CITY OF HILLIARD
OHIO • 1853

Ordinance: 26-07 (Amended)

Passed: March 23, 2026
Effective: April 22, 2026

AMENDING CHAPTERS 1105 AND 1116 OF THE CITY'S CODIFIED ORDINANCES TO ADD LAND USE DEFINITIONS, MODIFY THE I-270 CORRIDOR SUMMARY OF USES TABLE, AND REMOVE CONFLICTING SIGNAGE REGULATIONS.

WHEREAS, City Council accepted the 2023 Hilliard Community Plan with the adoption of Resolution No. 23-R-28 (Amended) on April 24, 2023; and

WHEREAS, Resolution No. 23-R-28 (Amended) outlined that City administration would bring each focus area and code changes necessary for implementation before the Council for consideration; and

WHEREAS, on July 8, 2024, City Council passed Ordinance No. 24-15 which adopted a new Zoning Chapter, Chapter 1116, to establish the new zoning guidelines for Community Development Districts; and

WHEREAS, on July 14, 2025, City Council passed Ordinance No. 25-17 (Amended) which adopted a new zoning map for certain properties within the I-270 Corridor District and new zoning regulations regarding those properties; and

WHEREAS, on February 12, 2026, at its regularly scheduled meeting, the City's Planning and Zoning Commission voted to forward a positive recommendation to City Council that it adopt the proposed amendments to add land use definitions to Section 1105, modify the I-270 Corridor Summary of Uses Table in Chapter 1116, and remove the signage regulations in Section 1116.02(a)(5)(K); and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard, Ohio:

SECTION 1. Council finds that amending Chapters 1105 and 1116 of the City's Codified Ordinances, as identified in Exhibit "A", attached hereto and incorporated herein, is in the City's best interest. The changes and additions in Chapters 1105 and 1116, as shown in track changes in the attached Exhibit "A" are approved and shall be incorporated in the City's Codified Ordinances.

SECTION 2. All other provisions of the City's Codified Ordinances, not modified herein, remain unchanged and are in full force and effect.

SECTION 3. This Ordinance shall be in effect from and after the earliest time provided for by law.

ATTEST:

Diane C. Werbrich, MMC
Clerk of Council

SIGNED: Emily J Cole

President of Council

APPROVED AS TO FORM: DH Clayton for

Thaddeus M. Boggs
Director of Law

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance: **26-07** passed by the Hilliard City Council on the 23 of March, 2026.

IN TESTIMONY WHEREOF, witness my hand and official seal on the 23 of March, 2026.

Diane C. Werbrich, MMC

1105.03 DEFINITIONS: C-D.

Continuing Care Retirement Community. A facility that provides seniors with a plan for long-term housing and care, often starting with independent living and progressing to assisted living, skilled nursing, or memory care as needed, all on a single campus.

Council. The City Council; the legislative authority of the City of Hilliard, Ohio.

County. Franklin County, State of Ohio.

Crosswalk. A right-of-way which cuts across a block to facilitate access to adjacent streets and properties.

Data Center. A data center is a facility used to house computer systems and associated components, such as telecommunications and storage systems.

Developer. Any person, partnership or corporation or duly authorized agent who constructs or contracts to construct improvements on subdivided land.

Districts, zoning. Administrative tracts designating the uses to which land can legally be utilized. Boundaries of the districts are shown on the district map which is part of this Zoning Code.

Drive-in commercial uses. Any commercial use providing considerable off-street parking, and catering primarily to customers within parked vehicles, such as drive-in restaurants, drive-in theaters and similar uses.

Drive-thru facility. An accessory use for a business (such as a bank, restaurant, dry cleaners or pharmacy) where the delivery of customer services is done, usually from within the building via a service window while patrons are in their motor vehicle.

Dwelling:

(a) *Multiple-family.* A building or portion of a building containing three or more dwelling units where each unit may have access to a common hallway, stairs, or elevator or where each unit may have individual access to a street or common courtyard.

(b) *Single-family, attached.* A building designed for occupancy in a row of at least three dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

(c) *Single-family, detached.* A detached building or manufactured home designed for and occupied exclusively by one family.

(d) *Two-family.* A building designed for occupancy exclusively by two families, living in separate dwelling units attached to one another by a common wall.

(e) *Zero lot line.* A detached single family dwelling designed for and occupied exclusively by one family and containing one blank side wall on or within five feet of a side property line.

Dwelling unit. A permanent building or portion thereof which is designated or used exclusively for residential occupancy containing sleeping, cooking and sanitary facilities.

(Ord. 14-29. Passed 10-27-14; Ord. 15-26. Passed 7-13-15; Ord. 19-31. Passed 12-9-19; Ord. No. 21-09, § 1(Exh. A), 3-22-21; Ord. No. 24-11, § 1(Exh. B), 6-10-24.)

1105.05 DEFINITIONS: H-I-J-K.

Impervious surface. Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land.

Improved surface. In connection with the parking, storing or keeping of a vehicle, means concrete, asphalt, sub-base, asphalt concrete, brick or such other improved surface of a permanent, dense and compact nature as may be approved by the City Engineer. Aggregate base or similar type of non-compact mixture is not an improved surface.

Improvements. Street improvements, with or without curb or gutter, sidewalks, crosswalks, water mains, sanitary and storm sewers, street, trees and other appropriate items.

Incidental retail. Retail incidental to the manufacture or production of goods on the premises or in support of a primary permitted use, with a sale and display area not exceeding 20 percent of the total floor area of the principal building.

Interior parking lot landscaping. The use of landscape islands and landscape material distributed within the boundary of a parking lot.

Interior property landscaping. The use of landscape material within the boundaries of the property, not including the landscape buffer, or perimeter property landscape buffer.

Junk storage and sales. Also known as a salvage operation, any lot, land, structure or part thereof, used primarily for the collection, storage and sale of waste paper, rags, scrap metal or discarded material, or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in operating condition, and for the sale of parts thereof.

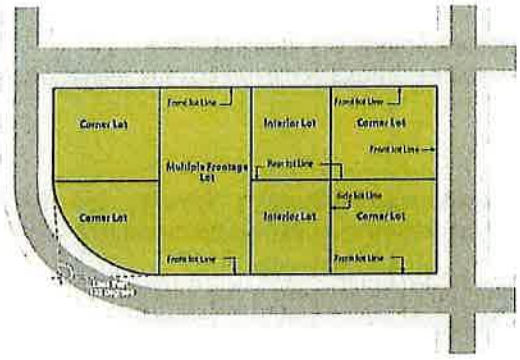
(Ord. 14-29. Passed 10-27-14; Ord. 16-17. Passed 5-9-16.)

1105.06 DEFINITIONS: L-M-N.

Landscaping/landscaped area. Any portion of a parcel of land that includes trees, planting beds, hedges, earth mounds or other material designed and located in a manner complimentary to the overall architecture of the surrounding building and the character of the surrounding neighborhood.

Light industrial / Light manufacturing. The indoor manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, which does not produce noise, odors, vibration, hazardous waste materials, or particulate that will disturb or endanger neighboring properties.

Loading space. An off-street portion of a parcel or lot designated for the temporary parking of commercial vehicles while loading or unloading materials used, sold or made on the premises.



Lot. A legally described and recorded parcel of land occupied, or intended to be occupied by a main building or group of such buildings and accessory buildings, or utilized for the principal use and its accessory uses, together with such yards and open spaces as are required by this code.

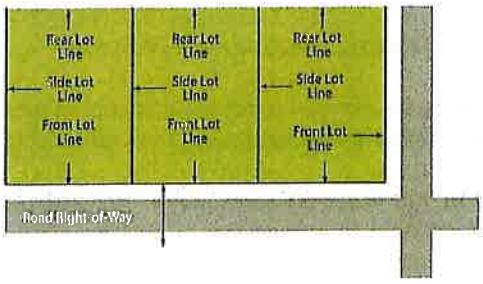
(a) *Lot, corner.* A lot having contiguous frontage on two intersecting streets if the interior angle at the intersection of the streets is less than 135 degrees. Also, a lot located on a curved street or streets, if tangents of the curve, at the point of beginning with the lot or the points of intersection of the side lot lines with the street line, intersect at an interior angle of less than 135 degrees.

(b) *Lot, interior.* A lot other than a corner or through lot.

(c) *Lot, through.* A lot having frontage on two approximately parallel streets or a water body and a street.

Lot coverage. The lot area, expressed as a percentage of the total, covered by buildings and areas under roof.

Lot lines. The lines bounding a lot, as defined below:



1105.07 DEFINITIONS: O-P-Q

Office, campus. A large area or complex of buildings designed for various office-related purposes, often situated in a single location or contiguous area. It may house multiple businesses, organizations, or departments of a single company. Office campuses are usually characterized by modern office buildings, landscaped grounds, parking facilities, and sometimes amenities such as cafeterias, fitness centers, or outdoor recreational areas. These campuses provide a centralized and convenient location for businesses to operate and for employees to work, fostering collaboration and efficiency within a professional environment.

Office flex. A facility including office, research, laboratory, manufacturing, clean assembly, ~~warehousing,~~ or other related activities which do not produce noise, odors, vibration, hazardous waste materials, or particulate that will disturb or endanger neighboring properties. ~~Whose configurations and construction methods allow for easy conversion of interior and exterior space.~~ Ancillary warehouse activities are permitted but shall not exceed 40 percent of the floor area of a tenant space.

Office, medical. A facility providing medical or surgical care to patients. Some facilities may offer overnight care. Medical includes the following uses:

(a) Ambulatory surgical center
(b) Blood plasma donation center, medical or dental lab
(c) Hospital, urgent care, emergency medical office
(d) Medical, dental office or chiropractor, osteopath, physician, medical practitioner
(e) Medical clinic
(f) Student infirmary

Official map. A map showing the future location of streets, highways, and parks theretofore laid out, adopted and established by law, and any amendments or additions thereto adopted by the Planning and Zoning Commission.

Off-street parking space. An area of required size, exclusive of necessary driveways, aisles or maneuvering areas suitable to accommodate one motor vehicle and having direct unobstructed access to a street or alley, but located totally outside of any street or alley right-of-way.

Open Space and Greenways. Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas and having few structures. Parks, open space and greenways includes the following uses:

(a) Botanical garden, nature preserve, recreational trail, greenway.
(b) Game preserve, wildlife management area, refuge, animal sanctuary.
(c) Park, recreation field. A public park may contain civic uses such as a community center, museum or library.
(d) Reservoir, control structure, water supply, water well.

Outdoor storage. Storing equipment, supplies, material, goods, products, inventory or other such items on property in a commercial or industrial district. This shall not apply to storage or keeping of yard equipment, firewood, play equipment or other items normally incidental to a residential use on the same property and to which those items are customarily used outside the residential unit.

Overlay zone. A special purpose zoning district that encompasses all or a portion of one or more underlying zones and imposes additional requirements beyond those of the underlying zone(s).

Owner. Any person, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the land under these Subdivision Regulations.

K. Site and Building Signage.

1. General Intent: With the exception of the Big Darby Employment District (DE), mixed-use areas contain an intensity and density of uses commensurate with an active urban environment. Other pedestrian oriented districts should create a well-conceived system of site and building signage for making sense of this environment. To be most effective, signs should be integral and complementary to the character of the streetscape and the architecture of the buildings that they serve. In addition to basic functions such as tenant identity and wayfinding, signage should enhance the character of specific building types, reinforce the hierarchy of streets and spaces, and contribute to the ambiance of the district.

2. Signage

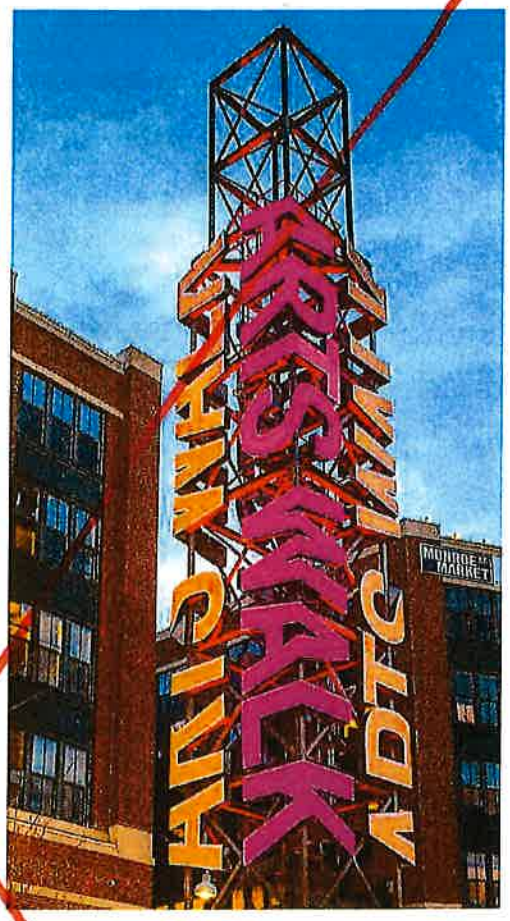
   a. Intent

      i. To create an organized and interrelated system of signs, sign structures, sign lighting, and graphics.

      ii. To create signage that is creative in its use of form, materials, lighting, color and graphics.

      iii. To accommodate signage that aids in wayfinding while enhancing the character of a district.

      iv. To mitigate visual clutter of the streetscape.



Creative signage creates a sense of place.

Consistent signage forms a system of wayfinding.

b. Design Standards

i. All district signs shall conform to Chapter 1129 and any required comprehensive sign plans.

ii. All district signs on buildings fronting a primary street shall be wall or projecting signs.

iii. All district signs shall be of durable and attractive materials and construction suited to an urban environment.

iv. All conduits, transformers, or other "unfinished" elements providing support or power to district signs shall be concealed from view from the street.

v. No portion of a district sign shall be located closer than 25 feet horizontally from any other district sign.

c. Design Guidelines

i. District signage that is located in the planting area should be with, centered between, or otherwise integrated into the design of the street tree and street furnishing system.

ii. District signage design should be compatible with the architecture of surrounding buildings in terms of form, material, color, and detailing.

d. Building Signage

i. Intent

(a) To create signs and graphic elements that are appropriate to and expressive of the use they identify.

(b) To encourage signs which are creative in their use of form, materials, lighting, and graphics without creating visual clutter.

A signage system should serve a variety of users, including pedestrians and motorists.

District signage can feature graphics and information and should be oriented toward the street.

(c) To provide building signage that communicates effectively and is visually integrated into the building architecture.

(d) To mitigate the external effects of building signs on adjacent properties and surrounding neighborhoods.

e. Design Standards

i. All building signs shall conform to Chapter 1129 and any required comprehensive sign plans.

ii. All buildings with ground floor commercial uses shall provide areas of the primary building facade designed to accommodate changeable tenant signage. Structure, materials, detailing and power sources shall be designed with consideration of signage installation requirements and shall be readily adaptable and reparable as tenant sign needs change.

iii. All building signs shall be of durable and attractive materials and construction suited to an urban environment.

iv. All conduits, transformers, or other "unfinished" elements providing support or power to building signs shall be screened from view from pedestrian walks on all streets.

v. In addition to one universal parking sign, parking garages shall be allowed only one other building identification sign per vehicular entry and exit.

vi. No portion of a projecting sign shall be located closer than 25 feet horizontally from any other projecting sign.

vii. The number of signs per tenant shall be per Chapter 1129.

Building signage can be placed at the entrance or on the facade.

Commercial buildings should feature ground-floor tenant signage.

f. Design Guidelines

i. Building sign design should be compatible with the architecture of the building being served in terms of form, material, color and detailing.

ii. Commercial building signs of any type should not be located within the facade of any residential portion of a mixed-use building.

iii. Wall, window, and arcade signs should not overlap or conceal major architectural elements. Certain projecting signs may overlap architectural elements if specifically approved by the Planning Commission.

iv. Tenant identification signage should not directly orient to existing residential areas.

Building signs should work with the surrounding architecture, such as using brick material.

K-t. Site and Building Lighting.

1. General Intent: Illumination of building and landscape elements can provide additional nighttime interest and foster community identity. Enhanced street lighting, if designed properly to reduce glare and limit contrast, can enhance feelings of pedestrian security and safety. However, lighting design must consider energy efficiency and glare control so that it does not detract from the quality of the urban environment, or spill over onto nearby uses, especially residential units on upper floors. Street lighting in the public ROW is the purview of the Engineering Division which has standards for lighting type, location, and spacing.

2. Street Lighting

a. Intent

i. To integrate City standards with regard to general street illumination into the character of the development.

ii. To encourage pedestrian lighting in commercial areas that enhances district character and the pedestrian experience.

Building signage should be oriented to commercial uses and not residential areas.

(g) Permitted and Conditional Uses.

TABLE I-270 CORRIDOR (I) SUMMARY OF USES TABLE	USE					
	I-1	I-3	I-6	I-FE	I-MR	REF
RESIDENTIAL						
Dwelling, Multiple-family		SP	SP	SP	SP	
~~Multi-unit supportive housing residence~~		~~P~~	~~SP~~		~~SP~~	
Continuing Care Retirement Community		P	SP		SP	
PUBLIC & INSTITUTIONAL						
College, community college, university		C	C	C	C	
Open Space and Greenways	P	P	SP	SP	SP	
Minor utilities	P	P	P	P	P	
Wireless Communication Facilities (<250 ft)	C	C	C	C	C	1123.15
Wireless Communication Facilities (≥ 250 ft)	C			C	C	1123.15
COMMERCIAL						
Child Day Care Center		C	C	C	P	
Health and fitness facility					C	1123.18 (c)
Office		P	P	P	P	
Office, campus		P	P	P	P	
Office, flex		P	P	P	P	
Office, medical		P	P	P	P	
Office, data center						

P - Permitted Use: **Square Footage Requirement**. For each acre of property, a minimum of 10,000 square feet must be dedicated to a Permitted Use. Once this requirement is met, the remaining area may be allocated for one or more Secondary Permitted Uses as specified in the Summary of Uses Table. In phased developments, at least 50% of the required square footage must be established before or concurrently with any Secondary Permitted Uses. The required square footage may be distributed across multiple buildings.

SP - Secondary Permitted Use

C - Conditional Use

TABLE I-270 CORRIDOR (I) SUMMARY OF USES TABLE	USE					
	I-1	I-3	I-6	I-FE	I-MR	REF
COMMERCIAL CONTINUED						
Golf course	C					
Outdoor sports or entertainment facility (≤250 seats)	C					
Outdoor sports or entertainment facility (>250 seats)	C					
Short-term rental		P	SP			
Bed and breakfast inn		P	SP			
Veterinary hospital or clinic			C	P	P	1123.18 (c)
Personal services		SP	SP		P	
Restaurant			SP	P	P	
Bar			SP		P	
Mobile Food Vehicle			SP	SP	P	
Retail					P	
Incidental Retail			SP	SP	P	~~1113.02~~

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C - Conditional Use

TABLE I-270 CORRIDOR (I) SUMMARY OF USES TABLE	USE						
	I-1	I-3	I-6	I-FE	I-MR	REF	
EMPLOYMENT							
Light Industrial / Light Manufacturing				P	P		
Brewery, winery, distillery			SP	P	P		
~~Light manufacturing~~				~~P~~	~~P~~		
Research & development			P	P	P		
Contractor's offices & shops (not including landscaping services or outdoor storage of materials)				P			
Outdoor Storage accessory to a permitted principal use				P			Not to exceed 10% of the total lot or parcel. To meet the requirements of 1123.17(c) and a sight obscuring screen is required and stored materials shall not exceed the height of the obscuring screen.
OPEN							
Community garden	P	P	P		P		
Community garden (on-site sales)	P	P	P	P	P		
Plant nursery	P						

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