



City of Columbus

Legislation Report File Number: 1501-2022

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

30-Day

File ID: 1501-2022 **Type:** Ordinance **Status:** Passed

Version: 1 ***Committee:** Rules & Reference Committee

File Name: Zoning Code Updates Including Solar Energy **File Created:**
05/19/2022

Collection

Final Action: 06/16/2022

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I , the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Paul Freedman; 614-645-0704

Floor Action (Clerk's Office Only)

Mayor's Action

Council Action

Mayor	Date	Date Passed/ Adopted	President of Council
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Veto	Date		City Clerk
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Title:

To amend various sections in Title 33 of the Columbus City Codes, entitled "Zoning Code," in order to update and modernize terms and allowable uses and to create the regulatory framework for solar energy collection and clarify the applicable development standards for such installations.



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Sponsors: Rob Dorans

Attachments: 1501-2022 - Attachment

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/19/2022	Scott Messer	Approved	5/23/2022
Notes: Approved: Out of Office					
1	2	5/19/2022	ATTORNEY APPROVER	Approved	5/23/2022
Notes: Inb					
1	3	5/23/2022	Janice Hinton	Approved	5/23/2022
1	4	5/23/2022	Aileen Heiser	Delegated	
Notes: Delegated: Out Of Office					
1	5	5/23/2022	Adam Robins	Approved	5/24/2022
1	6	5/23/2022	Adam Robins	Approved	5/25/2022
1	7	5/23/2022	Christopher Long	Approved	5/25/2022
1	8	5/23/2022	Joe Lombardi	Approved	5/25/2022
1	9	5/23/2022	ODI APPROVER	Approved	5/25/2022
1	10	5/25/2022	Auditor Reviewer	Approved	5/25/2022
Notes: MNK/blp					
1	11	5/25/2022	AUDITOR APPROVER	Approved	5/27/2022
Notes: MNK/bam					
1	12	5/26/2022	ATTORNEY APPROVER	Approved	5/27/2022
Notes: Inb					

History of Legislative File

Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Columbus City Council	06/06/2022	Read for the First Time				



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1	Columbus City Council	06/13/2022	Approved	Pass
1	COUNCIL PRESIDENT	06/13/2022	Signed	
1	MAYOR	06/15/2022	Signed	
1	CITY CLERK	06/16/2022	Attest	

ODI: Following the review and approval, when required, the Office of Diversity and Inclusion certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

BACKGROUND:

In an effort to modernize code language and regulatory terms used in the Columbus Zoning Code and to more efficiently regulate emerging technology and development trends, it is necessary to update various code sections in Title 33, the Columbus Zoning Code.

This ordinance will create the regulatory framework for solar energy collection and clarify the applicable development standards for such installations. Other Zoning Code changes include updating terminology regarding religious uses, certain dwelling types, and Pre-K educational uses; require a transportation plan for day care facilities; require posting of signs on properties subject to certain zoning public hearings actions; clarify that shipping containers are prohibited accessory structures in residential districts; allow sports training and sports exhibition facilities in the M-2, Manufacturing district; permit internally illuminated menu boards for pick-up units in commercial overlays; and prohibit storage of fire wood in front yards of residential districts. This ordinance also reorganizes other code provisions to achieve more efficient administration of the Zoning Code without substantively changing said regulations.

FISCAL IMPACT:

No funding is required for this legislation.

Title

To amend various sections in Title 33 of the Columbus City Codes, entitled "Zoning Code," in order to update and modernize terms and allowable uses and to create the regulatory framework for solar energy



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collection and clarify the applicable development standards for such installations.

Body

WHEREAS, in an effort to modernize code language and regulatory terms used in the Columbus Zoning

Code and to more efficiently regulate emerging technology, it is necessary to update various code sections in Title 33, the Columbus Zoning Code; and

WHEREAS, these code changes will create the regulatory framework for solar energy collection and clarify the applicable development standards for such installations, when installed as either an accessory or primary use; and

WHEREAS, these code changes will require posting of signs on properties subject to certain zoning public hearings actions; and

WHEREAS, further, these code changes will update terminology regarding religious uses, certain dwelling types, and Pre-K educational uses, add clarity to the list of prohibited uses and activities in residential yard areas, require a transportation plan for day care facilities, allow sports training and sports exhibition facilities in the M-2, Manufacturing district, permit internally illuminated menu boards for pick-up units in commercial overlays; and

WHEREAS, additionally, this ordinance reorganizes other code provisions to achieve more efficient administration of the Zoning Code without substantively changing said regulations, **NOW**,

THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

(See 1501-2022 - Attachment)

1501-2022 Attachment

SECTION 1. That existing Section 3303.19 of the Columbus City Codes is hereby amended to read as follows:

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.

"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 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.

SECTION 2. That existing Section 3307.06 of the Columbus City Codes is hereby amended to read as follows:

3307.06 Special permits.

The board of zoning adjustment shall have the power:

- A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of the Zoning Code and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.
- ~~E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.~~

SECTION 3. That existing Section 3307.12 of the Columbus City Codes is hereby amended to read as follows:

3307.12 Notice.

- A. Upon submittal of each application, the subject property shall be posted in the manner as prescribed by the Director in addition to all other forms of notice.
- B. Before any meeting at which a request for a variance or special permit will be heard or decided, notice of the time and place of such meeting shall be sent by mail to the applicants, all the owners of any parcel or parcels which are the subject of the proposed variance or special permit, and all the owners of properties within 125 feet of the exterior boundaries of the subject parcel or parcels. All such meetings shall be held on such dates and at such times as provided for by rule of the governing body.
- ~~B-C.~~ Written notice of city council's public hearing on a proposed ordinance to grant a variance shall be given as provided in C.C. 111.33.
- ~~C-D.~~ In the event the applicant secures permission from city council or the zoning committee chairperson to reschedule the public hearing after notices have already been mailed by the city clerk, applicant shall pay a service fee of \$50.00 to cover the cost of handling and mailing up to 50 copies of a subsequent notice plus \$1.00 for each copy handled and mailed in excess of 50. The city clerk shall assess such fee which shall be payable to the city treasurer.
- ~~D-E.~~ The city clerk shall notify persons identified in subsection a of the hearing on a proposed ordinance to grant a variance which is rescheduled or tabled unless said ordinance was tabled or rescheduled during the original hearing to a specific date for hearing before council.

SECTION 4. That existing Section 3310.05 of the Columbus City Codes is hereby amended to read as follows:

3310.05 Zoning Map amendment.

Each application for amendment of the Zoning Map shall comply with the requirements of this section.

(A) Each application shall be given by attesting to the truth and exactness of the information supplied therein and shall be accompanied by:

- (1) A plot plan or sketch of the subject lot and building, if any, and the immediate vicinity drawn to scale with dimensions;

- (2) A map showing the location of the property within the city;
- (3) A legal description of the subject property;
- (4) An affidavit of the applicant listing the names and addresses as shown on the county engineer's ownership maps, the county auditor's current tax list and the county treasurer's mailing list of all owners of:

- (a) The property to be rezoned or redistricted;
 - (b) All contiguous property ignoring any intervening public right-of-way per C.C. 3310.01;
 - (c) All property within 125 feet of the exterior boundaries of the property to be rezoned; and
 - (d) Any property within 125 feet of the applicant's property in the event the applicant owns property contiguous to the subject property;
- (5) A statement of the applicant's interest in the proposed rezoning and of the present and proposed zoning classification of the subject premises; and
- (6) Such further information as is reasonable and necessary for proper consideration by the department, the development commission and the city council.

(B) Upon submittal of each application, the subject property shall be posted in the manner as prescribed by the Director in addition to all other forms of notice.

~~(B)~~ (C) The director is authorized to request and receive reports from various city departments and divisions and other agencies concerned with such amendment as to its probable favorable or unfavorable effect upon their operation and administration, to correlate such reports, and to make a recommendation to the development commission and to city council for or against such amendment. The director shall include in his or her report a statement of the department's position and justification for that position based on applicable planning principles and policies.

~~(C)~~ (D) Before the development commission makes a recommendation to city council concerning such amendment, the department's staff shall notify the applicant; all of the owners of the subject property; all of the owners of neighboring property as set out in the applicant's affidavit; and the concerned area commission, if any; of the time and place of the development commission meeting at which such amendment will be considered.

~~(D)~~ (E) Upon receipt of the development commission's recommendation for or against such amendment and the director's report, city council shall take such further steps as it deems necessary and appropriate regarding hearings, notices and other matters pertaining to such amendment.

SECTION 5. That existing Section 3312.21 of the Columbus City Codes is hereby amended to read as follows:

3312.21 Landscaping and screening.

Landscaping and screening may be combined with storm water control measures as approved by the Director of Public Utilities, providing the requirements of this section are fulfilled. The applicant should consider the use of low-impact development strategies for managing storm water runoff and alternative pavements for reducing glare and mitigating the heat island effect from parking lot surfaces. Appropriate native plant species are recommended for landscaping and screening requirements.

A. Interior landscaping. The interior of any parking lot containing ten parking spaces or more and not in a parking structure shall be landscaped. Interior landscaping shall be provided at a minimum ratio of one shade tree for every ten parking spaces or fraction thereof. Interior shade trees shall conform to the following standards:

- 1. Trees shall be a minimum of two inches in caliper at the time of planting;
- 2. Trees shall be planted in landscaped islands or peninsulas containing a minimum soil area of 145 square feet per tree, allowing for flexible arrangement but designed in such a way that each tree is surrounded by a minimum radius of four feet of soil area. All trees shall be planted in a suitable soil volume, in a normal surface planting environment free from construction debris, with

average soil depths greater than or equal to three feet. Islands and peninsulas shall be curbed and covered with live vegetation, decorative gravel, or mulch. Curbs on landscaped islands or peninsulas may contain openings to receive storm water runoff if islands or peninsulas are part of bioretention or other storm water control measure approved by the Director of Public Utilities.

3. Space devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening area. Landscaped islands and peninsulas do not need to be uniformly spaced, but shall be contained within and dispersed throughout the interior of the parking lot;

4. Planting beds for parking lot shade trees shall be arranged and constructed with suitable curbing materials so as to minimize damage to tree trunks and roots from vehicles, pedestrians and parking lot maintenance;

B. Parking setback and perimeter landscaping. Landscaping in the parking setback area shall be required to buffer automobile and pedestrian areas and uses; to provide headlight ~~screening screen~~; to provide adequate visibility and safety; and to avoid the illegal use of said area for parking. Landscaping in the perimeter shall be required to visually buffer residentially-zoned property from parking lots.

1. The lot area between the right-of-way and the parking setback line shall be landscaped with plant material and shall not be paved except for approved walkways, bikeways, driveways, graphics, and other approved amenities and site elements. Vision clearance at driveways shall be maintained.

2. Plant species shall be installed and maintained per the following standards: Shade trees shall be a minimum of two inches in caliper at the time of planting, ornamental trees shall be a minimum of one and one-half inches in caliper at the time of planting, shrubs shall be a minimum of 24 inches in height at the time of planting.

3. Perimeter parking lot screening required. Any portion of a parking lot located within 80 feet of residentially zoned property shall be screened, as hereinafter set forth, on the perimeter affecting same. For purposes of this section, "affected residential owner" shall mean any owner of residentially zoned property whose boundary lies within 80 feet of the perimeter of a parking lot; and "parking lot" shall include any parking driveway thereto. Screening is not required for those portions of parking lots abutting public alleys used for vehicular access and required vision clearance.

4. In addition, any portion of a parking lot abutting any public street shall be screened for headlights on the perimeter adjacent to the public street.

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

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

1. For headlight screening, screening shall be provided in a landscaped area at least four feet in width and shall consist of a fence (except a chain link fence), landscaped earth mound of 3:1 (horizontal: vertical) slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of no less than three feet above the parking lot grade and to an opacity of not less than 75 percent. For screening with plantings, the opacity shall be determined when plants are in leaf. For buffering residentially zoned property, screening shall be provided in a landscaped area at least four feet in width and shall consist of a fence (except a chain link fence), landscaped earth mound of 3:1 (horizontal: vertical) slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of no less than five feet above the parking lot grade and to a year-round opacity of not less than 75 percent.

2. Screening shall be installed and maintained in a neat and orderly manner.

3. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one foot of the ground.

4. The percentage of opacity shall be determined by measurement of any square foot of the vertical surface of the screening from a point perpendicular thereto. Permissibly open area shall not be included in the opacity determination.
5. When screening consisting of live plants is installed, alone or in combination with other materials, the plants shall:
 - a. Be selected for dense branching or foliage adequate to shade residences and adjacent rights-of-way from headlight glare;
 - b. Be selected to achieve the height and density specified in D(1) above within three years of installation;
 - c. Be matured to a minimum height of two feet at the time of installation; and
 - d. Be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth.
 - e. Exemptions. No screening shall be required for a parking lot effectively screened to this section's standards and specifications by a densely planted planting strip of at least 75 percent opacity; or existing natural or artificial barriers; providing the existing barrier has opacity of not less than 75 percent, as measured above. A parking lot need not be screened from the use it serves.
- E. All plants shall be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth. Dead plants shall be replaced within the next growing season.

SECTION 6. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3320.23, reading as follows:

3320.23 Agricultural and sustainable development standards.

- A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in any district contained in this chapter without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing, including produce stands, of products raised on the premises, provided that:
1. The agricultural use is located on-premises and on a minimum lot area of one (1) acre; and
 2. A poultry and livestock building, structure and yard is located on-premises and is located a minimum distance of 100 feet from a lot or street line; and
 3. Poultry and livestock for sale are kept in approved enclosures.
 4. The agricultural standards comply with the appropriate regulations of the Columbus Health Department.
- B. A stable may be erected in any residential district contained in this chapter provided that:
1. The stable is located on-premises and on a minimum lot area of five acres; and
 2. The stable complies with the appropriate regulations of the Columbus Health Department.
- C. On lot areas of less than one (1) acre, Produce Stands shall be allowed as an accessory use to the parcel's primary use or the on-site agricultural use in any residential district, subject to the following:
1. The Produce Stand may be in operation during the growing season. The growing season is considered to be the months of April through December.
 2. Sales shall be limited to two (2) days per week.
 3. Sales shall be limited to between 8:00 a.m. and 8:00 p.m.
 4. Only one (1) Produce Stand is permitted per parcel.
 5. For parcels that contain a dwelling unit, Produce Stands must be removed from the premises or stored inside a structure at the end of each day
 6. For parcels that contain a dwelling unit, one (1) sign that is non-illuminated and with a maximum area of four (4) square feet, may be displayed during the growing season but must be removed from the premises or stored inside a structure at other times of the year. All signs shall comply with zoning code standards of Chapter 3376 On Premises Signs in Residential Districts.

7. For parcels that do not contain a dwelling unit, Produce Stands or Signs do not need to be stored or removed. Furthermore, two (2) signs that are non-illuminated and with a maximum area of four (4) square feet each, may be displayed.

8. The area used for the Produce Stand shall comply with the vision clearance requirements of zoning code Chapter 3321.05 General Site Development Standards.

D. Solar energy collection may be conducted in any residential district contained in this chapter, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 7. That existing Section 3321.11 of the Columbus City Codes is hereby amended to read as follows:

3321.11 Screening of mechanical systems.

In commercial, institutional or manufacturing districts, all heating, ventilating, air conditioning and other building mechanical systems and equipment or other utility hardware on the roof of a building shall be screened to the height of the equipment to prevent the equipment from being visible from any adjacent public street or adjacent residential district. Decorative cornices may be used for screening. The color of the screening material shall match the building exterior or roof. Equipment directly related to the collection of solar energy shall be exempt from the above screening requirements.

Mechanical or other utility equipment on the ground shall be fully screened to the height of the equipment by wall, fence, landscape material or a combination thereof to prevent the equipment from being visible from any adjacent public street or adjacent residential district. Whenever live plants are installed, alone or in combination with other materials for the purposes of this section, the plants shall be selected to achieve the height equal to the height of the equipment, and a density not less than 75 percent opacity within three years of installation and shall comply with general landscaping standards of this chapter. Equipment directly related to the collection of solar energy shall be exempt from the above screening requirements.

SECTION 8. That existing Section 3332.040 of the Columbus City Codes is hereby amended to read as follows:

3332.040 Agricultural and sustainable development stable standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in any residential district contained in this chapter or a district allowing primary residential uses without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing, including produce stands, of products raised on the premises, provided that:

1. The agricultural use is located on-premises and on a minimum lot area of one (1) acre; and
2. A poultry and livestock building, structure and yard is located on-premises and is located a minimum distance of 100 feet from a lot or street line; and
3. Poultry and livestock for sale are kept in approved enclosures.
4. The agricultural standards comply with the appropriate regulations of the Columbus Health Department.

B. A stable may be erected in any residential district contained in this chapter provided that:

1. The stable is located on-premises and on a minimum lot area of five acres; and
2. The stable complies with the appropriate regulations of the Columbus Health Department.

C. On lot areas of less than one (1) acre, Produce Stands shall be allowed as an accessory use to the parcel's primary use or the on-site agricultural use in any residential district, subject to the following:

1. The Produce Stand may be in operation during the growing season. The growing season is considered to be the months of April through December.

2. Sales shall be limited to two (2) days per week.
3. Sales shall be limited to between 8:00 a.m. and 8:00 p.m.
4. Only one (1) Produce Stand is permitted per parcel.
5. For parcels that contain a dwelling unit, Produce Stands must be removed from the premises or stored inside a structure at the end of each day
6. For parcels that contain a dwelling unit, one (1) sign that is non-illuminated and with a maximum area of four (4) square feet, may be displayed during the growing season but must be removed from the premises or stored inside a structure at other times of the year. All signs shall comply with zoning code standards of Chapter 3376 On Premises Signs in Residential Districts.
7. For parcels that do not contain a dwelling unit, Produce Stands or Signs do not need to be stored or removed. Furthermore, two (2) signs that are non-illuminated and with a maximum area of four (4) square feet each, may be displayed.
8. The area used for the Produce Stand shall comply with the vision clearance requirements of zoning code Chapter 3321.05 General Site Development Standards.

D. Solar energy collection may be conducted in any residential district contained in this chapter, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 9. That existing Section 3332.041 of the Columbus City Codes is hereby amended to read as follows:

3332.041 Day care center standards ~~Adult and child day care standards.~~

~~A. A child day care center is subject to the requirements of Ohio Revised Code.~~

~~B. An adult or child day care center requires~~ An adult or child day care center shall require a transportation plan, which shall be submitted as part of a zoning clearance application. The plan shall include a written and visual description of the loading and unloading, parking and traffic circulation areas. The director of the department of public ~~service services~~ or designee shall review the transportation plan, and may modify or deny the plan for safety reasons.

SECTION 10. That existing Section 3332.289 of the Columbus City Codes is hereby amended to read as follows:

3332.289 Prohibited uses and activities.

No person in any residentially zoned district as defined in Chapter 3303, C.C., shall store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any:

- (1) Lumber or other building materials except those related to a project for which a current building permit has been issued and is posted on the premises and except firewood for the personal use of the resident in the rear or side yard;
- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat, shipping container, or trailer except as provided for by Chapter 3312, Off-Street Parking and Loading;
- (3) Parts of any item listed in (2) above including tires;
- (4) Equipment or materials used in the construction trade;
- (5) Machinery or household appliance (not including equipment required for solar energy collection);
- (6) Junk;
- (7) Salvage; or
- (8) Upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony.

For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.

SECTION 11. That existing Section 3333.02 of the Columbus City Codes is hereby amended to read as follows:

3333.02 AR-12, ARLD and AR-1 apartment residential district use.

Within an AR-12, ARLD or AR-1 apartment residential district no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing no fewer than three dwelling units and no more than four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Church Religious Facility;
- ~~(7) Kindergarten if in connection with a school, as defined in Chapter 3303, C.C., on school grounds or if in connection with a church on church grounds;~~
- ~~(7) (8) School, as defined in Chapter 3303, C.C.;~~
- ~~(8) (9) Public playground;~~
- ~~(9) (10) Public park;~~
- ~~(10) (11) Public library;~~
- ~~(11) (12) Public museum;~~
- ~~(12) (13) Public recreation building;~~
- ~~(13) (14) Water supply reservoir, well, water tower, or filter bed;~~
- ~~(14) (15) Public or parochial college or university (other than a trade or business institution);~~
- ~~(15) (16) In accordance with C.C. 3333.055 one single-unit or two-unit detached single family dwelling or a single two family dwelling, as defined in Chapter 3303, C.C.~~
- (16) Adult or child day care center.

SECTION 12. That existing Section 3333.025 of the Columbus City Codes is hereby amended to read as follows:

3333.025 AR-2 apartment residential district use.

Within an AR-2 apartment residential district no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing no fewer than three dwelling units and no more than four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;

- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Church Religious Facility;
- ~~(7) Kindergarten if in connection with a school, as defined in Chapter 3303, C.C., on school grounds or if in connection with a church on church grounds;~~
- ~~(7) (8)~~ School, as defined in Chapter 3303, C.C.;
- ~~(8) (9)~~ Public playground;
- ~~(9) (10)~~ Public park;
- ~~(10) (11)~~ Public library;
- ~~(11) (12)~~ Public museum;
- ~~(12) (13)~~ Public recreation building;
- ~~(13) (14)~~ Water supply reservoir, well, water tower, or filter bed;
- ~~(14) (15)~~ Public or parochial college or university (other than a trade or business institution);
- ~~(15) (16)~~ Apartment hotel;
- ~~(16) (17)~~ College fraternity, sorority or club house;
- ~~(17) (18)~~ Convent or monastery;
- ~~(18) (19)~~ In accordance with C.C. 3333.055, one single-unit or two-unit detached single family dwelling or a single two family dwelling, as defined in Chapter 3303, C.C.;
- ~~(19) (20)~~ Adult or Child day care center limited according to C.C. 3333.06 ~~Child day care.~~

SECTION 13. That existing Section 3333.03 of the Columbus City Codes is hereby amended to read as follows:

3333.03 AR-3 apartment residential district use.

Within an AR-3 apartment residential district no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing no fewer than three dwelling units and no more than four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple-dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Church Religious Facility;
- ~~(7) Kindergarten if in connection with a school, as defined in Chapter 3303, C.C., on school grounds or if in connection with a church on church grounds;~~
- ~~(7) (8)~~ School, as defined in Chapter 3303, C.C.;
- ~~(8) (9)~~ Public playground;
- ~~(9) (10)~~ Public park;
- ~~(10) (11)~~ Public library;
- ~~(11) (12)~~ Public museum;
- ~~(12) (13)~~ Public recreation building;
- ~~(13) (14)~~ Water supply reservoir, well, water tower, or filter bed;
- ~~(14) (15)~~ Public or parochial college or university (other than a trade or business institution);
- ~~(15) (16)~~ Apartment hotel;
- ~~(16) (17)~~ College fraternity, sorority or club house;

- ~~(17) (18)~~ Convent or monastery;
- ~~(18) (19)~~ ~~Boarding home, Community~~ community center building, home for the aging, nursing home, rest home, shared living facility, Y.M.C.A., Y.W.C.A., social organization, or philanthropic institution, conditioned per C.C. 3333.07;
- ~~(19) (20)~~ Hospital, infirmary, or orphanage, provided no part of such building shall be located within 50 feet of any lot line other than a street or alley line of the property occupied by such use;
- ~~(20)~~ Rooming house, or the leasing or renting of rooms limited according to C.C. 3333.07;
- ~~(21)~~ Adult or Child day care center limited according to C.C. 3333.06;
- ~~(22)~~ In accordance with C.C. 3333.055, one single-unit or two-unit ~~detached single family dwelling or a single two family dwelling~~, as defined in Chapter 3303, C.C.

SECTION 14. That existing Section 3333.035 of the Columbus City Codes is hereby amended to read as follows:

3333.035 AR-4 apartment residential district use.

Within an AR-4 apartment residential district no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing no fewer than three dwelling units and no more than four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple-dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Church Religious Facility;
- ~~(7) Kindergarten if in connection with a school, as defined in Chapter 3303, C.C., on school grounds or if in connection with a church on church grounds;~~
- ~~(7) (8)~~ School, as defined in Chapter 3303, C.C.;
- ~~(8) (9)~~ Public playground;
- ~~(9) (10)~~ Public park;
- ~~(10) (11)~~ Public library;
- ~~(11) (12)~~ Public museum;
- ~~(12) (13)~~ Public recreation building;
- ~~(13) (14)~~ Water supply reservoir, well, water tower, or filter bed;
- ~~(14) (15)~~ Public or parochial college or university (other than a trade or business institution);
- ~~(15) (16)~~ Apartment hotel;
- ~~(16) (17)~~ College fraternity, sorority or club house;
- ~~(17) (18)~~ Convent or monastery;
- ~~(18) (19)~~ ~~Boarding home, Community~~ community center building, home for the aging, nursing home, rest home, shared living facility, Y.M.C.A., Y.W.C.A., social organization, or philanthropic institution, conditioned per C.C. 3333.07;
- ~~(19) (20)~~ Hospital, infirmary, or orphanage, provided no part of such building shall be located within 50 feet of any lot line other than a street or alley line of the property occupied by such use;
- ~~(20) (21)~~ Child day care center limited according to C.C. 3333.06;
- ~~(21) (22)~~ Rooming house, or the leasing or renting of rooms limited according to C.C. 3333.07;
- ~~(22) (23)~~ College dormitory;

(23) ~~(24)~~ In accordance with C.C. 3333.055, one single-unit or two-unit detached single family dwelling ~~or a single two family dwelling~~ as defined in Chapter 3303, C.C.

SECTION 15. That existing Section 3333.04 of the Columbus City Codes is hereby amended to read as follows:

3333.04 Permitted uses in AR-O apartment office district.

Within an AR-O apartment office district no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used for other than one or more of the following specified uses.

- (1) Apartment house containing five or more dwelling units;
- (2) Dwelling containing no fewer than three dwelling units and no more than four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (3) Art studio;
- (4) Bank;
- (5) Ecclesiastical, eleemosynary or philanthropic use;
- (6) Office building or offices, including medical offices;
- (7) Photography studio;
- (8) Radio or television studio;
- (9) Telephone exchange together with concealed electric substation necessary for such use;
- (10) Public or private clinic, hospital, infirmary, or orphanage provided no part of such building shall be located within 50 feet of any lot line other than a street or alley line of the property occupied by such use and not for veterinarian purpose;
- (11) School, as defined in Chapter 3303, C.C.;
- (12) Public library;
- (13) Public museum;
- (14) Public recreation building;
- (15) Water supply reservoir, well, water tower, or filter bed;
- (16) Adult or Child day care center limited according to C.C. 3333.06;
- (17) Religious facility
- ~~(18) (17) Rooming house, shared living facility or the leasing or renting of rooms limited according to CC. 3333.07;~~
- ~~(19) (18)~~ In accordance with C.C. 3333.055, one single-unit or two-unit detached single family dwelling ~~or a single two family dwelling~~, as defined in Chapter 3303, C.C.

SECTION 16. That existing Section 3333.06 of the Columbus City Codes is hereby amended to read as follows:

3333.06 Day care center standards ~~Child day care.~~

An adult or child day care center shall require a transportation plan, which shall be submitted as part of a zoning clearance application. The plan shall include a written and visual description of the loading and unloading, parking and traffic circulation areas. The director of the department of public service or designee shall review the transportation plan, and may modify or deny the plan for safety reasons.
~~A child day care center shall be subject to the requirements of Ohio Revised Code Chapter 5104 and the following conditions:~~

~~As part of the application for a certificate of zoning clearance for a child day care center as a principal use or as an accessory use, the center operator shall submit a transportation plan which describes in text and plan the manner of child loading and unloading, parking and traffic circulation. The director shall consult with the director of public service and/or their designee concerning the safety of such plan and may modify or deny the application for safety reasons.~~

SECTION 17. That existing Section 3333.258 of the Columbus City Codes is hereby amended to read as follows:

3333.258 Agricultural and sustainable development ~~stable~~ standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in any apartment residential district contained in this chapter without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing, including produce stands, of products raised on the premises, provided that:

1. The agricultural use is located on-premises and on a minimum lot area of one (1) acre; and
2. A poultry and livestock building, structure and yard is located on-premises and is located a minimum distance of 100 feet from a lot or street line; and
3. Poultry and livestock for sale are kept in approved enclosures.
4. The agricultural standards comply with the appropriate regulations of the Columbus Health Department.

B. A stable may be erected in any residential district contained in this chapter provided that:

1. The stable is located on-premises and on a minimum lot area of five acres; and
2. The stable complies with the appropriate regulations of the Columbus Health Department.

C. On lot areas of less than one (1) acre, Produce Stands shall be allowed as an accessory use to the parcel's primary use or the on-site agricultural use in any residential district, subject to the following:

1. The Produce Stand may be in operation during the growing season. The growing season is considered to be the months of April through December.
2. Sales shall be limited to two (2) days per week.
3. Sales shall be limited to between 8:00 a.m. and 8:00 p.m.
4. Only one (1) Produce Stand is permitted per parcel.
5. For parcels that contain a dwelling unit, Produce Stands must be removed from the premises or stored inside a structure at the end of each day
6. For parcels that contain a dwelling unit, one (1) sign that is non-illuminated and with a maximum area of four (4) square feet, may be displayed during the growing season but must be removed from the premises or stored inside a structure at other times of the year. All signs shall comply with zoning code standards of Chapter 3376 On Premises Signs in Residential Districts.
7. For parcels that do not contain a dwelling unit, Produce Stands or Signs do not need to be stored or removed. Furthermore, two (2) signs that are non-illuminated and with a maximum area of four (4) square feet, may be displayed.
8. The area used for the Produce Stand shall comply with the vision clearance requirements of zoning code Chapter 3321.05 General Site Development Standards.

D. Solar energy collection may be conducted in any residential district contained in this chapter, subject to the following

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 18. That existing Section 3333.259 of the Columbus City Codes is hereby amended to read as follows:

3333.259 Prohibited uses and activities.

No person in any residentially zoned district as defined in Chapter 3303, C.C., shall store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any:

(1) Lumber or other building materials except those related to projects for which a valid building permit has been issued and except firewood for the personal use of the resident in the rear or side yard;

- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat, shipping container, or trailer except as provided for by Chapter 3342, Off-Street Parking and Loading;
- (3) Parts of any item listed in (2) above including tires;
- (4) Equipment or materials used in the construction trade;
- (5) Machinery or household appliance (not including equipment required for solar energy collection);
- (6) Junk;
- (7) Salvage; or
- (8) Upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony.

For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.

SECTION 19. That existing Section 3343.274 of the Columbus City Codes is hereby amended to read as follows:

3343.274 Prohibited uses and activities.

No person in any residentially zoned district as defined in Chapter 3303, C.C., shall store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any:

- (1) Lumber or other building materials except those related to projects for which a valid building permit has been issued and except firewood for the personal use of the resident in the rear or side yard;
- (2) Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat, shipping container, or trailer except as provided for by Chapter 3312, Off-Street Parking and Loading;
- (3) Parts of any item listed in (2) above including tires;
- (4) Equipment or materials used in the construction trade;
- (5) Machinery or household appliance (not including equipment required for solar energy collection);
- (6) Junk;
- (7) Salvage; or
- (8) Upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony.

For purposes of this section an enclosed porch or balcony shall mean a platform located at and attached to or abutting against the entrance to a building, completely covered by a roof and completely enclosed by fully intact glass and/or fully intact screens. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.

SECTION 20. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3343.275, reading as follows:

3343.275 Agricultural and sustainable development standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in any Manufactured Home Park district without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing, including produce stands, of products raised on the premises, provided that:

- 1. The agricultural use is located on-premises and on a minimum lot area of one (1) acre; and
- 2. A poultry and livestock building, structure and yard is located on-premises and is located a minimum distance of 100 feet from a lot or street line; and
- 3. Poultry and livestock for sale are kept in approved enclosures.
- 4. The agricultural standards comply with the appropriate regulations of the Columbus Health Department.

B. Solar energy collection may be conducted in any Manufactured Home Park district, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 21. That existing Section 3345.164 of the Columbus City Codes is hereby amended to read as follows:

3345.164 Agricultural and sustainable development stable standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in any Planned Unit Development district ~~as allowed by this chapter~~ without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing, including produce stands, of products raised on the premises, provided that:

1. The agricultural use is located on-premises and on a minimum lot area of one (1) acre; and
2. A poultry and livestock building, structure and yard is located on-premises and is located a minimum distance of 100 feet from a lot or street line; and
3. Poultry and livestock for sale are kept in approved enclosures.
4. The agricultural standards comply with the appropriate regulations of the Columbus Health Department.

B. A stable may be erected in any Planned Unit Development district ~~residential district contained in this chapter~~ provided that:

1. The stable is located on-premises and on a minimum lot area of five acres; and
2. The stable complies with the appropriate regulations of the Columbus Health Department.

C. On lot areas of less than one (1) acre, Produce Stands shall be allowed as an accessory use to the parcel's primary use or the on-site agricultural use as provided for in this chapter ~~in any residential district~~, subject to the following:

1. The Produce Stand may be in operation during the growing season. The growing season is considered to be the months of April through December.
2. Sales shall be limited to two (2) days per week.
3. Sales shall be limited to between 8:00 a.m. and 8:00 p.m.
4. Only one (1) Produce Stand is permitted per parcel.
5. For parcels that contain a dwelling unit, Produce Stands must be removed from the premises or stored inside a structure at the end of each day
6. For parcels that contain a dwelling unit, one (1) sign that is non-illuminated and with a maximum area of four (4) square feet, may be displayed during the growing season but must be removed from the premises or stored inside a structure at other times of the year. All signs shall comply with zoning code standards of Chapter 3376 On Premises Signs in Residential Districts.
7. For parcels that do not contain a dwelling unit, Produce Stands or Signs do not need to be stored or removed. Furthermore, two (2) signs that are non-illuminated and with a maximum area of four (4) square feet each, may be displayed.
8. The area used for the Produce Stand shall comply with the vision clearance requirements of zoning code Chapter 3321.05 General Site Development Standards.

D. Solar energy collection may be conducted in any Planned Unit Development district, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 22. That existing Section 3347.124 of the Columbus City Codes is hereby amended to read as follows:

3347.124 Agricultural and sustainable development stable standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in any Planned Community district ~~as allowed by this chapter~~ without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing, including produce stands, of products raised on the premises, provided that:

1. The agricultural use is located on-premises and on a minimum lot area of one (1) acre; and
2. A poultry and livestock building, structure and yard is located on-premises and is located a minimum distance of 100 feet from a lot or street line; and
3. Poultry and livestock for sale are kept in approved enclosures.
4. The agricultural standards comply with the appropriate regulations of the Columbus Health Department.

B. A stable may be erected in any Planned Community district ~~residential district contained in this chapter~~ provided that:

1. The stable is located on-premises and on a minimum lot area of five acres; and
2. The stable complies with the appropriate regulations of the Columbus Health Department.

C. On lot areas of less than one (1) acre, Produce Stands shall be allowed as an accessory use to the parcel's primary use or the on-site agricultural use as provided for in this chapter ~~in any residential district~~, subject to the following:

1. The Produce Stand may be in operation during the growing season. The growing season is considered to be the months of April through December.
2. Sales shall be limited to two (2) days per week.
3. Sales shall be limited to between 8:00 a.m. and 8:00 p.m.
4. Only one (1) Produce Stand is permitted per parcel.
5. For parcels that contain a dwelling unit, Produce Stands must be removed from the premises or stored inside a structure at the end of each day.
6. For parcels that contain a dwelling unit, one (1) sign that is non-illuminated and with a maximum area of four (4) square feet, may be displayed during the growing season but must be removed from the premises or stored inside a structure at other times of the year. All signs shall comply with zoning code standards of Chapter 3376 On Premises Signs in Residential Districts.
7. For parcels that do not contain a dwelling unit, Produce Stands or Signs do not need to be stored or removed. Furthermore, two (2) signs that are non-illuminated and with a maximum area of four (4) square feet each, may be displayed.
8. The area used for the Produce Stand shall comply with the vision clearance requirements of zoning code Chapter 3321.05 General Site Development Standards.

D. Solar energy collection may be conducted in any Planned Community district, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 23. That existing Section 3349.03 of the Columbus City Codes is hereby amended to read as follows:

3349.03 Permitted uses.

Within an I-institutional district, no building or premise shall be used and no building shall be erected, constructed, altered or enlarged which is arranged, intended or designed to be used for any use or purpose except:

- (a) Apothecary (limited to the sale of pharmaceuticals and medical supplies);
- (b) ~~Church~~ Religious Facility;
- (c) Clinic, dental or medical;
- (d) Electric substation;

- (e) Fire station;
- (f) Funeral home;
- (g) Gas regulator station;
- (h) Laboratory, dental or medical;
- (i) Library (public);
- (j) Museum (public);
- (k) Optician;
- (l) Police station;
- (m) Post office;
- (n) Telephone exchange;
- (o) Utility pumping station;
- (p) All non-residential uses permitted in the C-2 Commercial zoning district, subject to the development standards contained in this chapter ~~Offices, medical, dental, religious, education or charitable institution;~~
- (q) General hospital;
- (r) Home for the aging, nursing home, rest home;
- (s) Schools ~~(public, parochial or private);~~
- (t) Public park;
- (u) Public playground;
- (v) Nursery school;
- (w) Housing for the elderly, with a density not to exceed one dwelling unit per 2,500 square feet of lot area;
- (x) Adult and child day care center
An adult or child day care center shall require a transportation plan, which shall be submitted as part of a zoning clearance application. The plan shall include a written and visual description of the loading and unloading, parking and traffic circulation areas. The director of the department of public service or designee shall review the transportation plan, and may modify or deny the plan for safety reasons. Child day care center subject to the requirements of Ohio Revised Code Chapter 5104 and the following additional conditions: As part of the application for a certificate of zoning clearance, the center operator shall submit a transportation plan which describes in text and plan the manner of child loading and unloading, parking and traffic circulation. The director shall consult with the director of public service and/or their designee concerning the safety of such plan and may modify or deny the application for safety reasons.
- (y) Solar energy collection

SECTION 24. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3349.05, reading as follows:

3349.05 Agricultural and sustainable development standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted as allowed by this chapter without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing of produce grown on premise.

B. Solar energy collection may be conducted, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 25. That existing Section 3351.03 of the Columbus City Codes is hereby amended to read as follows:

3351.03 C-1 permitted uses.

The following are uses permitted in the C-1, Neighborhood Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-1 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-1, district.

A. All office uses as listed in C.C. 3353.

B. Commercial uses including:

Baked Goods Stores

Barber Shops, Beauty and Nail Salons

Bicycle Shop

Book, Newspaper and Magazine Stores (2,000 square feet or less)

Butcher Shops, Fish, Meat, and Seafood Markets (2,000 square feet or less)

Cafes, Delicatessens and Restaurants (2,000 square feet or less)

Coin-Operated Laundries

Confectionery and Nut Stores

Drug Stores and Pharmacies

Dry Cleaning and Laundry Services (Drop off depot only)

Florists

Fruit and Vegetable Markets

Gift, Novelty, and Souvenir Stores

Grocery Stores

Health Supplement and Personal Care Stores

Ice Cream and Yogurt Stores

Post Office

Specialty Food Stores

Tailors

C. Commercial uses, subject to the additional provisions of C.C. 3351.05, including:

Adult and Child Day Care Centers

Rooftop Telecommunications

Solar energy collection

Veterinarians (Limited practice)

D. Dwelling units, as allowed under C.C. 3351.05.

SECTION 26. That existing Section 3351.05 of the Columbus City Codes is hereby amended to read as follows:

3351.05 C-1 district development limitations.

A. Adult and child day care ~~center~~ centers shall provide a transportation plan submitted as part of the zoning clearance application. The plan shall include a description of the loading and unloading, parking and traffic circulation areas. The Director of the department of public service ~~services~~ or designee, shall review the transportation plan, and may approve, modify, or disapprove the plan for safety reasons.

B. Dwelling units only when located above uses permitted in this district.

C. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure 50 feet or more in height provided that it is in accordance with C.C. 3309.142(C).

D. Veterinarians in this zoning district are limited to small animal practice and may not provide long-term boarding or have outside runs or stables. (Also see the C-4 district)

E. Solar energy collection may be conducted, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.

2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 27. That existing Section 3353.03 of the Columbus City Codes is hereby amended to read as follows:

3353.03 Permitted uses.

The following are uses permitted in the C-2, Office Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-2 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The Director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-2, district.

A. Offices for administrative and support services, examples include:

- Administrative and Support Services
- Business Service Centers and Support Services
- Collection Agencies
- Convention and Visitors Bureaus
- Court Reporting and Stenotype Services
- Credit Bureaus
- Document Preparation Services
- Employment Services and Placement Agencies
- Facilities Support Services
- Professional Employer Organizations
- Repossession Services
- Telephone Answering Services
- Telemarketing Bureaus
- Telephone Call Centers
- Temporary Help Services
- Tour Operators
- Travel Agencies, Travel Arrangement and Reservation Services

B. Offices and/or Clinics for Health Care and Social Assistance, examples include:

- Ambulatory Health Care Services
- Chiropractors, Dentists, Optometrists, Physicians and Podiatrists
- Diagnostic Imaging Centers
- Family Planning Centers
- Freestanding Ambulatory Surgical and Emergency Centers
- HMO Medical Centers (Urgent Care)
- Home Health Care Services
- Kidney Dialysis Centers
- Medical and Diagnostic Laboratories
- Mental Health Practitioners
- Miscellaneous Health Practitioners
- Outpatient Care Centers
- Outpatient Mental Health Centers
- Physical, Occupational and Speech Therapists and Audiologists
- Social Services

C. Offices for Finance and Insurance, examples include:

- Banking, Commercial and Personal

- Brokerage, Commodity and Securities Exchanges
- Claims Adjusting Offices
- Commodity Contracts Brokerage and Dealing
- Consumer Lending
- Credit Unions
- Direct Casualty, Health, Life, Medical, Property and Title Insurance Carriers
- Financial Transactions Processing, Reserve and Clearinghouse Activities
- Funds, Trusts, and Other Financial Vehicles
- Insurance Agencies, Brokerages, Carriers and Employee Benefit Funds
- International Trade Financing
- Investment Advice and Banking and Securities Dealing
- Mortgage and Non-mortgage Loan Brokers
- Pension Funds
- Savings Institutions
- Trusts, Estates, Fiduciary and Agency Accounts
- D. Offices for Public and Miscellaneous Purposes, examples include:
 - Business, Professional, Labor, Political and Similar Organizations
 - Conservation, Environment and Wildlife Organizations
 - Civic and Social Organizations
 - Human Rights Organizations
 - Libraries
 - Local, County, State and Federal Government
 - Public Fire Stations
 - Religious, Grant making, Civic, Professional and Similar Organizations
 - Social Advocacy Organizations
 - Voluntary Health Organizations
- E. Offices for Professional, Scientific and Technical Services examples include:
 - Accounting and Bookkeeping Services
 - Advertising Services
 - Administrative and General Management Consulting Services
 - Architectural, Drafting, Engineering, Graphic and Landscape Design Services
 - Bank Holding Companies
 - Certified Public Accountants
 - Contractors
 - Computer Centers, Programming and Systems Design Services
 - Corporate, Subsidiary and Regional Managing
 - Display Advertising
 - Human Resources and Executive Search Consulting Services
 - Interior Design Services
 - Industrial Design Services
 - Lawyers and Legal Services
 - Management, Companies and Enterprises and Consulting Services
 - Marketing Consulting, Public Opinion Polling and Research Services
 - Notaries
 - Payroll Services
 - Process, Physical Distribution and Logistics Consulting Services
 - Public Relations Agencies
 - Real Estate Agents and Brokers
 - Surveying and Mapping Services
 - Tax Preparation Services
 - Title Abstract and Settlement

- Translation and Interpretation Services
- F. Non-Office Commercial Facilities including:
 - Art Studios (No retail sales)
 - Electronic and Telephone Mail Order Processing Centers
 - Educational Facility, Business, Computer, Management and Training Facilities
 - Educational Facility, Professional, Secretarial, Technical and Trade
 - Internet Providers, Web Search Portals and Data Processing Services
 - Libraries and Museums
 - Music Publishers
 - Ohio Medical Marijuana Control Program Testing Laboratory
 - Photography Studios, Commercial and Portrait
 - Post Offices
 - Public Park and Recreation Centers
 - Radio and Television Broadcasting Stations and Studios
 - Recording Studios
 - Religious Facilities
 - Schools (as defined in C.C. 3303)
- G. Non-Office Commercial Uses, subject to the additional provisions of C.C. 3353, including:
 - Adult and Child Day Care Centers
 - Monopole Telecommunication Antennas
 - Solar Energy Collection
 - Veterinarians (Limited practice)
- H. Dwelling units, as allowed under C.C. 3353.05.

SECTION 28. That existing Section 3353.05 of the Columbus City Codes is hereby amended to read as follows:

3353.05 C-2 district development limitations.

- A. Adult and child day care ~~center centers~~ shall provide a transportation plan submitted as part of the zoning clearance application. The plan shall include a description of the loading and unloading, parking and traffic circulation areas. The director of the department of public service services or designee shall review the transportation plan, and may approve, modify, or disapprove the plan for safety reasons.
- B. Dwelling units only when located above uses permitted in this district.
- C. Monopole telecommunication antennas require a special permit before being erected on any property or parcel listed on the Columbus Register of Historic Properties or that is included in an architectural review commission area.
- D. The following standards for monopole telecommunication antennas apply:
 1. A certificate of zoning clearance may be issued only after the following conditions have been met:
 - a. Affidavits have been submitted by the applicant and placed on file with the director attesting to the lack of any reasonable alternative, including collocation and concealment, to the construction of the monopole antenna as well as documentation of this finding;
 - b. Affidavits have been submitted by the applicant and placed on file with the director attesting to the owner's willingness to allow other entities to rent or lease space for additional antennas on the monopole antenna for commercially reasonable terms.
 2. The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening.
 3. At no time shall any monopole telecommunication antenna have affixed or attached to it in any way any lights, reflectors, signs, banners, graphics, or other illumination device, except as

required by the Federal Aviation Administration or the Federal Communications Commission. All exterior finishes shall be, unless otherwise required, neutral gray in color.

4. The base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.

5. Monopole telecommunication antennas are exempt from C.C. 3312 and C.C. 3309.14 up to a maximum height of:

- a. 100 feet if built for one or more providers;
- b. 150 feet if built for two or more providers.

6. Within 180 days of the termination of use of the monopole telecommunication antenna, the monopole telecommunication antenna and all associated structures and buildings shall be removed from the site or will be declared a nuisance as per C.C. 4107.

E. A rooftop telecommunication installation for receiving or transmitting wireless telecommunications may be erected on any existing legal structure 50 feet or more in height provided that it is in accordance with C.C. 3309.142(C).

F. Veterinarians in this zoning district are limited to small animal practice and shall not provide long-term boarding, no kenneling, and no outside runs or stables. (Also see the C-4 district)

E. Solar energy collection may be conducted, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 29. That existing Section 3355.05 of the Columbus City Codes is hereby amended to read as follows:

3355.05 C-3 district development limitations.

A. Adult and child day care ~~center~~ centers shall provide a transportation plan submitted as part of the zoning clearance application. The plan shall include a description of the loading and unloading, parking and traffic circulation areas. The director of the department of public ~~service~~ services or designee shall review the transportation plan, and may approve, modify, or disapprove the plan for safety reasons.

B. Crematory when in compliance with applicable provisions of the special permit requirements.

C. Dwelling units only when located above uses permitted in this district.

D. Parking lots and Parking Garages, (Both Private and Public).

1. Dwelling units are permitted above parking garages or parking lots only if the parking facilities are adjoining to one or more other uses listed in C.C. 3351, C.C. 3353, or C.C. 3355. The parking garage or parking lot shall be located within the same structure as these uses.

2. Required adjoining uses specified in subsection (D)(1) of this section must occupy the entire length of at least one property frontage as defined in C.C. 3303 except that driveways and pedestrian entrances to the parking lot or garage are permitted provided that said driveways and pedestrian entrances occupy no more than 20 percent of the length of that frontage.

SECTION 30. That existing Section 3356.03 of the Columbus City Codes is hereby amended to read as follows:

3356.03 C-4 permitted uses.

The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-4 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The Director may use the current NAICS or its successor, as

one document in making decisions as to the appropriateness of any future use permitted to be in the C-4, district.

A. All uses listed in C.C. 3351, C.C. 3353 and C.C. 3355.

B. Commercial uses allowing dwelling units above the primary use, including:

- Appliance Stores
- Automotive Accessories, Parts and Tire Stores
- Automobile and Light Truck Dealers
- Automobile Driving Training Facility
- Automotive Sales, Leasing and Rental
- Bars, Cabarets and Nightclubs
- Blood and Organ Banks
- Building Material and Supplies Dealers
- Caterers
- Check Cashing and Loans
- Community Food Pantry
- Consumer Goods Rental
- Discount Department Stores
- Electronics Stores
- Floor Covering Stores
- Furniture and Home Furnishings Stores
- General Merchandise Stores
- Home Centers
- Household and Personal Goods Maintenance and Repair
- Linen and Uniform Supply
- Missions/Temporary Shelters
- Motorcycle, Boat, and Other Motor Vehicle Dealers
- Motor Vehicle Accessories and Parts Dealers
- Ohio Medical Marijuana Control Program Retail Dispensary
- Outdoor Power Equipment Stores
- Parking Lots and Parking Garages as allowed in C.C. 3356.05
- Pawn Brokers
- Recreational Vehicle Dealers
- Reupholster and Furniture Repair
- Sporting Goods and Outfitters Stores
- Supermarkets
- Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing
- Used Merchandise Stores
- Vending Machine Operators
- Warehouse Clubs and Super Centers

C. Commercial uses not allowing dwelling units above the primary use, including:

- Automotive Maintenance and Repair
- Bowling Centers
- Carpet and Upholstery Cleaning Services
- Drive-In Motion Picture Theaters
- Exterminating and Pest Control Services
- Farm Equipment and Supply Stores
- Garden, Landscaping and Nursery Centers and Sales
- Hotels and Motels
- Hotels, Extended Stay
- Hospitals
- Janitorial Services

Lawn and Garden Equipment and Supplies Stores
Limousine and Taxi Service
Paint and Wallpaper Stores
Performing Arts, Spectator Sports and Related Industries
Sports Training or Exhibition Facilities
Theaters, Dance Companies and Dinner Theaters

D. Commercial uses not allowing dwelling units above the primary use and subject to the additional provisions of C.C. 3356.05, including:

Animal Shelter
Amusement Arcade
Halfway House
Veterinarians (unlimited practice)

E. Dwelling units, as allowed under C.C. 3356.05.

SECTION 31. That existing Section 3357.12 of the Columbus City Codes is hereby amended to read as follows:

3357.12 Development standards ~~and~~ Distance requirements.

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

A. Nothing in this section shall be construed to permit any such institution now located in any district zoned for business, by acquiring premises therein or erecting additional buildings thereon to shorten the 100-foot limit between such institutional structure heretofore erected, and such proposed filling station structure as defined by this Zoning Code;

~~B. Nothing in this section shall be construed to prohibit the erection or maintenance of automobile sales or display rooms or buildings with automobile service stations connected thereto. Such automobile service stations connected to buildings, or automobile sales or display rooms, shall have no vehicle entrance located upon the same street with and within 150 feet of any part of the building structure of any public or parochial school, playground, public library, church, hospital, orphanage or children's home heretofore erected. Distance shall be measured along and parallel with street or alley lines, and when such lines extend across a street the same shall be considered as crossing the same at right angles;~~

~~C.~~ It is further provided, however, that in the event the governing body of such public or parochial school, church, playground, public library, hospital, orphanage or children's home, files its consent in writing with the Director or an authorized representative, a fuel sales establishment or filling station may be erected or established nearer than 100 feet, but not nearer than 50 feet from the building structure of any such institution.

C. Solar energy collection may be conducted as an accessory use, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 32. That existing Section 3357.14 of the Columbus City Codes is hereby amended to read as follows:

3357.14 Accessory ~~uses to service stations rental and storage of vehicles and trailers.~~

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

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

SECTION 33. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3363.33, reading as follows:

3363.33 Agricultural and sustainable development standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in the M Manufacturing District without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing of produce grown on premise.

B. Solar energy collection may be conducted, subject to the following:

- 1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
- 2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 34. That existing Section 3365.21 of the Columbus City Codes is hereby amended to read as follows:

3365.21 Height and area regulations.

Height and area regulations in the M-1 Manufacturing District are:

(a) Height limit

As shown on the Zoning Map and as provided in C.C. 3309.14 and 3309.141.

(b) Area regulations

(1) Front yards and street side yards:

Within an M-1 Manufacturing District no building or structure or portion thereof shall be erected in advance of the building line (setback line) herein established as follows:

Major Thoroughfare

80-foot right-of-way or greater - set back ~~200~~ 125 feet from ~~center~~ right-of-way line.

Secondary Thoroughfare

50-foot to 80-foot right-of-way - set back ~~125~~ 75 feet from ~~center~~ right-of-way line

Other

less than 50-foot right-of-way - set back ~~100~~ 50 feet from ~~center~~ right-of-way line.

(2) Side yards:

The minimum distance of any building, structure or portion thereof from the side lot line shall be as follows:

Contiguous industrial lots - 25 feet

Where less objectionable industry as listed in C.C. 3365.02 to 3365.08 is located contiguous to any apartment residential or residential district - 100 feet

Where more objectionable industry as listed in C.C. 3365.09 to 3365.15 is located contiguous to any apartment residential or residential district - 600 feet

(3) Rear yards:

The same requirements as apply to side yards shall apply to rear yards. However, the provisions of this section shall not be construed to reduce the required minimum distance from any residential or apartment residential district as set forth in C.C. 3311.15 through 3311.28 and 3365.27 through 3365.35.

SECTION 35. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3365.27, reading as follows:

3365.27 Agricultural and sustainable development standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in the M-1 Manufacturing District without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing of produce grown on premise.

B. Solar energy collection may be conducted, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 36. That existing Section 3367.01 of the Columbus City Codes is hereby amended to read as follows:

3367.01 M-2 manufacturing district.

In a M-2 Manufacturing District, the following uses are permitted:

A. One or more uses as specified in C.C. 3367.02 through 3367.085.

B. All non-residential uses permitted in the C-2 Commercial zoning district and sports training or exhibition facilities ~~Offices.~~

C. Accessory uses as specified in this chapter, and

D. An adult entertainment establishment and an adult store.

All performance standards of this chapter shall apply.

SECTION 37. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3367.21, reading as follows:

3367.21 Agricultural and sustainable development standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted in the M-2 Manufacturing District without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing of produce grown on premise.

B. Solar energy collection may be conducted, subject to the following:

1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 38. That existing Section 3367.31 of the Columbus City Codes is hereby amended to read as follows:

3367.31 Day care center and school standards ~~Child day care.~~

An adult or child day care center shall require a transportation plan, which shall be submitted as part of a zoning clearance application. The plan shall include a written and visual description of the loading and unloading, parking and traffic circulation areas. The director of the department of public service or designee shall review the transportation plan, and may modify or deny the plan for safety reasons.
~~A child day care center may be an accessory use subject to the requirements of Ohio Revised Code Chapter 5104 and the following additional conditions:~~

~~(a) A center shall be associated with and accessory to a less objectionable manufacturing use for employee convenience and be established in a building occupied by the principal use; and~~

~~(b) As part of the application for a certificate of zoning clearance, the center operator shall submit a transportation plan which describes in text and plan the manner of child loading and unloading, parking~~

~~and traffic circulation. The director shall consult with the director of public service and/or their designee concerning the safety of such plan and may modify or deny the application for safety reasons.~~

SECTION 39. That existing Section 3369.02 of the Columbus City Codes is hereby amended to read as follows:

3369.02 Permitted uses.

Within the EQ excavation and quarrying district, no building or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for any purpose except:

- (a) Farming, agriculture and truck gardening;
- (b) Excavation of gravel and sand;
- (c) Quarrying of limestone or other rock;
- (d) Location of temporary processing plants and equipment for the extracting, processing and stock piling of sand, gravel or stone, which plants shall be dismantled and removed within a period of four months following the cessation of operations.
- (e) Solar energy collection

SECTION 40. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3369.12, reading as follows:

3369.12 Agricultural and sustainable development standards.

A. An agricultural use, farm, field crops, garden, greenhouse, or nursery may be conducted as allowed by this chapter without restriction as to the operation of incidental vehicles and machinery or restriction as to the incidental sale and marketing of produce grown on premise.

B. Solar energy collection may be conducted, subject to the following:

- 1. Equipment directly related to the gathering of solar energy shall be exempt from screening requirements.
- 2. Electricity collected on-site may be distributed off-site for use or sale.

SECTION 41. That existing Section 3372.606 of the Columbus City Codes is hereby amended to read as follows:

3372.606 Graphics.

Graphics standards are as follows:

A. In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premises signs, billboards, signs with flashing lights or bare bulbs, rotating signs, pole signs, automatic changeable copy signs, bench signs, and roof signs.

B. Menu boards shall only be permitted as an accessory to a pick up unit and shall be subject to the following standards:

- 1. Each order point may provide an aggregate area of up to 30 square feet for menu boards.
- 2. Menu boards shall not be located between the building and a street right-of-way.
- 3. Menu boards shall not be located within 50 feet of a residential zoning district.
- 4. Freestanding menu boards shall not exceed a height of 6 feet from grade.
- 5. Menu boards shall not be subject to this overlay's restrictions regarding automatic changeable copy. However, images and messages displayed shall be static, and the transition from one static display to another shall be instantaneous to the human eye without any transition effects. Transition effects include wipes, fades, or other special effects.

SECTION 42. That existing Section 3372.706 of the Columbus City Codes is hereby amended to read as follows:

3372.706 Graphics.

Graphics standards are as follows:

A. A graphic or sign for a commercial use shall comply with provisions, in particular the Table of Elements, as they pertain to a Commercial Planned Development District (CPD); i.e. using a mass factor of two to determine the allowable graphic area.

B. In addition to signs prohibited in Chapter 3375, the following types of signs are not permitted: off-premises signs, billboards, signs with flashing lights or bare bulbs, rotating signs, pole signs, automatic changeable copy signs, bench signs, and roof signs.

C. Ground Sign.

1. Only one ground sign is permitted per development parcel.
2. Only a monument type ground sign is permitted.
3. The sign base shall be integral to the overall sign design and compliment the design of the building and landscape.
4. The setback for a ground sign shall be a minimum of 15 feet.
5. The height of a ground sign shall not exceed six feet above grade.
6. When indirectly lighting a ground sign, the light source shall be screened from motorist view.

D. Wall Sign.

1. Multiple wall signs, including those for individual tenants, are permitted on the primary building frontage provided the aggregate graphic area does not exceed the allowable graphic area for its building frontage. Each tenant is permitted a wall sign of a size determined by the wall area corresponding to its individual frontage provided the aggregate graphic area of all individual tenant signs does not exceed the allowable graphic area for its corresponding building frontage.
2. For a use fronting on more than one street, a wall sign with a maximum area of 30 square feet is permitted on the secondary building frontage.

~~E. The following signs are permitted in addition to the primary sign:~~

- ~~1. Pickup unit sign(s) with a total graphic area not to exceed 20 square feet~~

E. Menu boards shall only be permitted as an accessory to a pick up unit and shall be subject to the following standards:

1. Each order point may provide an aggregate area of up to 30 square feet for menu boards.
 2. Menu boards shall not be located between the building and a street right-of-way.
 3. Menu boards shall not be located within 50 feet of a residential zoning district.
 4. Freestanding menu boards shall not exceed a height of 6 feet from grade.
 5. Menu boards shall not be subject to this overlay's restrictions regarding automatic changeable copy. However, images and messages displayed shall be static, and the transition from one static display to another shall be instantaneous to the human eye without any transition effects.
- Transition effects include wipes, fades, or other special effects.

SECTION 43. That existing Section 3372.806 of the Columbus City Codes is hereby amended to read as follows:

3372.806 Graphics.

Graphics standards are as follows:

A. In addition to signs prohibited in Chapter 3375, the following types of signs are not permitted: off-premises signs, billboards, signs with flashing lights or bare bulbs, rotating signs, pole signs, automatic changeable copy signs, bench signs, and roof signs.

~~B. Pickup unit signs are permitted in addition to a use's primary sign but shall not be visible from the public right of way or from adjacent residentially zoned property.~~

B. Menu boards shall only be permitted as an accessory to a pick up unit and shall be subject to the following standards:

1. Each order point may provide an aggregate area of up to 30 square feet for menu boards.
2. Menu boards shall not be located between the building and a street right-of-way.

- 3. Menu boards shall not be located within 50 feet of a residential zoning district.
- 4. Freestanding menu boards shall not exceed a height of 6 feet from grade.
- 5. Menu boards shall not be subject to this overlay's restrictions regarding automatic changeable copy. However, images and messages displayed shall be static, and the transition from one static display to another shall be instantaneous to the human eye without any transition effects.
- Transition effects include wipes, fades, or other special effects.

C. Standards for ground signs for commercially zoned parcels less than five acres, the following standards shall apply:

The minimum sign setback shall be six feet from the right-of-way. Signs located between the minimum setback and ten feet from the right-of-way shall not exceed six feet in height, have a maximum overall sign area of 60 square feet, with the graphic area not exceeding 40 square feet. Signs set back greater than ten feet from the right-of-way shall not exceed eight feet in height, have a maximum overall sign area not exceeding 80 square feet, with the graphic area not exceeding 50 square feet.

D. Standards for ground signs for commercially zoned parcels equal to or greater than five acres, the following standards shall apply:

- 1. Single-tenant buildings.
 - (a) The sign shall be set back a minimum of 20 feet from the right-of-way.
 - (b) The sign height shall not exceed 20 feet.
 - (c) The overall sign area shall not exceed 160 square feet with the graphic area not to exceed 80 square feet.
- 2. Multi-tenant buildings.
 - (a) The sign shall be set back a minimum of 20 feet from the right-of-way.
 - (b) The sign height shall not exceed 30 feet.
 - (c) The overall sign area shall not exceed 320 square feet with the graphic area not to exceed 160 square feet.

E. General Standards for all Ground Signs

- 1. The sign base shall be between 18 inches to 36 inches in height and as long and wide as the sign structure itself.
- 2. The sign base shall be landscaped with either low shrubs or perennial plantings for a minimum two feet perimeter around the sign base.
- 3. The sign base shall be constructed of limestone or limestone veneer, horizontally coursed with flush raked mortar joints. Any caps on walls or piers should be continuous natural stone caps) shall be incorporated into the sign design. The stone shall be used as the sign base, but is not limited to this part of the sign.

F. Cemetery Signs. In lieu of a monument sign, a lot that is used specifically for a cemetery is permitted to incorporate a sign into an entrance gate or fence adjacent to the corridor.

SECTION 44. That sections 3303.19, 3307.06, 3307.12, 3310.05, 3312.21, 3321.11, 3332.040, 3332.041, 3332.289, 3333.02, 3333.025, 3333.03, 3333.035, 3333.04, 3333.06, 3333.258, 3333.259, 3343.274, 3343.275, 3345.164, 3347.124, 3349.03, 3349.05, 3351.03, 3351.05, 3353.03, 3353.05, 3355.05, 3356.03, 3357.12, 3357.14, 3363.33, 3365.21, 3365.27, 3367.01, 3367.21, 3367.31, 3369.02, 3369.12, 3372.606, 3372.706, 3372.806, 3363.33, 3363.34, 3363.35, 3363.36, 3363.37, 3363.38, 3363.39, 3363.40, 3365.27, 3365.28, 3365.29, 3365.30, 3365.31, 3365.32, 3365.33, 3365.34, 3367.21, 3367.22, 3376.23, 3367.24, 3367.25, 3367.26, 3367.27, and 3367.28 of the Columbus City Codes are hereby repealed.

SECTION 45. That this ordinance shall take effect and be in force from and after the earliest period provided by law.