure" means a combination of materials, including a building, to form a construction that is safe and stable, including but not limited to, stadium, gospel or circus tent, reviewing stand, platforms, staging, observation tower, shed, coal bin, or a fence in excess of six feet in height. The term "structure" shall be construed as if followed by the words "or parts thereof."

"Studio" means the working room of an artist, painter, sculptor, or by extension, one engaged in any more or less artistic employment such as photography or design.

"Supermarket" means a store which is primarily for the retail sale of food and which has a gross floor area, including all types of storage rooms, restrooms, and other incidental rooms or areas, of 10,000 square feet or more.

"Swimming pool, private" means any in-ground, on-ground, or above-ground permanently affixed pool filled or capable of being filled with water to a depth greater than 30 inches at any point therein and maintained solely for use by a property owner and guests as an accessory use and structure to a residence.

"Swimming pool, portable" means any non-permanent on-ground or above-ground swimming or wading pool filled or capable of being filled with a water depth of no more than 30 inches at any point therein. A portable swimming pool is considered a structure under this Code.

3303.21 - Letter U.

"Use" means the application of premises or a building to a particular purpose.

"Institutional use," "commercial use" or "manufacturing use" means one or more activities which have been established, or for which a certificate of zoning clearance has been issued, on a property zoned for institutional, commercial or manufacturing uses according to the Columbus Zoning Code. A property may consist of either a single recorded lot or taxing parcel or two or more contiguous parcels described and portrayed as a single unit and under a single ownership at the time of development.

"Mixed use" means the combination of residential and non-residential activities within the same building or development which have been established, or for which a certificate of zoning clearance has been issued, on a property zoned for institutional, commercial, manufacturing, or residential uses according to the Zoning Code and the 2024 Zoning Code. A property may consist of either a single recorded lot or

taxing parcel, or two or more contiguous parcels described and portrayed as a single unit and under a single ownership at the time of development.

"Residential use" means one or more activities which have been established, or for which a certificate of zoning clearance has been issued, on a property zoned for residential uses, according to the Columbus Zoning Code. A property may consist of either a single recorded lot or taxing parcel or two or more contiguous parcels described and portrayed as a single unit and under a single ownership at the time of development.

"Utility enclosure" means an above-ground facility, structure, or cabinet that shelters electrical, water metering, or other utility equipment that is required to be installed by a public utility entity for a development.

Chapter 3312:

3312.051 - Short North Special Parking Area.

- A. Any parcel located within the geographic boundaries of the Short North Parking Area that has been rezoned to a 2024 Zoning Code district designation is thereby excluded from the Short North Parking Area and will not be indicated on the Digital Zoning Map as being in the Short North Parking Area.
- B. The Short North Special Parking Area is that area indicated on the official zoning map and bounded as follows:

On the north by the centerline of Fifth Avenue, on the east by the centerline of the first set of railroad tracks east of North Fourth Street, on the south by the centerline of Interstate 670, and on the west by the centerline of first alley or street east of Neil Avenue, said western boundary being more particularly described, following centerlines, as follows:

Beginning at the intersection of Hunter Avenue and West Goodale Street; Thence northerly along Hunter Avenue to West Poplar Avenue;

Thence westerly along West Poplar Avenue to the first alley east of Neil Avenue; Thence northerly along the first alley east of Neil Avenue to Collins Avenue; Thence easterly along Collins Avenue to Highland Street;

Thence northerly along Highland Street to Division Alley;

Thence westerly and northerly along Division Alley to West Second Avenue; Thence westerly along West Second Avenue to Sunside Alley;

Thence northerly along Sunside Alley to West Third Avenue, Thence westerly along West Third Avenue to Sunside Alley,

Thence northerly along Sunside Alley to the first nameless alley south of West Fourth Avenue;

Thence westerly and northerly along the first nameless alley south of West Fourth Avenue to West Fourth Avenue;

Thence westerly along West Fourth Avenue to Forsythe Avenue; Thence northerly along Forsythe Avenue to West Fifth Avenue.

- C. Non-residential, off-street vehicle parking requirements in the Short North Special Parking area shall be One-Half (1/2) of the off-street parking as required in this chapter, except as follows:
 - Art Gallery - No off-street parking shall be required; Extended Stay Hotel - 1 space per unit;

Retail, Office, and Medical Office, 2,500 square feet or less - No off-street parking shall be required;

Two-, Three-, and Multi-Unit Dwellings - 1 per unit.; This requirement does not apply to accessory dwelling units:

Single-Unit Dwellings - No off-street parking shall be required for single-unit dwellings when located as a single unit on its own parcel that was subdivided prior to the effective date of this ordinance. For single-unit dwellings that do not meet the requirements in the preceding sentence, 1 space per unit shall be required. This requirement does not apply to accessory dwelling units:

No other off-street parking reductions, including any provided by any commercial overlay, shall apply.

Loading spaces and any required bicycle parking shall be as required in this chapter. Where there is no feasible means to locate bicycle parking spaces in a usable location on the subject parcel, the bicycle parking requirement may be satisfied by payment of a fee in lieu of providing the required bicycle parking spaces, as determined by the Department of Public Service.

In the Short North Special Parking area, no further reduction or variance to the number of required off-street parking spaces shall be granted by a variance by the Board of Zoning Adjustment or City Council.

- D. The Director of the Department of Public Service shall promulgate rules and regulations for the administration of the Short North Special Parking Area and shall have the authority to collect a fee in lieu of providing the required number of off-street vehicle and bicycle parking spaces as set out in these rules and regulations.
- E. Upon the submission of an application for zoning clearance, the Director of the Department of Public Service, or designee, shall determine the cost of the payment in lieu of providing the required number of off-street vehicle and bicycle parking spaces in the Short North Special Parking area.
- F. Payments shall be dedicated for the establishment, operation, and maintenance of facilities and programs to address and/or mitigate parking demands and deficiencies within the boundaries of the Short North Special Parking Area.

3312.053 - East Franklinton Special Parking Area.

- A. Any parcel located within the geographic boundaries of the East Franklinton Parking Area that has been rezoned to a 2024 Zoning Code district designation is thereby excluded from the East Franklinton Parking Area and will not be indicated on the Digital Zoning Map as being in the East Franklinton Parking Area.
- B. The East Franklinton Special Parking Area is that area indicated on the official zoning map and bounded as follows:

Beginning at the point where the eastern right-of-way boundary of State Route 315 intersects with the northern right-of-way boundary of I-70;

Thence easterly to the intersection of the northern right-of-way boundary of I-70 and the northern bank of the Scioto River;

Thence easterly along the northern bank of the Scioto River to its intersection with the western boundary of the Downtown District;

Thence northerly along the western boundary of the Downtown District;

Thence westerly along the southern boundary of the Downtown District until it intersects with the eastern boundary of State Route 315;

Thence southerly until the place of the beginning.

- C. Non-residential, off-street vehicle parking requirements in the East Franklinton Special Parking Area shall be One-Half (1/2) of the off-street parking as required in this chapter, except as follows:

Art Gallery - No off-street parking shall be required;

Eating and Drinking Establishment without a pickup unit, 1,500 square feet or less - No off-street parking shall be required;

Retail, Office, and Medical Office, 2,500 square feet or less - No off-street parking shall be required
Extended Stay Hotel - 1 space per unit;

Single-Unit Dwellings - No off-street parking shall be required for single-unit dwellings when located as a single unit on its own parcel that was subdivided prior to the effective date of this ordinance. For single-unit dwellings that do not meet the requirements in the preceding sentence, 1 space per unit shall be required. This requirement does not apply to accessory dwelling units;

Two-Unit Dwelling - 1 Space Three-Unit Dwelling - 2 Spaces. Four-Unit Dwelling - 3 Spaces. This requirement does not apply to accessory dwelling units.

Multi-Unit Dwellings above Four-Units - 1 space per dwelling unit. This requirement does not apply to accessory dwelling units.

No other off-street parking reductions, including any provided by any commercial overlay, shall apply.

- D. Loading spaces and any required bicycle parking shall be as required in this chapter. Where there is no feasible means to locate bicycle parking spaces in a usable location on the subject parcel, the bicycle parking requirement may be satisfied by payment of a fee in lieu of providing the required bicycle parking spaces, as determined by the Department of Public Service, or designee.
- E. In the East Franklinton Special Parking Area, no further reduction or variance to the number of required off-street parking spaces shall be granted by the East Franklinton Review Board, the Board of Zoning Adjustment or City Council.
- F. The Director of the Department of Public Service shall promulgate rules and regulations for the administration of the East Franklinton Special Parking Area and shall have the authority to collect a fee in lieu of providing the required number of off-street vehicle and bicycle parking spaces as set out in these rules and regulations.
- G. Upon the submission of an application for zoning clearance, the Director of the Department of Public Service, or designee, shall determine the cost of the fee in lieu of providing the required number of off-street vehicle and bicycle parking spaces in the East Franklinton Special Parking Area.
- H. Fees in lieu shall be dedicated for the establishment, operation, and maintenance of facilities and programs to address and/or mitigate parking demands and deficiencies within the boundaries of the East Franklinton Special Parking Area.

3312.27 - Parking setback line.

A parking setback line establishes how close parking, vehicle display, 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. **Exception: for a residence that has a building setback line of less than ten feet, the parking setback line can be the same as the building setback line.**
4. In C-1, C-2, C-3, C-4, and C-5 Commercial Districts, and M-Manufacturing Districts where there are only commercial district uses developed, 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.

3312.49 - Required parking.

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

Bicycles.

- A. Bicycle parking design standards. The Department of Public Service shall review and approve required bicycle parking as part of overall site plan review.
- B. Bicycle parking in the form of bicycle racks shall be provided per Table 1 where indicated as required in Section C below, or as approved by the Department of Public Service, and calculated based upon the number of required vehicle parking spaces before any reductions or variances are granted.

Table 1. Bicycle parking requirements table

Total No. of Vehicle Parking Spaces Required	Total No. of Bicycle Racks Required
1-20	1
21-60	2
61-100	3
101-140	4
141-180	5
181-220	6
221-260	7
261-300	8
301-340	9
341+	10

Each bicycle rack shall, at a minimum, provide space for two bicycles.

C. Parking requirements tables.

NOTE: sf = square feet of gross floor area

Table 2. Parking requirements for residential uses

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

Table 3. Parking requirements for retail and other commercial uses

LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING
EATING and/or DRINKING ESTABLISHMENTS			
Eating and Drinking Establishment	1:75 sf	NA	Yes
Eating and Drinking Establishment with at least one pickup unit and having less than 5000 Sq. Ft. gross floor area	1:175 sf	NA	Yes
Patios/outdoor dining areas	Ratio is 50% of ratio required for primary structure	1:50 sf	Yes
Catering as a standalone use with no public areas	1:450 sf	NA	Yes
RETAIL: Uses include, but are not limited to, financial services, personal health, fitness, and beauty services, and any retail outdoor display area.			
10,000 Sq. Ft. or less	1:250 sf	1:200 sf	Yes.
10,001-100,000 Sq. Ft.	1:275 sf	1:200 sf	Yes
>100,000 Sq. Ft.	1:300 sf	1:200 sf	Yes
Accessory retail	1:250 sf	1:200 sf	Yes
Furniture stores	1:1000 sf	1:200 sf	Yes *
Retail uses include, but are not limited to, financial services, personal health, fitness, and			

beauty services, and any retail outdoor display area			
COMMERICAL CENTERS			
Greater than 100,000 sf GFA	1:300 sf	1:200 sf	Yes
10,000 to 100,000 GFA sf, which have a minimum of 3 distinct businesses	1:275 Except sf of eating and drinking establishments exceeding 50% of total GFA, 1:75 sf	1:200	Yes
OFFICES and MEDICAL USES			
General office	1:450 sf	1:250 sf	Yes
Call center	1:300	1:200	Yes
Hospital	2.5 spaces per bed	NA	Yes
Medical office	1:300 sf	1:200 sf	Yes
LODGING			
Hotel or motel	1 per guest room	NA	Yes
Rooming house	1:400 sf	NA	Yes
Apartment hotel	1:400 sf	NA	Yes
Dormitory	1:400 sf	NA	Yes
AUTOMOBILE			
Auto repair	2 per service bay	NA	Yes*
Boat and RV sales	1:5000 square feet of lot area used for vehicle display and 1:300 sf of building	NA	Yes*
Car and truck sales	1:5000 square feet of lot area used for vehicle display and 1:300 sf of building	NA	Yes*
Car wash	2 per site	NA	Yes*
Accessory service bays and car washes not for public use	NA	NA	NA
Fuel sales	2 per site	NA	Yes

*These uses require a minimum of two bicycle parking spaces.

Table 4. Parking requirements for institutional, educational and athletic uses

LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING
DAY CARE			
Adult day care	1:500 sf	NA	Yes
Child day care	1:500 sf	NA	Yes

Pet day care	1:500 sf	NA	Yes
PLACES of ASSEMBLY			
Civic, fraternal, religious, or other assembly or institutional organizations, primary uses	1:30 sf of sanctuary, auditorium or main place of assembly	NA	Yes
Civic, fraternal, religious, or other institutional organizations, non-assembly areas	1: 500 sf of non-assembly areas	NA	Yes
Funeral parlor	1:150 sf	NA	Yes
Stadium	1:30 sf of assembly space	NA	Yes
Theater	1:30 sf of auditorium	NA	Yes
SCHOOLS			
Elementary school or middle school	1:1000 sf; or 1:60 square feet of assembly areas, whichever is greater	NA	Yes
High school, business, technical or trade school	1:1000 sf; or 1:60 square feet of assembly areas; or 1:30 square feet of assembly space in stadium, whichever is greater	NA	Yes
University or college	1:1000 sf or 1:60 square feet of assembly areas; or 1:30 square feet of assembly space in stadium, whichever is greater	NA	Yes
ATHLETIC FACILITIES			
Bowling alley	4 per lane	NA	Yes
Skating rink	1:100 sf	NA	Yes
Spectator sports other than stadium and swimming pools	1:60 square feet of assembly area	NA	Yes
Tennis or racquetball	2 per court	NA	Yes
CULTURAL USES			
Art gallery	1:400 sf	NA	Yes
Library	1:400 sf	NA	Yes
Museum	1:400 sf	NA	Yes

Table 5. Parking requirements for industrial and manufacturing uses

LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING
INDUSTRIAL USES			
Warehousing	1 per motor vehicle used in the business and based, for operational purposes, upon the premises; PLUS	NA	NA

	For the first 20,000 sf, 1:1000 sf PLUS For any amount between 20,000 sf and 120,000 sf, 1:5000 sf PLUS For any amount above 120,000 sf, 1:10,000 sf		
Manufacturing or other industrial uses	1 per motor vehicle used in the business and based, for operational purposes, upon the premises; PLUS For the first 20,000 sf, 1:750 sf PLUS For any amount between 20,000 sf and 120,000 sf, 1:1500 sf PLUS For any amount above 120,000 sf, 1:3000 sf	NA	NA
Self-storage	1 per 50 internal storage units or as otherwise approved by the Department of Public Service.	NA	NA

3312.55 - Electric vehicle parking requirements purpose and applicability.

- A. Purpose. The requirements of Sections 3312.55 to 3312.58 are intended to provide equitable electric vehicle charging access distributed throughout the City to support electric vehicle adoption, improve air quality, and achieve City climate and equity goals.
- B. Applicability. The requirements of Sections 3312.55 through 3312.58 shall apply only to applications for certificate of zoning clearance for newly constructed parking lots or parking structures received on or after the effective date of January 1, 2024. For parcels with a 2024 Zoning Code district designation, vehicular parking is not required; however, if vehicular parking is provided then the requirements provided for in Sections 3312.55 through 3312.58 must be followed.
- C. Exemptions. The following building types and structures are exempt from the requirements of Sections 3312.55 through 3312.58:
 - 1. Very Low Income Housing, where 50% or more of the units are constructed to serve tenants with incomes 50% or below the Area Median Income.
 - 2. Permanent Supportive Housing, as defined by the U.S. Department of Housing and Urban Development.
 - 3. Transitional Housing, as defined by the U.S. Department of Housing and Urban Development.
 - 4. Parking lots or structures that do not meet the minimum parking space requirement as noted in Sections 3312.57 or 3312.58 below.

5. Detached private garages and carports for single-, two-, and three-unit dwellings.

3312.56 Electric vehicle parking administrative requirements

A. General Requirements.

1. An Electric Vehicle (EV) is defined as a motor vehicle that uses one or more electric motors for propulsion. Onboard batteries provide electricity for propulsion, which can be charged using Electric Vehicle Supply Equipment (EVSE).
2. For EVSE Installed pursuant to this Chapter, the owner or their designee shall provide to the City on an annual basis such standard utilization data as may be required by rules promulgated under this chapter.
3. Electric Vehicle parking spaces shall meet all performance standards of Chapter 3312.
4. EV Readiness requirements are categorized in three levels as follows:
 - a. *EV Capable*: These parking spaces provide dedicated conduit from the planned location of a breaker or sub panel expansion to the EV Capable parking spaces.
 - b. *EV Ready*: These parking spaces provide dedicated electrical panel capacity, conduit, and wiring installed with termination at an outlet to the EV Ready parking space.
 - c. *Electric Vehicle Supply Equipment (EVSE Installed)*: These parking spaces provide dedicated panel capacity, conduit, and EVSE Installed, as defined by rules promulgated under this chapter.

B. Technical Specifications, Rules. The Director of the Department of Building and Zoning Services shall promulgate rules and regulations for the administration of the Technical Specifications of Sections 3312.55 through 3312.58 which may change over time due to changing technologies for EVSE in electric-powered vehicles, as well as any other rules reasonably necessary for the effective implementation of EV Ready parking such as are not in conflict with applicable provisions of Columbus City Code.

C. Number of Spaces Required.

1. The parking requirements of this Chapter are intended to provide minimum standards. For parcels with a minimum vehicular parking requirement, the EV parking requirements are based on a percentage of the minimum required parking spaces per a project's approved zoning after approval of any variance thereto. If the project includes parking above the minimum requirements of this Zoning Code, such additional parking shall be exempt from the minimum EV Capable, EV Ready, or EVSE Installed requirements herein. For parcels with no minimum vehicular parking requirements, including those with 2024 Zoning Code district designations, EV parking requirements are based on the number of provided parking spaces.
2. Where the calculation of percent served results in a fractional parking space, it shall be rounded up to the next whole number.
3. The total number of EV Capable or EV Ready spaces required shall decrease by the total number of EVSE Installed spaces that exceed the minimum required percentages for EVSE Installed provided in Sections 3312.57 and 3312.58 below.
4. These standards are subject to variance as provided for in Chapter 3307.
5. For existing parking lots, the removal or displacement of parking spaces due to the installation of EV charging stations and associated equipment, are permitted without a

parking space reduction variance so long as the minimum number of required parking spaces is not reduced by more than one parking space, or 2% of the total number of required spaces, whichever is greater (standard rounding rules apply).

6. Where a development includes both commercial and residential uses, the required number of EV parking spaces is determined based on the number of proposed dwelling units, followed by commercial EV requirements for any remaining proposed parking.

D. Design.

1. Charging equipment must be mounted on the wall or on a structure adjacent to the EV parking space.
2. No charging devices may be placed within the dimensions of a parking space.
3. When cords and connectors are not in use, retraction devices or locations for storage shall be located sufficiently above the pedestrian surface and the parking lot as to reduce conflicts with pedestrians and vehicle maneuvering.
4. Cords, cables, and connector equipment shall not extend across the path of travel in any sidewalk.
5. Equipment mounted on structures such as pedestals, lighting posts, bollards, or other devices shall be located in a manner that does not impede pedestrian, bicycle, or transit travel. Signage mounted on structures is subject to Title 33, Article 15, the Graphics Code, or Title 34, Section G.20.060, as applicable.
6. Upon a showing of good cause, alternative designs may be approved by the Director or their designee.
7. ~~Per rules adopted by the Director, s~~ Screening shall be required for charging stations and/or related mechanical equipment such as transformers in excess of 60 inches in height and 30 square feet consistent with screening requirements in Section 3321.11, Screening of mechanical systems.
8. Charging equipment (including transformers, cabinets, and switchgear) that exceed 8.5 feet in height are subject to the minimum parking setback line per Section 3312.27.
9. EV equipment must be shown on the site plan submitted for zoning clearance, or a note shall be provided on the site plan that alerts the reviewer to the page on which the equipment is shown.

E. Accessibility.

1. A minimum of one (1) EVSE Installed space must be located adjacent to an Americans with Disabilities Act (ADA) Accessibility designated space to provide access to the charging station.
2. The EVSE Installed accessible spaces must comply with ADA Guidelines referenced in Section 3312.31 Parking space for ADA compliance.
3. The EVSE Installed accessible spaces shall have all relevant parts located within accessible reach, and in a barrier-free access aisle for the user to move freely between the EVSE and the EV.

- F. Enforcement. The owner shall retain exclusive authority to enact and enforce reasonable rules governing access to and use of EVSE Installed parking space(s) not in the public right of way. Any EVSE Installed parking space that the owner designates as exclusively for EV charging, in

whole or in part, shall include signage in compliance with the Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA MUTCD) standards applicable to EV charging, as such manual may be amended, or re-issued, by its successor in interest. All other EVSE Installed parking spaces shall include signage denoting the availability of EV charging and shall be substantially similar in design to FHWA MUTCD standards applicable to EV charging. EV parking spaces shall not be required to be exclusively reserved for EV vehicles. Owners shall have the right to enforce EV parking restrictions and reserve the use of EV spaces for residents, employees, and patrons, unless otherwise required by local, state, or federal rules, regulations, or laws.

Chapter 3321: (New sections for sheds, utility enclosures, and fences.)

3321.15 – Sheds.

- A. A shed shall be in compliance with its underlying zoning district, and the lot must include a principal building.
- B. Standards for sheds accessory to a single-, two-, or three-unit dwelling.
 - 1. No shed may exceed fifteen (15) feet in height, measured from the finished grade at the structure to its highest point.
 - 2. The cumulative area of all sheds is subject to the lot coverage limits of its zoning district.
 - 3. A cumulative area greater than 200 square feet requires zoning clearance.
 - 4. Sheds are subject to required yard and setback limitations of their respective zoning districts.
 - 5. Notwithstanding the above, a shed may be in a required side yard, and is limited to no more than six feet in height and one-third the length of the dwelling wall associated with that side yard.
 - 6. A greenhouse shall be subject to the same standards as sheds.
- C. Standards for sheds accessory to a multi-unit residential use with four or more dwelling units.
 - 1. No shed may exceed fifteen (15) feet in height, measured from the finished grade at the structure to its highest point.
 - 2. The cumulative area of all sheds is subject to the lot coverage limits of its zoning district.
 - 3. A cumulative area greater than 120 square feet requires zoning clearance.
 - 4. Sheds are subject to required yard and setback limitations of their respective zoning districts.
 - 5. A greenhouse shall be subject to the same standards as sheds.
- D. Standards for sheds accessory to commercial, mixed use, and institutional uses.
 - 1. Each tenant space is allowed no more than one shed.
 - 2. No shed may exceed fifteen (15) feet in height, measured from the finished grade at the structure to its highest point.
 - 3. Each shed may not exceed an area of 120 square feet.
 - 4. All new sheds require zoning clearance.

5. Sheds are subject to required yard and setback limitations of their respective zoning district, and may not be located between the principal building and any adjacent street rights-of-ways. Exception: in the case of a lot that has frontage on three or more streets, the shed shall be placed opposite the frontage street.

3321.17 – Utility enclosures.

- A. Applicability. The requirements of this section shall apply only to applications for a certificate of zoning clearance for a new development, or for existing developments that require above-ground utility enclosures to be installed on or after the effective date of this ordinance.
- B. Above-ground utility enclosures shall be permitted to be installed in front of the required building line in accordance with the following conditions:
 1. General Requirements for above-ground utility enclosures in residential zoning districts:
 - a. An above ground utility enclosure up to 60 inches in height and with a footprint up to 30 square feet is not to be considered a structure.
 - b. Multiple above ground utility enclosures within the same building setback area shall be allowed so long as the aggregate height and footprint of the above ground utility enclosures do not exceed a total of 60 inches in height and 30 square feet, respectively.
 - c. Where Columbus Water and Power requires the installation of one or more above ground utility enclosures in an existing development for residential uses, said enclosures are not subject to building line restrictions so long as they are the minimum height and size necessary to enclose the utility equipment and are not used to shelter non-utility equipment.
 - d. Notwithstanding the above provisions, placement of above-ground utility enclosures shall be in compliance with Section 3321.05, Vision clearance.
 - e. All above-ground utility enclosures must be shown on the site plan submitted for zoning clearance, or a note shall be provided on the site plan that alerts the reviewer to the page on which the utility enclosures are shown.
 2. General Requirements for above-ground utility enclosures in non-residential zoning districts:
 - a. Any above-ground utility enclosures in non-residential zoning districts shall be installed such that they present the least encroachment, impact, and size necessary to enclose the utility equipment.
 - b. Notwithstanding the above provisions, placement of above-ground utility enclosures shall be in compliance with Section 3321.05, Vision clearance.
 - c. All above-ground utility enclosures must be shown on the site plan submitted for zoning clearance, or a note shall be provided on the site plan that alerts the reviewer to the page on which the utility boxes are shown.
- C. Screening shall be required for utility enclosures that are in excess of 60 inches in height and 30 square feet per the screening requirements in Section 3321.11, Screening of mechanical systems.

3321.19 – Fences and walls.

- A. Fences or screening walls with a height greater than seven (7) feet require zoning clearance on lots with four or more dwelling units, or on non-residential lots. Fences or screening walls with a height greater than six feet require zoning clearance on lots with dwellings containing less than

four units. Fences or screening walls exceeding these respective heights are subject to minimum building setback line requirements per the underlying zoning district standards.

- B. Fences or screening walls which alter parking lots, restrict site access, or are used to satisfy screening requirements, shall be shown on the site plan for zoning clearance regardless of the height of the fence or wall. Fences or walls may not obstruct parking spaces or maneuvering areas or encroach into required clear vision per Section 3321.05.
- C. Fences or screening walls not requiring zoning clearance are still subject to the underlying zoning district standards, including but not limited to, restrictions on height, construction material, and location.
- D. The height of the fence or screening wall is to be measured from the finished grade to the highest point. For retaining walls, the height is to be measured from the higher-grade side of the retaining wall. The height includes any attachments above the fence or wall, including but not limited to, barbed wire, razor wire, and lattice.
- E. The requirements for fences and walls also include gates, bollards, and pylons.

Chapter 3325:

3325.801 - Maximum Lot Coverage.

A building including any rear or side porch or roofed stairs but excluding any balcony, walkway, deck, front porch, carport or garage, shall cover no more than twenty-five percent (25%) of the lot area.

Notwithstanding the above, Section 3332.355 applies to any lot that includes an ADU.

3325.805 - Maximum Floor Area Ratio (FAR).

The maximum total calculated floor area permitted on any lot shall be no greater than that determined by a 0.40 floor area ratio (FAR). ADUs are exempt from this requirement.

3325.901 – Density.

- A. The number of dwelling units permitted on any lot or parcel shall not exceed one dwelling unit for each seven hundred (700) square feet of lot area. ADUs are exempt from this requirement.
- B. Any new use of a residence requiring a rooming house license shall house no more than one occupant for each four hundred (400) square feet of lot area.

3325.905 - Maximum Lot Coverage.

- A. A building or combination of buildings, including any rear or side porch or roofed stairs but excluding any balcony, walkway, deck, front porch, carport or garage, shall cover no more than thirty percent (30%) of the lot area. Notwithstanding the above, Section 3333.325 applies to any lot that includes an ADU.
- B. An additional five percent (5%) of lot coverage shall be permitted conditioned upon all other requirements, including parking, landscaping and refuse storage having been accommodated.

Exception: The substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, or a project replacing a noncontributing building not original to the lot shall cover no more than forty percent (40%) of the lot area.

3325.907 – Parking.

- A. No more than thirty-five percent (35%) of any lot area shall be devoted to the parking and maneuvering of vehicles.

Exception: An application permitted to exceed a floor area ratio of 0.66 shall be permitted a parking area greater than thirty-five percent (35%) of lot area, provided a layout is used that accommodates the required parking and maneuvering in the smallest area possible, as determined by the department of public service.

- B. Required parking spaces shall be provided as determined by utilizing the following formula:

**Formula for Required Parking in
Apartment-Residential Districts**

EXHIBIT K

$$\frac{[Total\ Calculated\ Floor\ Area - (\#DU \times 300)]}{200} \times 0.66 = Minimum\ Parking\ Spaces\ Required$$

#DU is the number of dwelling units

Exception: For substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, required parking spaces shall be provided as determined by utilizing the following formula:

(For the purposes of this formula, the total calculated floor area in excess of an amount determined by a 0.80 floor area ratio shall not be considered.)

**Alternative Formula for Required Parking in
Apartment-Residential Districts**

EXHIBIT L

$$\frac{[Total\ Calculated\ Floor\ Area - (\#DU \times 300)]}{240} \times 0.66 = Minimum\ Parking\ Spaces\ Required$$

#DU is the number of dwelling units

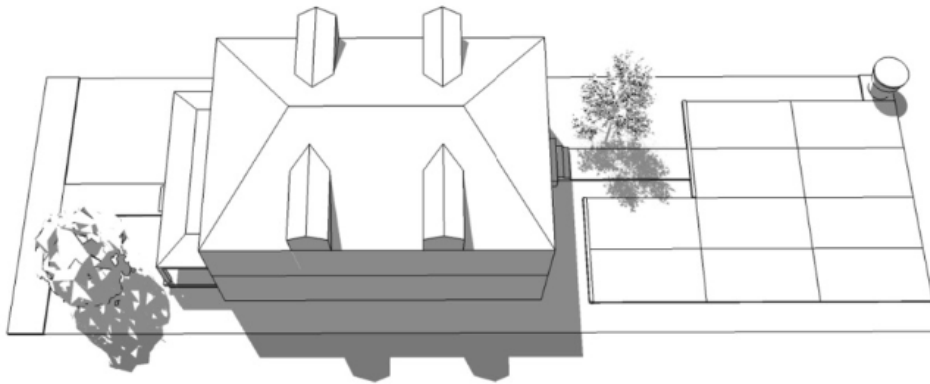
Exception to the formulas: Other than for a residence requiring a ~~rooming house~~ congregate living license, the total number of parking spaces required need never exceed the product of four parking spaces times the number of dwelling units. ADUs are exempt from parking requirements.

- C. In addition to stacked parking two (2) cars deep, stacked parking three (3) cars deep shall also be permitted, but limited to a rate of one such occurrence for every five (5) parking spaces required. Each such triple-stacked stall shall correspond to a dwelling unit of 1,000 square feet in calculated floor area or greater and shall be marked to indicate that dwelling unit.

Example layout:

Units A & B exceed 1,000 square feet

10 spaces required = two triple-stacked occurrences permitted



- D. Screening to a height no less than three (3) feet above the parking lot grade and otherwise in compliance with C.C 3312.21 Landscaping & Screening, shall only be required between a parking lot and a street right-of-way, except as in, Chapter 3321.05, Vision Clearance; or in the case of an apartment complex or multiple dwelling development, between its parking lot and an adjoining single-unit or two-unit use.

Chapter 3332:

3332.18 Basis of computing area **and maximum lot coverage.**

Area shall be computed based on the following guidelines:

- A. ~~(A)~~ That portion of a corner lot in excess of seventy-two hundred (7,200) square feet and most distant from the intersecting street abutting the longest dimension of such corner lot shall be considered as an interior lot.
- B. ~~(B)~~ A lot shall be deemed to extend to the center of any alley adjoining the rear lot line or side lot line of such lot. A lot adjoining alleys on more than one (1) side shall be deemed to extend to the center of only one (1) such alley.
- ~~(C) In an SR, R-1, R-2, R-3, R-2F, R-4 or MHD area district, if the depth of a lot is more than three (3) times the width of such lot, a depth of only three (3) times such width shall be used in computing density.~~
- C. No dwelling hereafter erected shall occupy alone or together with any other building **or roofed structure** greater than fifty (50) percent of the lot area; nor shall any manufactured home hereafter erected occupy alone or together with any building **or roofed structure** greater than fifty (50) percent of the lot area.
- D. ~~(E)~~ A multiple-dwelling development, as defined in Chapter 3303, C.C., shall be allowed only in an R-4 area district and shall be on a single lot of twenty thousand (20,000) square feet or more in area and under one (1) control. The required minimum lot area per dwelling unit may be calculated utilizing the area of the entire development, including community open spaces, parking spaces, and drives other than public streets, which are within the same lot and accessible to all occupants of the entire development, as well as the private individual space accessible directly to an individual building, but excluding any area dedicated to an individual building, but excluding any area dedicated for public purposes. All street and alley arrangements shall be subject to

approval by the building services administrator after consultation with the director of public service and/or their designee.

- ~~E.~~ ~~(F)~~ No yard or other open space provided for any building for the purpose of complying with the provisions of these regulations shall again be considered as the yard or other open space for any other building; nor shall any yard or other open space provided for any manufactured home for such purpose again be considered as the yard or other open space for any other manufactured home or building.

(Delete existing Sections 3332.25 and 3332.26, and create new Section 3332.25.)

~~3332.25 Maximum side yards required.~~

~~The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that not more than the following need be so devoted:~~

- ~~(A) In R-rural, LRR, RRR or RR districts—32 feet;~~
~~(B) In SR, R-1, R-2, R-3, R-2F, R-4 or MHD districts—16 feet.~~

~~A legally sufficient perimeter yard shall satisfy the maximum side yard requirement for a multiple-dwelling development located in an R-4 district.~~

~~3332.26 Minimum side yard permitted.~~

~~The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows:~~

- ~~(A) In R-rural, LRR, RRR and RR districts—seven and one-half feet.~~
~~(B) In SR, R-1, R-2 and R-3 districts—five feet; except that: (1) On a lot 40 feet wide or less, the least dimension shall be no less than three feet.~~
~~(C) In R-2F and R-4 districts:~~
~~(1) For a single family dwelling on a lot 40 feet wide or less, no less than three feet;~~
~~(2) For a single family dwelling on a lot more than 40 feet wide, no less than five feet;~~
~~(3) For a two-, three-, or four-family dwelling on a lot 50 feet wide or more, no less than five feet.~~
~~(D) In an MHD district—five feet.~~
~~(E) Notwithstanding above subsection (A), (B), (C) or (D), as the case may be, the required minimum distance of a detached garage from the interior side lot line shall be three feet.~~
~~(1) Carports shall be subject to the same restrictions as garages.~~
~~(F) Notwithstanding the provisions of subsections (A), (B), (C) or (D), as the case may be, and (E) above, where a building exceeds two and one-half stories in height, the minimum side yard shall be not less than one-sixth of the height of the building and never less than the minimum requirement of subsections (A), (B), (C) or (D), whichever is appropriate, and (E) above.~~
~~(G) A dwelling house existing on October 31, 1954 and having side yards that do not comply with the provisions of this section, may be extended along such existing side yard lines.~~
~~(H) A legally sufficient perimeter yard shall satisfy the minimum side yard requirements for a multiple-dwelling development located in an R-4 residential district.~~

3332.25 Required side yards.

A. Minimum side yard required.

The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows:

1. In R-rural, LRR, RRR and RR districts: seven and one-half feet.
2. In all other districts: five feet.
3. On a lot 40 feet wide or less in any district: three feet.
4. Notwithstanding subsections 1 or 2, the required minimum distance of a detached garage or from the interior side lot line shall be three feet. Carports shall be subject to the same restrictions as detached garages. Total combined side yards do not apply.
5. A principal building existing on October 31, 1954 and having side yards that do not comply with the provisions of this section, may be extended along such existing side yard lines, subject to expansion limits in C.C. 3391.05(A)(1)(b).
6. A perimeter yard per Section 3332.285 shall satisfy the minimum side yard requirements for a multiple-dwelling development located in an R-4 residential district.

B. Total of combined side yards.

The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that not more than the following need be so devoted:

1. In R-rural, LRR, RRR or RR districts: 32 feet;
2. In all other districts: 16 feet;
3. On a lot 40 feet wide or less in any district: six feet.
4. A perimeter yard per Section 3332.285 shall satisfy the total side yard requirements for a multiple-dwelling development located in an R-4 district.

(Delete existing Section 3332.28, and create new Sections 3332.28 and 3332.283.)

3332.28 – Side or rear yard obstruction.

The area required in a side or rear yard shall be open from the established grade or from the finished grade if higher than the established grade, to the sky unobstructed except for:

- (A) Structures not requiring a building permit;
- (B) The ordinary projections of window sills, belt courses, cornices or other ornamental features;
- (C) An open fire escape which may project up to four feet into an interior side yard or rear yard;
- (D) For single family and two family dwellings and manufactured homes only, bay windows and architectural features associated with fireplaces which may project into a required side or rear yard no more than three feet provided that they do not, in the aggregate, occupy more than one-third the length of the wall on which they are located and provided further that they do not project closer than two feet to any point on a lot line;
- (E) A private detached garage which may occupy up to 45 percent of such required rear yard.

3332.28 Obstructions in a required side yard.

For emergency use, fire protection and maintenance, the minimum area required in a side yard must be open from the established grade, or from the finished grade if higher than the established grade, to the sky unobstructed except for:

- A. Work that is exempt from approval under the Residential Code of Ohio Section 102.10 except for sheds, per Section 3321.15.
- B. The ordinary projections of windowsills, belt courses, cornices or other ornamental features;
- C. An open fire escape, which may project up to four feet into an interior side yard;
- D. For single-unit, two-unit dwellings and manufactured homes only, bay windows, architectural features associated with fireplaces, and other similar elements, which may project into a required side yard no more than three feet provided that they do not, in the aggregate, occupy more than one-third the length of the wall on which they are located and further provided that they project no closer than two feet to any point on a lot line;
- E. Live vegetation and landscaping;
- F. Building service equipment;
- G. Roof overhangs, which may project into a required side yard provided they project no closer than two feet to any point on an interior lot line.

3332.283 Obstructions in a required rear yard.

The minimum area required in a rear yard must be open from the established grade, or from the finished grade if higher than the established grade, to the sky unobstructed except for:

- A. Work that is exempt from approval under the Residential Code of Ohio Section 102.10 except for sheds per Section 3321.15, C.C.;
- B. The ordinary projections of windowsills, belt courses, cornices or other ornamental features;
- C. An open fire escape, which may project up to four feet into a required rear yard;
- D. A private detached garage, in compliance with Section 3332.38, Private garages;
- E. Live vegetation and landscaping;
- F. Building service equipment;
- G. Roof overhangs, which may project into a required rear yard provided they project no closer than two feet to any point on an interior lot line;
- H. Swimming and wading pools.

3332.355 – Accessory dwelling unit (ADU).

- A. Purpose. To allow Accessory Dwelling Units in conjunction with a principal dwelling in residential districts subject to the following provisions regarding allowable number, size, height, and location requirements. Short term rental regulations of Chapter 598 apply to any ADU used for that purpose. An ADU may also be subject to a rental registry upon its implementation.
- B. General provisions for an ADU.
 - 1. An ADU may be attached or internal to a principal dwelling, or may be in a detached building, and must include permanent provisions for living, sleeping, eating, cooking, and sanitation, and have a separate and independent means of ingress and egress.

2. One ADU may be added to a lot containing a single-unit dwelling in all residential districts within Chapter 3332, except as specified below for the R-2F and R-4 districts.
 - a. In an R-2F district, an ADU may be added to a lot containing a single-unit or two-unit dwelling.
 - b. In an R-4 district, two ADUs may be added to a lot containing a single-unit, two-unit, three-unit, or four-unit dwelling subject to a maximum of five dwelling units allowed per lot.
 - c. ADUs may be added to any multiple-dwelling development subject to a five percent increase in the maximum number of units allowed per the area district requirements.
 - d. One ADU may be added to a residential lot developed with a nonconforming residential use.
3. An ADU must be clearly accessory and subordinate in scale to the principal dwelling.
 - a. An ADU must not exceed 65 percent of the minimum net floor area of the principal dwelling with which it is associated, or 1,000 square feet, whichever is greater, but in no case shall the ADU exceed the size of the principal dwelling.
 - b. An ADU must not exceed the height of the principal dwelling, or 25 feet. Exception: the internal alteration of a legally existing principal dwelling or accessory building for the purpose of establishing an accessory dwelling unit shall not exceed 25 feet in height or the height of the existing building where the ADU is being established, whichever is greater.
4. An ADU is not subject to area district lot width requirements and area district requirements.
5. Lot coverage shall not exceed 65 percent on a lot with an ADU. Lot coverage shall be calculated using C.C. 3332.18(B) where applicable.
6. A home occupation is allowed in an ADU, subject to Section 3332.37, but the size limitation on the usable area may be increased to 50 percent of the livable area.
7. An ADU must be located on the same parcel or lot as the principal dwelling.
8. No additional parking is required for an ADU.
9. ADUs within a multiple-dwelling development are subject to perimeter yard requirements per Section 3332.285.
10. An ADU must comply with a limited overlay development plan per Chapter 3370, except for any limitation on the number of dwelling units or minimum dwelling unit size. The provisions of subsections 1 and 2 above shall apply for the number of permissible ADUs and size requirements.

C. Detached ADUs are subject to the additional provisions:

1. Must be located in the rear yard area of the principal dwelling, and must meet the minimum required side yards of the underlying zoning district. Exception: An ADU located above or within a legally established detached garage building may use the same side yards as the garage.
2. Exempt from fronting and rear yard requirements, per C.C. 3332.19 and 3332.27, respectively.

3. One detached ADU may occupy up to 45 percent of the required rear yard of the principal dwelling. Two separate or adjoining detached ADUs may occupy up to 55 percent of the required rear yard.

D. The Director is authorized to promulgate Rules and Regulations to establish a process to review ADU applications and plans.

3332.287 Purpose. (Delete existing Section – no longer needed.)

Most residential lots in the city are served by central sewer and water and tend to be between thirty three (33) and sixty (60) feet wide and between one hundred (100) and one hundred twenty (120) feet deep. Improper outside storage results in rat and rodent harborage, mosquito and other insect breeding, “attractive nuisances” of a hazardous nature, spillage of hazardous materials, environmental degradation, unsightliness, and a disincentive for neighboring property owners or occupants to maintain their properties.

Although the Zoning Code provides for customary home occupations, residential garages, storage of boats and recreational vehicles, and parking, and facilitates proper storage by allowing utilization of a one storage shed of less than one hundred sixty nine (169) square feet without a building permit, the code must define and prohibit certain nuisance storage activities deleterious to residential districts. The purpose is not to prohibit uses in a yard area which are normally associated with residential use; but, instead, to increase the yard’s use, enjoyment, and compatibility with its neighbors.

3332.38 - Private garage

A private garage in a residential district shall be so located and constructed as to conform to one or more of the following as the case may require:

- A. ~~(A)~~ A private garage shall not be an accessory use to a lot in a residential district unless such lot is occupied by a dwelling or unless a building permit has been issued for and construction started on a dwelling on such lot;
- B. ~~(B)~~ When a private garage is built as an accessory use in a terrace or retaining wall on the front side of the lot, such private garage shall not project in front of the terrace or retaining wall more than three (3) feet, and in no case shall it project above the level of the ground (or main) floor of a residence on an adjoining lot;
- C. ~~(C)~~ No A separate private garage building shall be erected in a terrace or retaining wall, must be no closer than the required building line to the street line, ~~or~~ and no closer than the minimum side yard requirement or building line to an adjoining lot line. On a corner lot a separate private garage building shall not be closer than the building line of the side street to such side street;
- D. ~~(D)~~ An attached or semi-attached private garage shall have such separation from the dwelling as is specified in the Building Code;
- E. ~~(E)~~ A private detached garage shall not occupy more than forty-five (45) percent of the total rear yard.
- F. ~~(F)~~ Subject to the limitation of subsection ~~(E.)~~ above, no portion of the lot area devoted to a private garage or a carport shall exceed the greater of:
 - 1. ~~(1)~~ Seven hundred twenty (720) square feet; or
 - 2. ~~(2)~~ One-third (1/3) of the minimum net floor area for living quarters of the dwelling unit or units principal residence; and
- G. ~~(G)~~ No carport or detached private garage building shall exceed fifteen (15) feet in height, ~~the perpendicular straight line measured from the curb level, or from the finished grade line of the lot~~

where such grade is higher than the curb, to the highest point of such garage, **except for the following:** that in

1. In the university impact district, as defined in **Chapter 3325, C.C.-3372.504**, in those areas having an architectural review commission as set out in **Title 31, Chapters 3319 through 3331, C.C.**, or in a district or listed property, as defined in Chapter 3116, C.C., the fifteen (15) foot height limit may be exceeded in order to achieve a compatible roof pitch provided the ~~U~~university **impact district** Area-review board, the appropriate architectural review commission, or the historic resources commission, as the case may be, finds the increased roof pitch is compatible with the established architectural character of the district ~~and further provided the increased roof pitch does not result in habitable space.~~
 2. **Habitable space expansion above a detached garage cannot result in a building height that exceeds 25 feet. Exception: the alteration of a legally existing private garage for the purpose of establishing habitable space shall not exceed 25 feet in height or the existing height of the garage, whichever is greater.**
- H. ~~(H)~~ A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.
- I. ~~(I)~~ Nothing in subsection ~~(H.)~~ above shall prevent **habitable space expansion above or within a detached garage building** or a breezeway connection between a house and ~~private detached~~ garage. The area of the breezeway connection shall be utilized in calculating the percent of total rear yard which may be occupied by a private detached garage as stipulated in subsection ~~(E.)~~ above, but shall not be subject to the limitations of subsection ~~(F.)~~ above.
- J. ~~(J)~~ No maintenance, alteration, repair, reconditioning or reconstruction of, or connected in any way with, a motor vehicle, as defined by Ohio Revised Code Section 4511.01, registered to anyone other than a resident of the subject premises shall be carried on or conducted in a private garage.
- K. ~~(K)~~ Provisions of this section relating to a dwelling shall apply equally to a manufactured home in an MHD manufactured home development district.

Chapter 3333:

3333.15 Basis of computing area **and maximum lot coverage.**

Area shall be computed based on the following guidelines:

- A. ~~(a)~~ That portion of a corner lot in excess of seventy-two hundred (7,200) square feet and most distant from the intersecting street abutting the longest dimension of such corner lot shall be considered as an interior lot.
- B. ~~(b)~~ A lot shall be deemed to extend to the center of any alley adjoining the rear lot line or side lot line of such lot. A lot adjoining alleys on more than one (1) side shall be deemed to extend to the center of only one (1) such alley.
- C. ~~(c)~~ No ~~residence~~ building hereafter erected shall occupy alone or together with any other building **or roofed structure** greater than fifty (50) percent of the lot area; nor shall any manufactured home hereafter erected occupy alone or together with any building **or roofed structure** greater than fifty (50) percent of the lot area.
- D. ~~(d)~~ A multiple-dwelling development or an apartment complex, as defined in Chapter 3303, C.C., shall be on a single lot of 20,000 square feet or more in area and under one control. The required

minimum lot area per dwelling unit may be calculated utilizing the area of the entire development or complex, including community open spaces, parking spaces, and drives other than public streets, which are within the same lot and accessible to all occupants of the entire development or complex, as well as the private individual space accessible directly to an individual building, but excluding any area dedicated for public purposes. All street and alley arrangements shall be subject to approval by the director after consultation with the Director of Public Service and/or their designee. An apartment complex or multiple dwelling development comprised of parcels within different taxing districts which cannot be combined shall be deemed one lot, subject to applicable lot area per dwelling unit and required yard area(s) being provided. Density computations and yard area(s) shall be calculated for the overall development and not for each individual parcel, and all parcels shall be covered by the same zoning clearance.

- E. ~~(e)~~ No yard or other open space provided for any building for the purpose of complying with the provisions of these regulations shall again be considered as the yard or other open space for any other building; nor shall any yard or other open space provided for any manufactured home for such purpose again be considered as the yard or other open space for any other manufactured home or building.

(Delete existing Sections 3333.22 and 3333.23, and create a new Section 3333.22.)

~~3333.22 – Maximum side yard required.~~

~~In an AR 12, ARLD, AR 1, AR 2, or AR 4 Apartment Residential District, the sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that no more than 16 feet need be so devoted.~~

~~A legally sufficient perimeter yard shall satisfy the maximum side yard requirement for an apartment complex or a multiple dwelling development.~~

~~3333.23 – Minimum side yard permitted.~~

~~The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least distance shall be as follows:~~

- ~~(a) In AR 12, ARLD, AR 1, AR 2, and AR 4 Districts – 5 feet.~~
- ~~(b) The regulations providing for side yards in this section shall apply to AR 3 and AR O Districts, except that no side yard shall be required along an interior lot line except where required by the Building Code, including the OBBC, or any regulations thereunder.~~
- ~~(c) Notwithstanding above subsection (a), the required minimum distance of a garage from the interior side lot line shall be three feet.(1)Carports shall be subject to the same restrictions as garages.~~
- ~~(d) Notwithstanding the provisions of subsections (a) and (c), above, where a building exceeds two and one-half stories in height, the minimum side yard shall be not less than one-sixth of the height of the building and never less than the minimum requirements of subsections (a) and (c) above.~~
- ~~(e) A dwelling house existing on October 13, 1954 and having side yards that do not comply with the provisions of this section, may be extended along such existing side yard lines.~~
- ~~(f) A legally sufficient perimeter yard shall satisfy the minimum side yard requirements for an apartment complex or multiple dwelling development only.~~

3333.22 - Required side yards.

A. Minimum side yard required.

The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows:

1. In AR-12, ARLD, AR-1, AR-2, and AR-4 Districts: five feet.
2. In AR-3 and AR-O Districts, except that no side yard shall be required along an interior lot line except where required by the Building Code, including the OBBC, or any regulations thereunder.
3. On a lot 40 feet wide or less in any district: three feet.
4. Notwithstanding subsections 1 or 2, the required minimum distance of a garage from the interior side lot line shall be three feet. Carports shall be subject to the same restrictions as detached garages. Total combined side yards do not apply.
5. A principal building existing on October 13, 1954 and having side yards that do not comply with the provisions of this section, may be extended along such existing side yard lines.
6. A perimeter yard per Section 3333.255 shall satisfy the minimum side yard requirements for an apartment complex or multiple-dwelling development only.

B. Total of combined side yards.

The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that not more than the following need be so devoted:

1. On a lot 40 feet wide or less in any district: six feet.
2. A perimeter yard per section 3333.255 shall satisfy the total side yard requirements for an apartment complex or multiple-dwelling development only.

3333.25 - Side or rear yard obstruction.

The area required in a side or rear yard shall be open from the established grade or from the finished grade if higher than the established grade, to the sky unobstructed except for:

- a. ~~(a) structures not requiring a building permit.~~ Work exempt from approval under the Residential Code of Ohio Section 102.10 except for sheds per Section 3321.15; C.C.;
- b. ~~(b)†~~ The ordinary projections of window sills, belt courses, cornices or other ornamental features;
- c. ~~(c)†~~ an open fire escape which may project up to four feet into an interior side yard or rear yard;
- d. ~~(d)†~~ A private detached garage which may occupy up to 45 percent of such required rear yard.
- e. Live vegetation and landscaping;
- f. Building service equipment;
- g. Roof overhangs, which may project into a required side yard provided they project no closer than two feet to any point on an interior lot line.
- h. Swimming and wading pools in the required rear yard.

3333.325 – Accessory Dwelling Unit (ADU).

- A. Purpose. To allow Accessory Dwelling Units in conjunction with principal dwellings or apartment houses in apartment residential districts subject to the following provisions regarding allowable number, size, height, and location requirements. Short term rental regulations of Chapter 598 apply to any ADU used for that purpose. An ADU may also be subject to a rental registry upon its implementation.

B. General provisions for an ADU.

1. An ADU may be attached or internal to a principal dwelling or apartment house or may be in a detached building, and must include permanent provisions for living, sleeping, eating, cooking, and sanitation, and have a separate and independent means of ingress and egress.
2. The area district requirements provided for in Sections 3333.10 through 3333.14 for all apartment residential districts may be adjusted as follows regardless of the existing number of units in the principal dwelling or apartment house.
 - a. For a lot developed with a single principal dwelling or apartment house, two ADUs are allowed in addition to the principal dwelling or apartment house.
 - b. ADUs may be added to any apartment complex or multiple dwelling development subject to a five percent increase in the maximum number of units per the area district requirements.
 - c. One ADU may be added to an apartment residential lot developed with a nonconforming residential use.
3. An ADU must be clearly accessory and subordinate in scale to the principal dwelling or apartment house.
 - a. An ADU must not exceed 65 percent of the minimum net floor area of the principal dwelling or apartment house with which it is associated, or 1,000 square feet, whichever is greater, but in no case shall the ADU exceed the size of the principal dwelling or apartment house.
 - b. An ADU must not exceed the height of the principal dwelling or apartment house or 25 feet. Exception: the internal alteration of a legally existing principal dwelling, apartment building, or accessory building for the purpose of establishing an accessory dwelling unit shall not exceed 25 feet in height or the height of the existing building where the ADU is being established, whichever is greater.
4. An ADU is not subject to area district lot width requirements per Section 3333.09.
5. Lot coverage shall not exceed 65 percent on a lot with one or more ADUs. Lot coverage shall be calculated using Section 3333.15(b) where applicable.
6. A home occupation is allowed in an ADU, subject to Section 3333.34, but the usable area may be increased to 50 percent of the livable area.
7. An ADU must be located on the same parcel or lot as the principal dwelling or apartment house.
8. No additional parking is required for an ADU.
9. ADUs within an apartment complex or a multiple dwelling development are subject to perimeter yard requirements per Section 3333.255.
10. An ADU must comply with a limited overlay development plan per Chapter 3370, except for any limitation on the number of dwelling units or minimum dwelling unit size. The provisions of subsections 1 and 2 above shall apply for the number of permissible ADUs and size requirements.

C. Detached ADUs are subject to the additional provisions:

1. Must be located in the rear yard area of the principal dwelling or apartment house, and must meet the minimum required side yards of the underlying zoning district. Exception: An ADU located above or within a legally established detached garage building may use the same side yards as the garage.
 2. Exempt from fronting and rear yard requirements, per Sections 3333.16 and 3333.24, respectively.
 3. One detached ADU may occupy up to 45 percent of the required rear yard of the principal dwelling or apartment house. Two separate or adjoining detached ADUs may occupy up to 55 percent of the required rear yard.
- D. The Director is authorized to and may promulgate Rules and Regulations to establish a process to review ADU applications and plans.

3333.35 - Private garage

A private garage in a residential district shall be so located and constructed as to conform to one or more of the following as the case may require:

- A. ~~(A)~~ A private garage shall not be an accessory use to a lot in a residential district unless such lot is occupied by a dwelling or unless a building permit has been issued for and construction started on a dwelling on such lot;
- B. ~~(B)~~ When a private garage is built as an accessory use in a terrace or retaining wall on the front side of the lot, such private garage shall not project in front of the terrace or retaining wall more than three (3) feet, and in no case shall it project above the level of the ground (or main) floor of a residence on an adjoining lot;
- C. ~~(C)~~ ~~No A~~ separate private garage building shall be erected in a terrace or retaining wall, must be no closer than the required building line to the street line, ~~or~~ and no closer than the minimum side yard requirement or building line to an adjoining lot line. On a corner lot a separate private garage building shall not be closer than the building line of the side street to such side street;
- D. ~~(D)~~ An attached or semi-attached private garage shall have such separation from the dwelling as is specified in the Building Code;
- E. ~~(E)~~ A private detached garage shall not occupy more than forty-five (45) percent of the total rear yard.
- F. ~~(F)~~ Subject to the limitation of subsection ~~(E)~~ above, no portion of the lot area devoted to a private garage or a carport shall exceed the greater of:
 1. ~~(1)~~ Seven hundred twenty (720) square feet; or
 2. ~~(2)~~ One-third (1/3) of the minimum net floor area for living quarters of the dwelling unit or units principal residence; and
- G. ~~(G)~~ No carport or detached private garage building shall exceed fifteen (15) feet in height, ~~the perpendicular straight line measured from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of such garage, except for the following: that in~~
 1. In the university impact district, as defined in Chapter 3325, C.C. ~~3372.504~~, in those areas having an architectural review commission as set out in Title 31, ~~Chapters 3319 through 3331~~, C.C., or in a district or listed property, as defined in Chapter 3116, C.C., the fifteen (15) foot height limit may be exceeded in order to achieve a compatible roof pitch provided the ~~U~~ university impact district Area-review board, the appropriate architectural review

commission, or the historic resources commission, as the case may be, finds the increased roof pitch is compatible with the established architectural character of the district ~~and further provided the increased roof pitch does not result in habitable space.~~

2. Habitable space expansion above a detached garage cannot result in a building height that exceeds 25 feet. Exception: the alteration of a legally existing private garage for the purpose of establishing habitable space shall not exceed 25 feet in height or the existing height of the garage, whichever is greater.

- H. ~~(H)~~ A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.
- I. ~~(I)~~ Nothing in subsection ~~(H₂)~~ above shall prevent habitable space expansion above or within a detached garage building or a breezeway connection between a house and ~~private detached~~ garage. The area of the breezeway connection shall be utilized in calculating the percent of total rear yard which may be occupied by a private detached garage as stipulated in subsection ~~(E₂)~~ above, but shall not be subject to the limitations of subsection ~~(F₂)~~ above.
- J. ~~(J)~~ No maintenance, alteration, repair, reconditioning or reconstruction of, or connected in any way with, a motor vehicle, as defined by Ohio Revised Code Section 4511.01, registered to anyone other than a resident of the subject premises shall be carried on or conducted in a private garage.

Chapter 3370:

3370.07 - Conditions and limitations.

Any use on a lot subject to a limited overlay shall conform to each condition or limitation specifically identified and imposed in the development plan referenced in the ordinance passed by council.

Limitations on the number of permissible dwelling or apartment units or minimum dwelling size shall not apply to accessory dwelling units in residential or apartment residential districts that are subject to a limitation overlay. Sections 3332.355 and 3333.335 shall instead apply.

Chapter 3391:

3391.09 - Initiation of new use.

A nonconforming use may not be changed to any use other than a use permitted in the zoning district in which it is located, and there shall be no change in the essential purpose of a nonconforming use, except as allowed by this chapter.

- A. A nonconforming use may not change to any other use except by variance or as provided below.
 1. A nonconforming residential use may be changed to another nonconforming residential use subject to the following standards:
 2. The new use will decrease the number of dwelling units, and;
 3. Any improvement or alteration of the land or structure for the new use will not result in any increased nonconformity to any development standard found in this zoning code.4.The new use shall not revert to the previous nonconforming use.
- B. Substitution of a nonconforming nonresidential use is subject to C.C. 3307.10, Variances by City Council.
- C. The addition of an accessory dwelling unit to a lot developed with a nonconforming residential use is allowed, and is not considered to be an expansion of or a substitution of a nonconforming

use in accordance with Sections 3332.355 or 3333.325 as applicable to the underlying residential use of the property.