University District Zoning Overlay (UDZO)

Background:
City Council adopted the University District Plan, developed in cooperation with the University Area Commission and community stakeholders, on February 2, 2015. A key recommendation of the plan is that the University Area Planning Overlay be updated to reflect the plan's guidance. Established in 1992, with a significant update in 2002, the overlay works in conjunction with underlying zoning to address the unique development issues associated with the University District. A portion of the overlay area, known as the Impact District, is also subject to design review by the University Area Review Board.

Because of the complexity of a comprehensive overlay update, the initial phase of the process focused on commercial areas, which were deemed the highest priority due to development pressure. This ordinance changes the name of the overlay, provides for a series of organizational and administrative updates, and establishes Neighborhood Commercial and Regional Commercial subareas. The new subareas address issues such as building height, density (floor area ratio), parking requirements, and design guidelines. The updated code also replaces the Urban Commercial Overlay designations within the University District.

Public comment was sought and received through an informational open house, project webpage and survey, and direct contact. Three rounds of property owner mailings were undertaken as part of this process, most recently in conjunction with this ordinance. The proposal was considered and endorsed by the University Area Commission on December 14, 2016 and the University Review Board on December 15, 2016. A public hearing was held on February 22, 2017 at which the Development Commission recommended that City Council adopt the proposed updates.

Development Commission: Approval

Fiscal Impact: None.

Title: To supplement the Columbus City Codes by the enactment of a new Chapter 3325 entitled "University District Zoning Overlay"; to amend existing Section 3118.06 entitled "Appeal"; to amend Section 3372.602 entitled "Overlay Areas"; to repeal existing Sections 3372.500 through 3372.599, collectively known as the "University Area Planning Overlay"; to repeal existing Section 3372.691 entitled "University Urban Commercial Overlay"; and to amend existing Section 3372.681 entitled "North High Street Urban Commercial Overlay"

Whereas, by ordinance 0681-02, Council adopted an update to the University Area Planning Overlay thereby expanding the geographic area known as the Impact District, for which the University Area Review Board had oversight; and

Whereas, by ordinance 0208-2015, Council adopted the University District Plan, which serves as single source for land use and development policy guidance for the University area, building on and replacing prior documents; and

Whereas, a key recommendation of the University District Plan is that the University Area Planning Overlay be updated to reflect the plan's guidance; and

Whereas, proposed changes to the University Area Planning Overlay were developed and presented for public review and comment through property owner mailings, an informational meeting, a project webpage, and a survey; and

Whereas, on December 14, 2016, the University Area Commission endorsed the plan, followed by endorsement by the University Area Review Board on December 15, 2016; and

Whereas, after public notice, a public hearing was held on February 22, 2017 at which the Development Commission unanimously recommended that City Council adopt the proposed updates to the University Area Planning Overlay; now, therefore,

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

Section 1. That the Columbus City Codes, 1959, are hereby supplemented by the enactment of a new Chapter 3325, entitled "University District Zoning Overlay", to read as follows:

Chapter 3325 UNIVERSITY DISTRICT ZONING OVERLAY

3325.001 - Purpose
The University District Zoning Overlay (UDZO) includes development standards that address the unique nature of the University District and serve to implement policies from the University District Plan (2015) and previous planning efforts and studies. Guiding principles include the following:

A. Preserve, stabilize, and improve neighborhoods throughout the University District.
B. Encourage a mix of land uses and variety of housing options to accommodate a diverse population.
C. Promote the use of original contributing buildings in the University Impact District.
D. Improve the physical appearance of the University District.
E. Focus highest density housing on the District's primary corridors closest to the Ohio State University to strengthen neighborhood retail and the walkable, transit supportive nature of the District, and reduce development pressure in areas where lower densities are preferred.
F. Balance parking needs with the need to preserve and enhance the walkable nature of the District and preserve the building stock.
G. Protect public investment in the Ohio State University through higher development standards and guidelines in the University Impact District.

Definitions and Boundaries

3325.011 - Definitions
For the purpose of this chapter, the following definitions shall apply: definitions contained within this section; definitions contained in C.C. 3116.011 to 3116.019, inclusive, excepting only those exclusively applicable to architectural review commission areas or historic preservation listed properties; and definitions contained in Chapter 3303, C.C., and not in conflict with Chapter 3116, C.C. or this subchapter.

A. "Average cornice/eave height" means the result obtained by adding the existing cornice or eave heights, as measured from the respective finished grade line, of each principal residentially zoned and used building on each of five contiguous lots on each side of the subject lot on the same side of the street (disregarding any intersecting right-of-way 60 feet or less) and having frontage on the same street; then dividing the sum by the number of buildings measured. For calculation purposes, the cornice/eave height for a mansard-type roof or other double-pitched roof shall be the point where the roof-pitch changes. *Note: See also height standards within the Neighborhood Commercial (NC) and Regional Commercial (RC) subarea sections of this chapter.*

B. "Balcony" means a platform projecting from a wall of a building. A balcony has a railing or balustrade and is differentiated from a porch in that it is either cantilevered or supported by brackets and serves as a small, open outdoor space.

C. "Calculated floor area" for Residential and Apartment Residential districts means the gross floor area of all spaces, including attics, basements, cellars and crawl spaces, with a floor to ceiling height of six feet or more. Spaces and areas not included are: (1) a space obstructed by structural members, such as roof trusses; (2) the basement of an original contributing building being substantially rehabilitated, unless such space is designed or intended to be inhabited; (3) an open, covered or enclosed exterior or interior stairway (a stairway includes steps, landings, and 12 square feet of floor area per floor), lift, or other means of access from one story to another; (4) a garage or accessory building; and (5) any non-enclosed space outside the exterior walls such as, but not limited to, a porch (including screened), terrace, balcony, walkway, or deck. *Note: See also Floor Area Ratio standards within the Neighborhood Commercial (NC) and Regional Commercial (RC) subarea sections of this chapter.*

D. "Certificate of approval" means a certificate issued by the review board to an applicant stating that the proposed construction, alteration or site improvement is appropriate under the terms of the interim development guidelines of this subchapter and subsequent adopted development guidelines.

E. "Change of use" means an increase or decrease in the number of dwelling units in a building from the number of dwelling units of record.

F. "Contributing building" means a building determined to exhibit the architectural elements and/or lot position common to the original neighborhood character of the District, arranged in relationships reflective of that character. Although typically found in buildings built before 1950, elements of this neighborhood character may be found in successive generation buildings built to the standards of this overlay Determination of contributing status within the University Impact District is made by the University Impact District Review Board. Determination of contributing status outside the University Impact District is made by staff in consultation with the Historic Preservation Officer.

G. "Cornice/eave" means a projecting building element at the top of an exterior building wall or the under part of a sloping roof overhanging a wall.

H. "Deck" means an open and non-roofed platform supported from the ground by piers or posts. A deck's flooring shall allow passage of air and water.

I. "Dumpster" means a cubic yard container for storing refuse as approved by the director of public service.

J. "Finished grade line" means a reference plane established by averaging the finished ground level elevation at ten-foot intervals along a line five feet from and parallel to that portion of the foundation wall of the building and any extension thereof that faces a public street.
K. "Floor area ratio" means the proportion between the floor area of a building(s) and its lot area. Floor area ratio is calculated by dividing the total calculated floor area by the lot area. No portion of any right-of-way shall be considered as part of the lot area. *Note: See also Floor Area Ratio standards within the Neighborhood Commercial (NC) and Regional Commercial (RC) subarea sections of this chapter.*
L. "Impact district" means the University Impact District as bounded in C.C. 3325.023
M. "Lot area" means that area of a lot as bounded by its lot lines.
N. "Landscaped area" means that area required to be planted with grass and/or other live vegetation.
O. "Noncontributing building" means a building determined by the Review Board to exhibit architectural elements and/or lot position uncharacteristic of the original neighborhood character, arranged in relationships that are not in harmony with that character. Although typically found in buildings built after 1950, in some instances pre-1950 buildings may have been radically altered to the point of non-contributing status. Examples of intrusive, incompatible elements found in the area include, but are not limited to: massive building; facades obliterated by decking, stairs, and multilevel porches; stairs located in the front setback; minimal or blank facade treatment; side entrances; imitation mansard-type roof or shallow-pitched roof; first floor level at or below grade; varying cornice height; varying setbacks; front-yard parking; suburban-type deck substituting as a front porch; exposed wood elements; and uncharacteristic building materials.
P. "Porch" means a roofed projection from a building, separated from the rest of the building by its walls, and partially supported by foundation, piers, posts or columns. A porch serves as an open, well-defined area for use as an outdoor room and when required, has a railing or balustrade. A ground floor porch is accessed from either the building's interior or by steps from grade. A porch serving the second floor is accessed from either a building's interior or by stairs located behind the building line.
Q. "Review Board" means the University Impact District Review Board (UIDRB), formerly known as the University Area Review Board (UARB).
R. "Study" means University District Planning Study, report to city council, dated February 28, 1991.
S. "Substantial rehabilitation" means a rehabilitation of a building which meets the following criteria: (1) documentation that the total construction cost, which consists of current project cost plus any cost attributable to rehabilitation of the building within two years prior to the current application, shall exceed fifty percent (50%) of the appraised value of that building, as determined from county tax records; and (2) determination shall be made that such efforts will considerably extend the utility of the building through repair, replacement, alteration or improvement which may include, but is not limited to: structural elements; mechanical, electrical, and plumbing systems; building elements (such as foundation, walls, roof, windows, or doors) and their components; and architectural elements and features (such as porches, dormers, chimneys, gutters or ornamentation).
T. "Terrace" means a non-roofed outdoor platform serving as the roof of the structure below.
U. "Total calculated floor area" means the combined calculated floor area of all buildings on a lot.

V. "Walkway" means an exterior and open pedestrian circulation path either at grade or at any floor level. A walkway may be covered or uncovered, embraced by or extending from the building, and either is cantilevered, supported from the ground by piers or posts, or lies on the ground.

3325.021 - University District Zoning Overlay (UDZO) Boundary

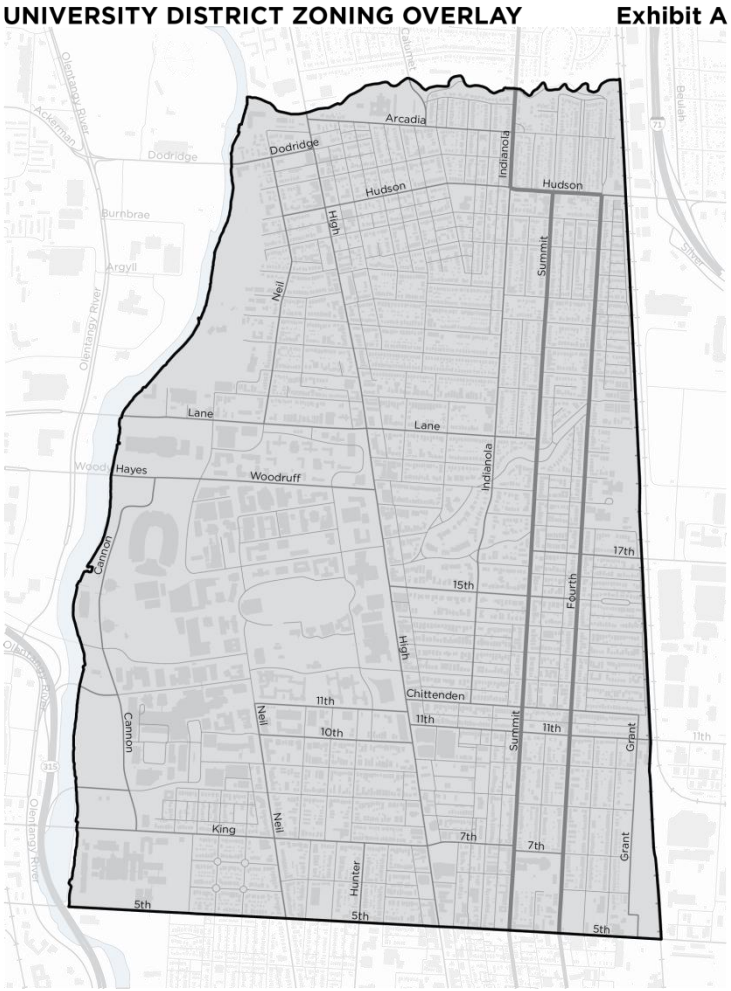

Exhibit A. University District Zoning Overlay (UDZO) Boundary
(See UDZO_Exhibits.pdf)

The University District Zoning Overlay applies to the University District, which is bounded on the north by the centerline of Glen Echo Ravine; on the east by the centerline of the right-of-way of the first railroad east of North Fourth Street; on the south by the centerline of East Fifth Avenue; and on the west by the Olentangy River, each line extended as necessary so as to intersect with adjacent boundaries. The boundaries of the University District Zoning Overlay, as indicated in this chapter and depicted on Exhibit A shall be indicated on the Official Zoning Map.

3325.023 - University Impact District (UID) Boundary

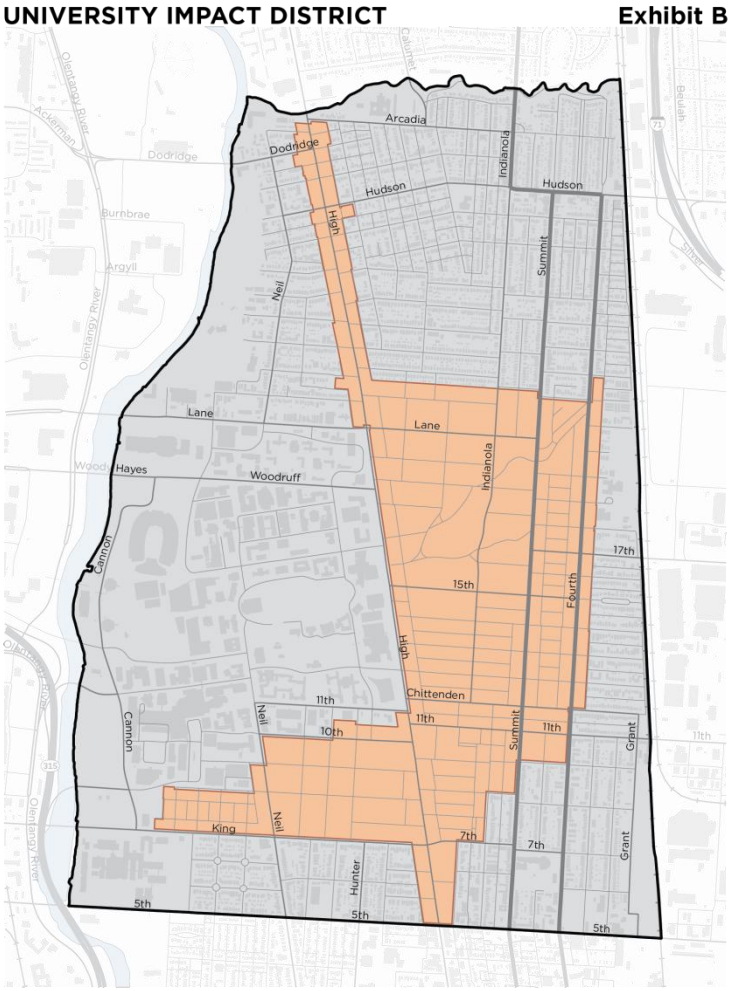

Exhibit B. University Impact District (UID) Boundary
(See UDZO_Exhibits.pdf)

A portion of the University District Zoning Overlay is designated as the University Impact District (UID). All parcels or portions thereof within the impact district are subject to design review as outlined in subsequent sections of this chapter. The University Impact District is depicted on Exhibit B and further described as follows:

> Beginning at the centerline intersection of High Street and Arcadia Avenue; thence easterly along Arcadia Avenue approximately 257 feet; thence southerly to Dodridge Street and continuing along Pearl Street to Hudson Street; thence easterly to East Avenue; thence southerly to Kinnear Alley (the east/west alley between Hudson and Tompkins Streets); thence westerly to Pearl Street; thence southerly along Pearl Street and an imaginary extension thereof, to the east/west alley just south of Northwood Avenue;

Thence easterly along said alley crossing Indianola Avenue and continuing along Northwood Avenue to Fourth Street; thence northerly to Alden Avenue; thence easterly to the north/south alley just east of Fourth Street;

Thence southerly to Chittenden Avenue; thence westerly to Fourth Street; thence southerly to Ninth Avenue; thence westerly to Summit Street; thence southerly to Eighth Avenue; thence westerly to Indianola Avenue; thence southerly to Seventh Avenue; thence westerly to Courtland Avenue; thence southerly to Fifth Avenue;

Thence westerly to Wall Street; thence northerly to King Avenue;

Thence westerly to a point 255 feet west of Perry Street; thence northerly to an imaginary extension of Eighth Avenue; thence easterly along said extension and Eighth Avenue to the north/south alley just west of Neil Avenue; thence northerly to Ninth Avenue; thence easterly to Neil Avenue; thence northerly to Tenth Avenue; thence easterly to Highland Street; thence northerly to the east/west alley just south of Eleventh Avenue; thence easterly along said alley to Wall Street; thence northerly to Eleventh Avenue; thence easterly to High Street;

Thence northerly to Lane Avenue; thence westerly to Wall Street; thence northerly along Wall Street, and any imaginary connective extensions thereof, to Kinnear Alley; thence continuing northerly along the rear property line of parcels fronting High Street to a point 130 feet north of the centerline of North Street; thence easterly approximately 183 feet to the centerline of High Street; and thence northerly to the intersection of High Street and Arcadia Avenue, the place of beginning.

3325.025 - Residential Floor Area Ratio (FAR) Subarea Boundaries

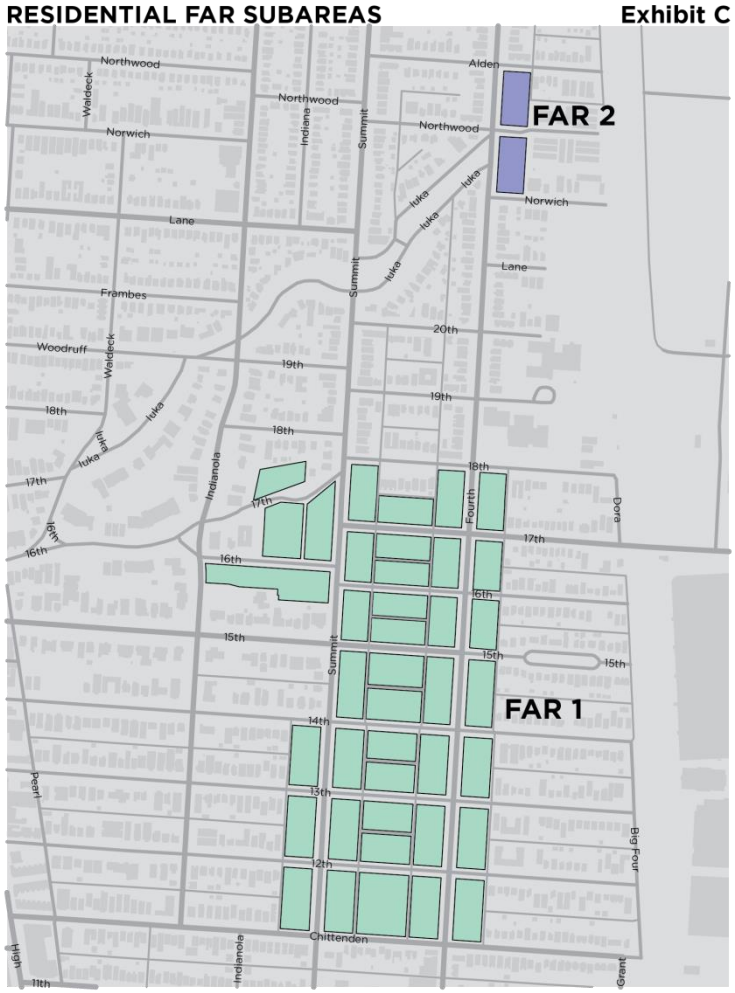

Exhibit C. Residential Floor Area Ratio (FAR) Subarea Boundaries
(See UDZO_Exhibits.pdf)

A Residential FAR subarea is a specific area within an apartment-residential zoning district of the University District Zoning Overlay that is regulated by a floor area ratio to ensure compatibility of development and an appropriate density based upon its proximity to the Ohio State University. Residential FAR subareas are depicted on Exhibit C and further described as follows:

A. Residential FAR subarea #1 is bounded as follows:

Beginning at the intersection of the north/south alley east of Indianola Avenue and the east/west alley south of East Eighteenth Avenue; thence easterly along said alley to the alley west of Summit Street; thence southerly along said alley to East Seventeenth Avenue; thence easterly along Seventeenth to Summit; thence northerly along Summit to Eighteenth; thence easterly along Eighteenth to the alley east of Summit; thence southerly along said alley to the alley south of Eighteenth; thence easterly along said alley to the

alley west of North Fourth Street; thence northerly along said alley to Eighteenth; thence easterly along Eighteenth to the alley east of Fourth;

Thence southerly along said alley to its terminus at Chittenden Avenue;

Thence westerly along Chittenden to the alley west of Summit;

Thence northerly along said alley to North Fourteenth Avenue; thence easterly along Fourteenth to Summit; thence northerly along Summit a distance of 655 feet to the southern property line of a lot with parcel number 010-42246; thence westerly along the southern property line of lots on the south side of Sixteenth Avenue to Indianola; thence northerly along Indianola to Sixteenth; thence easterly along Sixteenth to the east property line of Lot 44 of Indianola Forest Addition subdivision; thence northerly along the east property line of Lots 44 and 50 of Indianola Forest Addition subdivision to Seventeenth; thence westerly along Seventeenth to the alley east of Indianola; thence northerly along said alley to the alley south of Eighteenth, the place of beginning.

B. Residential FAR subarea #2 is bounded as follows:

Beginning at the intersection of North Fourth Street and Alden Avenue; thence easterly along Alden to the alley east of Fourth;

Thence southerly along the alley east of Fourth to East Norwich Avenue;

Thence westerly along Norwich to Fourth;

Thence northerly along Fourth to Alden, the place of beginning.

3325.031 - Neighborhood Commercial (NC) Subarea Boundary

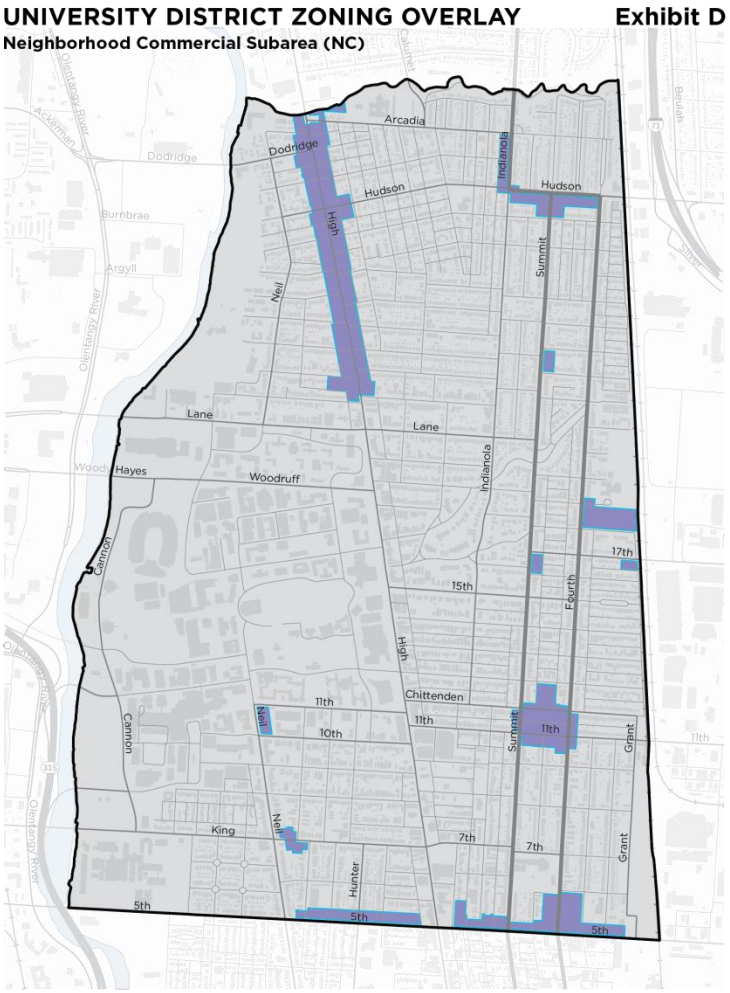

Exhibit D. Neighborhood Commercial Subarea Boundaries
(See UDZO_Exhibits.pdf)

A portion of the University District Zoning Overlay is designated as the Neighborhood Commercial (NC) subarea. All parcels or portions thereof within this subarea are subject to the standards and provisions outlined in subsequent sections of this code. The Neighborhood Commercial (NC) subarea is depicted on Exhibit D and further described as follows:

A. W. 5th Avenue subarea
    1. All parcels fronting on the north side of W. 5th Ave. from the east side of the alley between Neil Ave. and Forsythe Ave. extending east to the west side Forsythe Ave.
    2. That portion of the parcels fronting the north side of W. 5th Ave. between Forsythe Ave and Highland St that lies within ±175 feet north of the centerline of W. 5th.
    3. All parcels fronting on the north side of W. 5th Ave. from the east side of Highland St. extending east to the west side of Wall Street.
    4. All parcels fronting on the east side of Hunter Ave. from the north side of W. 5th Ave. extending north to the south side of the first alley north of and parallel to W. 5th Ave.

5. All parcels fronting on the east side of Dennison Ave. from the north side of W. 5th Ave. extending north to the south side of the first alley north of and parallel to W. 5th Ave.

B. E. 5th Avenue subarea
   1. All parcels fronting on the north side of E. 5th Ave. from the east side of Courtland Ave. extending east to a point ±276 ft. east of the centerline of N. 6th St.
   2. All parcels fronting on the east side of Courtland Ave. from the north side of E. 5th Ave. extending north to a point ±385 feet north of the centerline of E. 5th Ave.
   3. All parcels fronting on the east side of Indianola Ave. from the north side of E. 5th Ave. extending north to a point ±221 ft. north of the centerline of E. 5th Ave.
   4. All parcels fronting on the west side of Frances Pl. from the north side of E. 5th Ave. extending north to a point ±221 ft. north of the centerline of E. 5th Ave.
   5. All parcels fronting on the east side of Frances Pl. from the north side of E. 5th Ave. extending north to the south side of the first alley north of and parallel to E. 5th Ave.
   6. All parcels fronting on the west side of Summit St. from the north side of E. 5th Ave. extending north to the south side of the first alley north of and parallel to E. 5th Ave.
   7. All parcels fronting on the east side of Hamlet St. from the north side of E. 5th Ave. extending north to a point ±171 feet north of the centerline of E. 5th Ave.
   8. All parcels bounded by the south side of Weinland Park on the north, the west side of N. 4th St. on the east, the north side of the first alley north of and parallel to E. 5th Ave. on the south, and the east side of the first alley west of and parallel to N. 4th St. on the west.
   9. All parcels fronting on the east side of N. 4th St. from the north side of E. 5th Ave. extending north to the south side of E. 6th Ave.

C. N. High Street (Old North) subarea
   1. All parcels fronting on the east side of N. High St. from the north side of E. Norwich Ave. extending north to E. Arcadia Ave.
   2. All parcels fronting on the east side of N. High St. from a point ±74 feet north of the centerline of E. Arcadia Ave. measured parallel to N. High St. to Glen Echo Creek at the northern edge of the University District, ranging from ±103 to ±165 feet north of the centerline of Arcadia, measured perpendicularly.
   3. All parcels fronting the west side of N. High St. from the north side of W. Norwich Avenue extending north to Glen Echo Creek at the northern edge of the University District, ranging from ±247 to ±261 feet north of the centerline of North Street, measured perpendicularly.
   4. All parcels fronting on the north side of W. Norwich Ave. from the west side of N. High St. extending west to the east side of Wall St.
   5. All parcels fronting on the north side of W. Northwood Ave. from the west side of N. High St. extending west to a point ±423 feet west of the centerline of N. High St.
   6. All parcels fronting on the south side of E. Northwood Ave. from the east side of N. High St. extending east to the west side of Pearl St.
   7. All parcels fronting on both sides of W. Oakland Ave. from the west side of N. High St. extending west to the east side of Wall St.

8. All parcels fronting on both sides of W. Patterson Ave. from the west side of N. High St. extending west to the east side of Wall St.
9. All parcels fronting on north side of E. Patterson Ave. from the east side of N. High St. extending east to the west side of Pearl St.
10. All parcels fronting on both sides of E. Maynard Ave. from the east side of N. High St. extending east to the west side of Pearl St.
11. All parcels fronting on both sides of W. Maynard Ave. from the west side of N. High St. extending west to the east side of Wall St.
12. All parcels fronting on the north side of E. Blake Ave. from the east side of N. High St. extending east to the west side of an imaginary continuation of Pearl St. extended southward from the north.
13. All parcels fronting on the south side of W. Blake Ave. from the west side of N. High S. extending west to the east side of Wall St.
14. All parcels fronting on the south side of W. Tompkins St. from the west side of N. High St. extending west to the east side of Wall St.
15. All parcels fronting on the south side of E. Tompkins St. from the east side of N. High St. extending east to the west side of Pearl St.
16. All parcels fronting on both sides of E. Hudson St. from the east side of N. High St. extending east to the west side of East Ave.
17. All parcels fronting on the north side of E. Duncan St. from the east side of N. High St. extending east to the west side of Pearl St.
18. All parcels fronting on the north side of Arcadia Ave. from the east side of N. High St. extending east to a point ±260 feet east of the centerline of N. High St., measured along the north right-of-way line of Arcadia Ave.
19. All parcels fronting on the south side of Arcadia Ave. from the east side of N. High St. extending east to a point ±260 feet east of the centerline of N. High St., measured along the south right-of-way line of Arcadia Ave.

D. King Avenue subarea
    1. All parcels fronting on the south side of King Ave. from a point ±162 feet east of the centerline of Neil Ave. extending east to the west side of Forsythe Ave.
    2. All parcels fronting on the north side of King Ave. from a point ±99 feet east of the centerline Neil Ave. extending east to the west side of Worthington St.

E. Neil & E. 11th Avenue subarea
    1. All parcels fronting on the east side of Neil Ave. from the north side of W. 10th Ave. extending north to the south side of W. 11th Ave.
    2. All parcels fronting on the north side of W. 10th Ave. from the east side of Neil Ave. extending east to the west side of the first alley east of and parallel to Neil Ave.

F. Chittenden Avenue subarea
    1. All parcels fronting on north side of Chittenden Ave. from the east side of Summit St. extending east to the west side of N. 4th St.

2. All parcels fronting on south side of Chittenden Ave. from a point ±116 feet west of the centerline of Summit St. extending east to a point ±120 feet east of the centerline of N. 4th St.
3. All parcels fronting on north side of E. 11th Ave. from a point ±83 feet west of the centerline of Summit St. extending east to a point ±117 feet east of the centerline of N. 4th St.
4. All parcels fronting on south side of E. 11th Ave. from the east side of Summit St. extending east to the west side of N. 4th St.
5. All parcels fronting on the west side of N. 4th St. from a point ±70 feet north of the centerline of Chittenden Ave. extending south to a point ±241 feet south of the centerline of E. 11th Ave.
6. All parcels fronting on the east side of N. 4th St. from the south side of Chittenden Ave. extending south to the north side of the first alley south of East 11th Ave.
7. All parcels fronting on the west side of Summit St. from the south side of Chittenden Ave. extending south to the north side of E. 11th Ave.
8. All parcels fronting on the east side of Summit St. from a point ±73 feet north of the centerline of Chittenden Ave. extending south to a point ±164 feet south of the centerline of E. 11th Ave.
9. All parcels fronting on the west side of Hamlet St. from the south side of E. 11th Ave. extending south to the north side of the first alley south of E. 11th Ave.

G. Summit Street & E. 16th Avenue subarea
   1. All parcels fronting on the east side of Summit St. from the south side of E. 17th Ave. extending south to the north side of E. 16th Ave.

H. E. 17th Avenue subarea
   1. All parcels fronting on the south side of E. 17th St. from a point ±408 feet east of the centerline of the first alley east of N. 4th St. extending east to the right of way of the CSX rail line.

I. N. 4th Street & E. 18th Avenue subarea
   1. All parcels fronting bounded on the north by E. 19th Ave., the east by the first railroad east of N. 4th St., the south by E. 18th Ave., and the west by N. 4th St.
   2. All parcels fronting on the east side of N. 4th St. from a point ±79 feet north of the centerline of E. 19th Ave. to the north side of E. 19th Ave.

J. Indianola Avenue & E. Hudson Street subarea
   1. All parcels fronting on the west side of Indianola Ave. from the south side of Arcadia Ave. extending south to the north side of E. Hudson St.
   2. All parcels fronting on the south side of E. Duncan St. from the west side of Indianola Ave. extending west to the east side of the first alley west of and parallel to Indianola Ave.
   3. All parcels fronting on the north side of E. Hudson St. from the east side of Indianola Ave. extending east to the west side of the first alley east of and parallel to Indianola Ave.

4. All parcels fronting on the south side of E. Hudson St. from the east side of the first alley west of and parallel to Indianola Ave. extending east to the west side of N. 4th St.
5. All parcels fronting on both sides of Summit St. from the south side of E. Hudson St. extending south to the north side of E. Tompkins St.
6. All parcels fronting on the north side of E. Tompkins St. from the west side of Summit St. extending west to the east side of the first alley west of and parallel to Summit St.
7. All parcels on the west side of N. 4th St. from the south side of E. Hudson St. extending south to the north side of the first alley south of and parallel to E. Hudson St.

K. Summit Street & E. Oakland Avenue subarea
1. All parcels fronting on the east side of Summit St. from the south side of E. Oakland Ave. extending south to the north side of Alden Ave.
2. All parcels fronting on the south side of E. Oakland Ave. from the east side of Summit St. extending east to the west side of the first alley east of and parallel to Summit St.

3325.033 - Regional Commercial (RC) Subarea Boundary

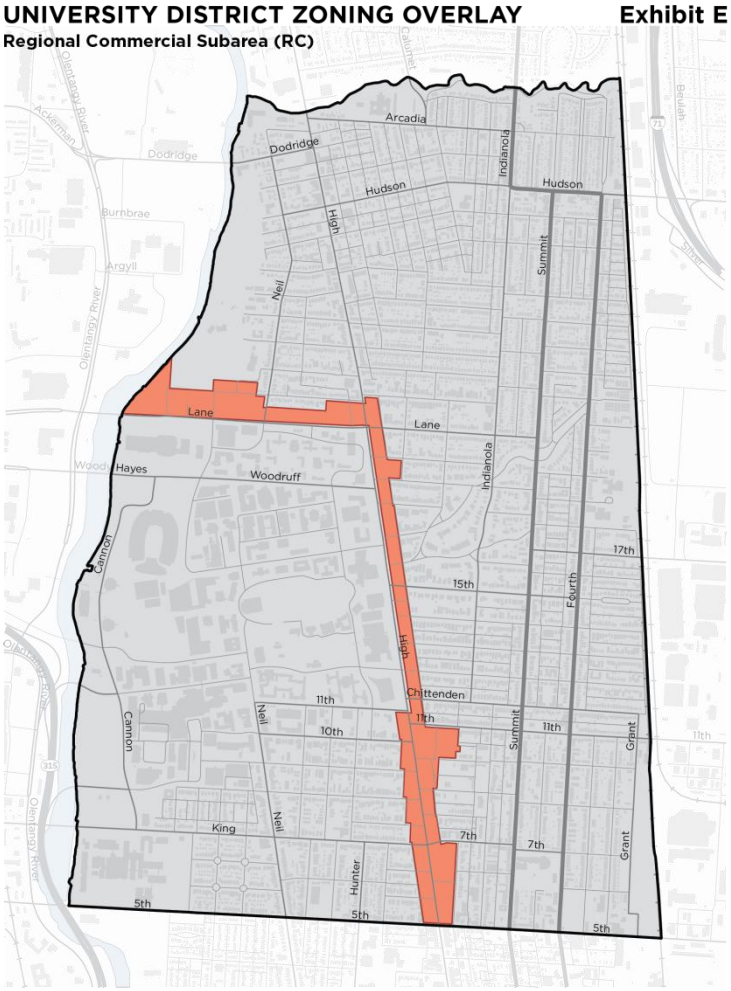

Exhibit E. Regional Commercial Subarea Boundaries

(See UDZO_Exhibits.pdf)

A portion of the University District Zoning Overlay is designated as the Regional Commercial (RC) subarea. All parcels or portions thereof within this subarea are subject to the standards and provisions outlined in subsequent sections of this code. The Regional Commercial (RC) subarea is depicted on Exhibit E and further described as follows:

A. N. High Street (University Core) subarea
    1. All parcels in the area bounded by E. 7th Ave. on the north, Courtland Ave on the east, E. 5th Ave. on the east and N. High St. on the west.
    2. All parcels fronting on the east side of N. High St. from E. 7th Ave. on the south extending north to the south side of E. Eleventh Ave on the north.
    3. All parcels in the area bounded by Woodruff Ave. on the north, Pearl St. on the east, E. Eleventh Ave. on the south and N. High St. on the west.
    4. All parcels in the area bounded by Frambes Ave. on the north, Tuller St. on the east, Woodruff Ave. on the south and N. High St. on the west.
    5. All parcels in the area bounded by E. Norwich Ave. on the north, Pearl St. on the east, Frambes Ave. on the south and N. High St. on the west.
    6. All parcels in the area bounded by E. Eleventh Ave. on the north, N. High St. on the east, W. 5th Ave. on the south and Wall St. on the west.
    7. All parcels fronting on the west side of N. High St. from W. Norwich Ave on the north extending south to the north side of Lane Ave.
    8. All parcels fronting on the south side of E. 11th Ave. from Pearl Alley on the west to the first alley to the east of and parallel to Pearl Alley.
    9. All parcels fronting on the north side of E 9th Ave. from Pearl Alley on the west to a point ±284 feet to the east of the centerline of Pearl Alley.

B. W. Lane Ave subarea
    1. All parcels in the area bounded by Perry St. on the west; West Norwich Ave. and it's west extended right-of-way on the north; Neil Ave. on the East and West Lane Ave. on the south.
    2. All parcels fronting West Lane Ave. between the Olentangy River on the west and Perry St. on the east.
    3. All parcels fronting West Norwich Ave. between Tuttle Park Place on the west and the first alley west of and parallel to Neil Ave. on the east.
    4. All parcels in the area bounded by the first alley north of and parallel to West Lane Ave. on the north, second alley west of North High St. on the east, West Lane Ave. on the South, and Neil Ave. on the west.
    5. All parcels in the area bounded by West Norwich Ave. on the north, Wall St. on the east, West Lane Ave. on the south, and the second alley west of North High St. on the west.

3325.091 - Zoning Map
The boundaries of the University District Zoning Overlay, as indicated in this chapter, shall be indicated on the Official Zoning Map.

3325.093 - General Application
The standards contained in this chapter are in addition to the regulations of the underlying zoning districts and the general requirements contained in the Columbus Zoning Code. Where a specific zoning overlay standard is imposed, it is to be followed in lieu of a general provision of the Zoning Code: where the zoning overlay does not address a required standard and it is otherwise contained in the Zoning Code, the Zoning Code standard shall be followed. Except as conditioned by City Council, the Board of Zoning Adjustment or Graphics Commission, the provisions of this zoning overlay are deemed more restrictive

3325.095 - Submission and Method of Calculations

A. All calculations and documentation necessary to show conformance with applicable standards and guidelines of this subchapter shall be submitted to the department with the permit application. When optional standards are available, the applicant shall indicate which option is used. When applicant determines the building line by using the average setback of adjacent buildings, the setback and building and porch footprint of said buildings shall be shown on the site plan. With the exception of single unit dwellings, all calculations and documentation necessary to show conformance with applicable standards and guidelines of this subchapter shall be certified as to their accuracy by an Ohio-registered architect or engineer.
B. In all mathematical calculations, resultant fractions of less than one-half shall be rounded to the nearest integer. Fractions of one-half or more shall be rounded to the next higher integer. Except that in computing the number of dwelling units permitted, a resultant fraction shall be ignored.

University Impact District Review Board (UIDRB)

3325.101 - Creation, Members, and Term
Established by Ordinance 2054-92 as the University Area Review Board, and subsequently renamed in 2017 by Ordinance _____ to the University Impact District Review Board, hereafter referred to as the Review Board, shall consist of seven members appointed by the mayor and confirmed by city council.

The composition of the Review Board shall include:

- three (3) registered architects selected in consultation with the American Institute of Architects;
- one (1) representative of the Columbus Apartment Association;
- one (1) representative of the University Community Business Association;
- one (1) representative of the University Area Commission; and
- one (1) at-large member, who may reside within the University District or is engaged in the livelihood of architectural design, history, or preservation; construction; property management; or real estate.

Members serve staggered three (3) year terms. A vacancy shall be filled in the same manner as the original appointment was made.

3325.103 - Rules of Procedure
Annually, the Review Board shall elect a chair and vice-chair. Also annually, the Review Board shall adopt/readopt rules of procedure (by-laws) providing for regular and special meetings. A majority of the

appointed members shall constitute a quorum for the purpose of conducting business and a motion can only pass when approved by four members. All Review Board meetings shall be open to the public. A record of proceedings shall be maintained, available for inspection. Notice of all regular meetings, special and rescheduled Review Board meetings shall be published in the city bulletin and or newspaper of general circulation as outlined in the bylaws.

3325.105 - Duties
The duties of the Review Board are:

A. To preserve, protect and enhance the urban environment and neighborhood characteristics of the University District;
B. To hear, decide, and take action on applications for certificates of approval. The Review Board shall conduct such review for any projects requiring a certificate of approval as provided in C.C. Section 3325.111.
C. To review applications for a zoning change, variance, or special permit that may cause a stated guideline to apply and to forward comments to the appropriate decision-making body; and
D. To develop and promulgate guidelines pertaining to compatibility and appearance as necessary to clarify development objectives and enhance the development guidelines herein.

3325.107 - Jurisdiction
The review jurisdiction of the Review Board applies to all properties within the University Impact District (UID).

3325.111 - Certificate of Approval

A. When Required:

   Within the University Impact District (UID), no person shall undertake any work, including the construction or exterior alteration of a building or structure, a change on or to the site, and the installation of a graphic or curb cut, that requires a certificate of zoning clearance, registration certificate, building permit, or installation permit without first obtaining a certificate of approval from the Review Board. A certificate of approval is not required for the razing of a building or for normal exterior maintenance or repair work that does not result in a change in material, design, dimensions, shape, or arrangement.

   Note: Approval by the department of public service is required for encroachments and access points into the public right-of-way. A certificate of approval for these actions does not constitute city approval.

B. Application Procedures.

   1. Any person seeking a certificate of approval in the University Impact District (UID) shall file an application with Review Board staff using the City's application form prepared for such use. Applications must be accompanied by required support materials, such as site plans, elevations and other information intended to describe the proposal. Review board

staff will maintain submission requirements, including deadlines, prepared in consultation with the Review Board.

2. Applications shall include explanation of any variances necessitated by the proposed design.
3. The Review Board shall consider complete applications submitted by the established deadline at the next regularly scheduled meeting.
4. Applicants may request that the Review Board consider a conceptual proposal for which no certificate of approval is sought and no official action is taken.
5. At the public meeting, the Review Board shall approve, approve with conditions or deny the application. Applicants may also request that the application be tabled until a future meeting.
6. A certificate of approval is valid for one year from the date of issuance, unless other limits are stated as a condition of the certificate.

C. Basis of Review and Issuance:

The Review Board shall hear and decide applications for certificate of approval. A certificate of approval is issued by the Review Board stating that the proposal is in compliance with the standards of this code and consistent with the design guidelines as outlined in this chapter and approved by city council. Project review may include preliminary consideration or conceptual or interim proposals. Design review shall be based on the following considerations:

1. Provisions and standards of this code.
2. Design guidelines as referenced in C.C. section 3325.121.
3. Other code and regulatory requirements as may be applicable.

D. Administrative Approvals:

The Review Board may vote to delegate authority to review and approve certain actions or types of applications to staff. A certificate of approval shall be issued to the applicant upon such an administrative approval. Staff and/or the applicant shall have the option of referring any application to the Review Board. The Review Board shall adopt a list of the general categories for which administrative review is available. Staff shall report such approvals to the Review Board at its regularly scheduled meetings.

3325.113 - Issuance of Zoning Clearance, Registration, or Permit

When a certificate of approval is required, a valid certificate and stamped drawings must accompany an application for a certificate or zoning clearance, registration certificate, building permit, or installation permit before the department issues such certificate or permit.

3325.115 - Zoning Change, Variance, or Special Permit

Within the University Impact District (UID), an application for a zoning change, variance, or special permit that may cause a stated guideline to apply, as determined by the department, shall be reviewed by

the Review Board prior to being heard by the approving body. The Review Board shall consider such application and forward any comments to the appropriate decision-making body.

3325.117 - Columbus Register Listed Properties
A number of historic properties and districts listed on the Columbus Register of Historic Places (Chapter 3117) are located within the University Impact District (UID). In addition to being subject to the provisions of this chapter, these sites fall under the jurisdiction of the Historic Resources Commission (Chapter 3117). In such cases, Review Board action, including administrative review of an application shall take place after review and action by the historic resources commission or historic preservation office in instances of administrative review. This section is not intended to prohibit coordinated and parallel consideration of proposals, particularly conceptual review.

3325.119 - Appeals

A. Appeals of Staff Decisions:

   Within 10 calendar days of a decision by the city staff regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Review Board.

B. Appeals of Review Board Decisions:

   Within 10 calendar days of a decision by the Review Board regarding a Certificate of Approval, any person directly affected by said decision may file an appeal to the Board of Commission Appeals, as provided for in Chapter 3118.

3325.121 - Design Guidelines

A. The design guidelines incorporated in the Urban Design section of the University District Plan (2015), and any subsequent revisions or amendments thereto, serve as the design guidelines referenced in this chapter and are to be used by the Review Board and staff in reviewing applications for certificate of approval. The design guidelines are intended to serve as a flexible policy framework for decisions by the Review Board.
B. From time to time, the design guidelines may require updating. Notice shall be provided regarding the availability of proposed updates for public review. The notice shall include the time and place of any public hearings regarding the guidelines as well as a deadline for submission of public comment. Proposed updates shall also be submitted to the University Area Commission for their review. After incorporating any necessary revisions to the guidelines based on the public review process, the Review Board shall approve a final version, which shall be forwarded to the development commission and city council for their consideration. The update process is complete upon city council adoption.

Neighborhood Commercial (NC) Subarea Regulations

3325.201 - Purpose
This subarea is intended for pedestrian-oriented corridors and nodes that support a mix of land uses, including retail, office, multi-unit residential, and institutional. While the composition of uses may be

similar to the Regional Commercial Subarea, these areas are less intense in nature. Note that the Neighborhood Commercial (NC) subarea does not alter the underlying zoning district or permitted uses.

3325.203 - Applicability and Extent
The standards and requirements of the Neighborhood Commercial (NC) subarea within the University District Zoning Overlay apply as follows:

A. The Neighborhood Commercial (NC) subarea applies to all uses.
B. The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of the NC subarea except as applied to routine maintenance and in-kind replacement of materials. Facade renovations or exterior renovations are not considered reconstruction of a principal building.
C. The expansion of a principal building's gross floor area by up to fifty percent (50%) is subject to applicable provisions of C.C. 3325.241 - Building Design Standards, and C.C. 3325.261 - Landscaping and Screening, and the expansion of a principal building's gross floor area by more than fifty percent (50%) is subject to all standards and requirements of the Neighborhood Commercial (NC) subarea.
D. The extension or expansion of a principal building toward a public street is subject to all applicable standards and requirements of the Neighborhood Commercial (NC) subarea.
E. Exterior alteration of a primary building frontage is subject to C.C. Section 3325.241 - Building Design Standards items A, C, D, E, F, G, and H. For purposes of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be an exterior alteration.
F. The parking standards in C.C. Section 3325.281 - Parking and Circulation apply to existing buildings, additions, and new construction.
G. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. NC subarea standards do not apply to the re-striping or reconfiguration of existing parking lots.
H. The Graphics Commission may consider a variance request to any graphics standard or graphics requirement of the Neighborhood Commercial (NC) subarea. Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of the Neighborhood Commercial (NC) subarea and are subject to Section 3381.08.
I. For parcels located in residential and apartment residential zoning districts within a Neighborhood Commercial (NC) subarea the standards set out in C.C. 3325.2 - Neighborhood Commercial (NC) Subarea Regulations shall apply in place of the standards set out in C.C 3325.7 to 3325.9, inclusive.

3325.211 - Floor Area Ratio (FAR)

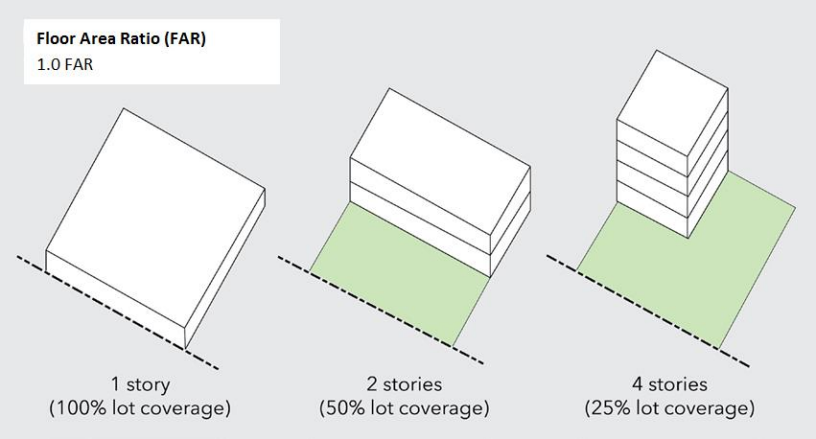

Exhibit F. FAR Example Diagram
(See UDZO_Exhibits.pdf)

A. Floor Area Ratio defined.

Floor area ratio (FAR) is a measure of intensity of development. FAR compares the floor area of a building to the area of the lot on which the building is located. The accompanying diagram illustrates how FAR works. It does this using an FAR of "1.0" and shows three simple ways that a 1.0 FAR might be reached: one story covering the entire lot, two stories covering half of the lot, or four stories covering a quarter of the lot—all result in the same FAR.

B. FAR Calculation Method.

Within the Neighborhood Commercial (NC) subarea, FAR will be calculated using all interior space, regardless of use. This includes interior stairways, hallways, etc. Basement and attic spaces that are finished for habitation will also be included. Structured parking does not count towards FAR minimums or maximums.

Note: A different FAR calculation method applies within the residential zoning and apartment residential districts of the University District Zoning Overlay as described in C.C. sections 3325.805 and 3325.913, respectively.

3325.213 - FAR Standards
Within the Neighborhood Commercial (NC) subarea, the following Floor Area Ratio standards apply:

A. The maximum standard FAR is 0.8.
B. A bonus of 0.6 FAR applies to new construction which replaces a non-contributing building or vacant lot. In such cases, the total maximum FAR is 1.4.
C. A bonus of 0.6 FAR applies to new construction and/or rehabilitation with preserves and incorporates a contributing building. In such cases, the total maximum FAR is 1.4.
D. Determination of status as a contributing building shall be at the discretion of the Historic Preservation Officer or their designee.
E. There is no minimum FAR.

	Minimum FAR	*Maximum FAR*
Neighborhood Commercial (NC)	N/A (No minimum)	0.8 standard 1.4 rehabilitation or expansion of contributing buildings 1.4 replacement of non-contributing buildings

Exhibit G. FAR Standards in Neighborhood Commercial Subareas
(See UDZO_Exhibits.pdf)

3325.221 - Building Height Definition

A. The building height shall be defined in C.C. 3303.08 Letter H.
B. The "step back, step up" provision outlined in C.C. 3309.142, letter A. does not apply within the NC subarea.

3325.223 - Building Height Standard
Within the Neighborhood Commercial (NC) subarea, the maximum building height is forty-five feet (45'). In those NC subareas not located on High Street or on 5th Avenue, a rear setback of 20 feet shall apply for any portion of the structure exceeding 35 feet in height.

	Maximum Height
Neighborhood Commercial (NC)	45 feet

Exhibit H. Building Height Standards in Neighborhood Commercial Subareas
(See UDZO_Exhibits.pdf)

3325.231 - Setback Requirements
Setback requirements are as follows:

A. The minimum building setback is zero (0) feet. There is no maximum building setback, however parking, stacking, and circulation aisles are not permitted between a principal buildings and a street right-of-way line. The area between a principal building and the street right-of-way line must be maintained as landscaped areas, and or improved areas for the use as walkways, plazas, patios, bike racks, and similar purposes.
B. The minimum setback for parking lots is five (5) feet. Parking lots and accessory buildings shall be located behind a principal building. Where access behind the property is not possible from a public alley or street, up to fifty percent (50%) of the parking may be located at the side of a principal building. In cases where parking is located at the side of a principal building, the minimum parking setback shall be equal to the setback of the principal building from the street right-of-way line.

C. The minimum setback for fences and masonry or stone walls is zero (0) feet. See C.C. 3325.261 - Landscaping and Screening for additional standards addressing fences and related items.
D. See also C.C. 3325.223 - Building Height Standard for an additional standard addressing rear setbacks for structures in excess of 35 feet in Neighborhood Commercial (NC) subareas not located on High Street or on 5th Avenue.

3325.241 - Building Design Standards
Design standards are as follows:

A. A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary building frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages.
B. The width of a principal building along a primary building frontage shall be a minimum of sixty percent (60%) of the lot width.
C. A building frontage that exceeds a width of fifty (50) feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical piers or vertical elements shall be spaced at intervals of fifteen (15) to thirty-five (35) feet along the entire building frontage.
D. For each primary building frontage, at least sixty percent (60%) of the area between the height of two (2) feet and ten (10) feet above the nearest sidewalk or shared-use path grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four (4) feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten (10) feet.
E. The standards below apply to upper story windows. The standards are intended to recognize that regularly spaced upper story windows (any story above ground) create a repeated pattern for unity and are an integral part of the building design. Upper story windows are generally smaller than storefront windows at street level are spaced at regular intervals and give scale and texture to the street edge formed by building facades.
    1. For any new installation or replacement of upper story windows, the new/replacement windows shall be clear/non-tinted glass.
    2. Windows shall not be blocked, boarded up, or reduced in size, unless otherwise required by code for securing a vacant structure.
    3. At least twenty-five percent (25%) of the second and higher floor building frontages (as measured from floor to ceiling) shall be window glass unless historic documentation (e.g. historic photos) from when the building was first constructed can be provided that shows a different percentage of window glass was used on the second and third floor building frontages. In such cases, the historic percentage shall be maintained.
F. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.
G. Pickup units and coverings are prohibited on primary building frontages and shall be attached to the rear or side of a principal building.
H. Backlit awnings are not permitted

3325.251 - Graphics
In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, pole signs, automatic changeable copy signs, and roof-mounted signs.

3325.261 - Landscaping and Screening
Landscaping and Screening shall meet the standards of this zoning code, including the standards contained in the Off-Street Parking and Loading and General Site Development Standards Chapters and those contained herein.

A. In architectural review commission districts, required parking lot screening shall be the screening approved by the architectural review district commissions. In all other areas, parking lot screening shall consist of:
    1. A four (4) foot high solid masonry or stone wall, or
    2. A four (4) foot high metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three (3) foot wide landscaped area along either side of the fence. The landscaped area shall be planted with three (3) evergreen shrubs and one (1) deciduous shade tree per thirty (30) feet of frontage. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three (3) feet from the right-of-way line to allow for the required landscaping.
B. Fences, with or without masonry piers, shall be constructed of metal tubes or solid metal bars. Fences shall not exceed a height of four (4) feet. Chain-link fences are prohibited. Walls shall not exceed a height of four (4) feet. Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.
C. In addition to the provisions regulating dumpsters in the General Site Development Standards Chapter, dumpsters shall be located behind a principal building and be screened from public view to the height of the dumpster.
D. Ground-mounted mechanical equipment shall be located behind a principal building and be screened from public view to the height of the equipment.
E. Plant species shall be installed and maintained as follows:
    1. Shade trees shall be a minimum of two (2) inches in caliper.
    2. Ornamental trees shall be a minimum of two (2) inches in caliper.
    3. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of twenty-four (24) inches in height at time of planting.

3325.271 - Lighting
Lighting Standards shall meet the standards of this zoning code, including the standards contained in the General Site Development Standards Chapter and those contained herein.

A. The height of any parking lot light pole/fixture shall not exceed eighteen (18) feet above grade.
B. When located within twenty-five (25) feet of a residential zoning district the height of a light fixture shall not exceed fourteen (14) feet above grade.

3325.281 - Parking and Circulation
In addition to the standards found in the Off-Street Parking and Loading Chapter, the following standards shall also apply.

A. Parking, stacking and circulation aisles are not permitted between a principal building and a street right-of-way line.
B. In recognition of the walkable, transit supported development pattern associated with the University District, the following requirements for off-street parking spaces apply within the Neighborhood Commercial (NC) subarea of the University District Zoning Overlay.
    1. All non-residential uses are permitted a fifty percent (50%) reduction of the required parking in the Off-Street Parking and Loading Chapter.
    2. Residential uses are to be parked at a minimum rate of 0.5 spaces per bedroom. In the event of a total requirement not equaling a whole number, the requirement shall be rounded up to the nearest whole number.
    3. Bicycle parking requirements remain as outlined in the Off-Street Parking and Loading Chapter, without reductions as provided in this chapter.
C. Submissions for zoning clearance or certificate of approval shall include bedroom counts to ensure compliance with the off-street parking standards of this chapter.

Regional Commercial (RC) Subarea Regulations

3325.301 - Purpose
This subarea represents the highest level of intensity within the University District Zoning Overlay. These pedestrian-oriented corridors contain multiple land uses (in the same building or within the same block) and act as the University District's "Main Street". Note that the Regional Commercial (RC) subarea does not alter the underlying zoning district or permitted uses.

3325.303 - Applicability and Extent
The standards and requirements of the Regional Commercial (RC) subarea within the University District Zoning Overlay apply as follows:

A. The Regional Commercial (RC) subarea applies to all uses.
B. The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of the Regional Commercial (RC) subarea except as applied to routine maintenance and in-kind replacement of materials. Facade renovations or exterior renovations are not considered reconstruction of a principal building.
C. The expansion of a principal building's gross floor area by up to fifty percent (50%) is subject to applicable provisions of C.C. 3325.341 - Building Design Standards and C.C. 3325.361 - Landscaping and Screening, and the expansion of a principal building's gross floor area by more than fifty percent (50%) is subject to all standards and requirements of the Regional Commercial (RC) subarea.
D. The extension or expansion of a principal building toward a public street is subject to all applicable standards and requirements of the Regional Commercial (RC) subarea.

E. Exterior alteration of a primary building frontage is subject to C.C. Section 3325.341 - Building Design Standards, items A, C, D, E, F, G, and H. For purposes of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be exterior alteration.
F. The parking standards in C.C. Section 3325.381 - Parking and Circulation apply to existing buildings, additions, and new construction.
G. The construction or installation of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all the applicable provisions herein. Regional Commercial (RC) subarea standards do not apply to the re-striping or reconfiguration of existing parking lots.
H. The Graphics Commission may consider a variance request to any graphics standard or graphics requirement of the Regional Commercial (RC) subarea. Nonconforming graphics and routine maintenance and in-kind replacement of materials are exempt from the graphics standards and requirements of the Regional Commercial (RC) subarea and are subject to Section 3381.08.
I. For parcels located in residential and apartment residential zoning districts within a Regional Commercial (RC) subarea, the standards set out in C.C. 3325.3 - Regional Commercial (RC) Subarea Regulations, shall apply in place of the standards set out in C.C 3325.7 to 3325.9, inclusive.

3325.311 - Floor Area Ratio (FAR)

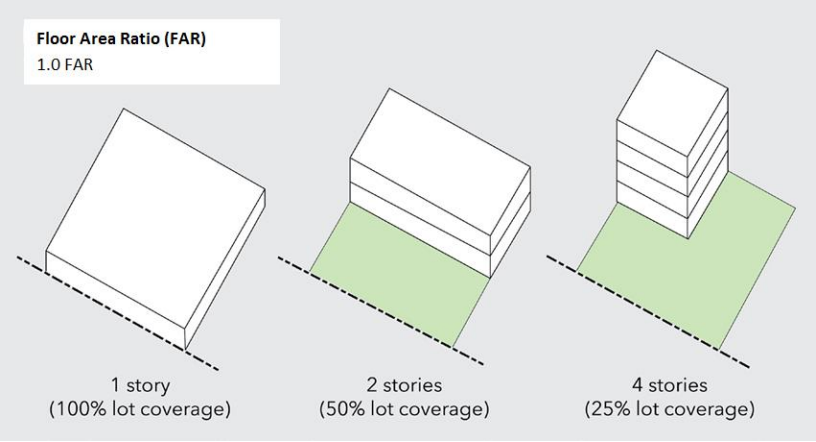

Exhibit F. FAR Example Diagram
(See UDZO_Exhibits.pdf)

A. Floor Area Ratio defined.

Floor area ratio (FAR) is a measure of intensity of development. FAR compares the floor area of a building to the area of the lot on which the building is located. The accompanying diagram illustrates how FAR works. It does this using an FAR of "1.0" and shows three simple ways that a 1.0 FAR might be reached: one story covering the entire lot, two stories covering half of the lot, or four stories covering a quarter of the lot—all result in the same FAR.

B. FAR Calculation Method.

Within the Regional Commercial (RC) subarea FAR will be calculated using all interior space, regardless of use. This includes interior stairways, hallways, etc. Basement and attic spaces that are finished for habitation will also be included. Structured parking does not count towards FAR minimums or maximums.

Note: A different FAR calculation method applies within the residential zoning and apartment residential districts of the University District Zoning Overlay as described in C.C. sections 3325.805 and 3325.913, respectively.

3325.313 - FAR Standards
Within the Regional Commercial (RC) subarea, the following Floor Area Ratio standards apply:

A. There is no maximum FAR.
B. The minimum FAR is 1.0.

	Minimum FAR	*Maximum FAR*
Regional Commercial (RC)	1.0	N/A (No maximum)

Exhibit I. FAR Standards in Regional Commercial Subareas
(See UDZO_Exhibits.pdf)

3325.321 - Building Height Definition
A. The building height shall be defined in C.C. 3303.08 Letter H.
B. The "step back, step up" provision outlined in C.C. 3309.142, letter A. does not apply within the Regional Commercial (RC) subarea.

3325.323 - Building Height Standards
Within the Regional Commercial (RC) subarea, the maximum building height is seventy-two feet (72').

	Maximum Height
Regional Commercial (RC)	72 feet

Exhibit J. Building Height Standards in Regional Commercial Subareas
(See UDZO_Exhibits.pdf)

3325.331 - Setback Requirements
Setback requirements are as follows:

A. The minimum building setback is zero (0) feet. There is no maximum building setback, however parking, stacking, and circulation aisles are not permitted between a principal buildings and a

street right-of-way line. The area between a principal building and the street right-of-way line must be maintained as landscaped areas, and or improved areas for the use as walkways, plazas, patios, bike racks, and similar purposes.

B. The minimum setback for parking lots is five (5) feet. Parking lots and accessory buildings shall be located behind a principal building. Where access behind the property is not possible from a public alley or street, up to fifty percent (50%) of the parking may be located at the side of a principal building. In cases where parking is located at the side of a principal building, the minimum parking setback shall be equal to the setback of the principal building from the street right-of-way line.
C. The minimum setback for fences and masonry or stone walls is zero (0) feet. See C.C. 3325.361 - Landscaping and Screening for additional standards addressing fences and related items.

3325.341 - Building Design Standards
Design standards are as follows:

A. A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary building frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages.
B. The width of a principal building along a primary building frontage shall be a minimum of sixty percent (60%) of the lot width.
C. A building frontage that exceeds a width of fifty (50) feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical piers or vertical elements shall be spaced at intervals of fifteen (15) to thirty-five (35) feet along the entire building frontage.
D. For each primary building frontage, at least sixty percent (60%) of the area between the height of two (2) feet and ten (10) feet above the nearest sidewalk or shared-use path grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of four (4) feet. For a secondary building frontage, the pattern of window glass shall continue from the primary frontage a minimum distance of ten (10) feet.
E. The standards below apply to upper story windows. The standards are intended to recognize that regularly spaced upper story windows (any story above ground) create a repeated pattern for unity and are an integral part of the building design. Upper story windows are generally smaller than storefront windows at street level are spaced at regular intervals and give scale and texture to the street edge formed by building facades.
    1. For any new installation or replacement of upper story windows, the new/replacement windows shall be clear/non-tinted glass.
    2. Windows shall not be blocked, boarded up, or reduced in size, unless otherwise required by code for securing a vacant structure.
    3. At least twenty-five percent (25%) of the second and higher floor building frontages (as measured from floor to ceiling) shall be window glass unless historic documentation (e.g. historic photos) from when the building was first constructed can be provided that shows a different percentage of window glass was used on the second and third floor building frontages. In such cases, the historic percentage shall be maintained.

F. All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.
G. Pickup units and coverings are prohibited on primary building frontages and shall be attached to the rear or side of a principal building.
H. Backlit awnings are not permitted

3325.351 - Graphics
In addition to signs prohibited in Chapter 3375, the following types of signs shall not be permitted: off-premise signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, pole signs, automatic changeable copy signs, and roof-mounted signs.

3325.361 - Landscaping and Screening
Landscaping and Screening shall meet the standards of this zoning code, including the standards contained in the Off-Street Parking and Loading and General Site Development Standards Chapters and those contained herein.

A. In architectural review commission districts, required parking lot screening shall be the screening approved by the architectural review district commissions. In all other areas, parking lot screening shall consist of:
    1. A four (4) foot high solid masonry or stone wall, or
    2. A four (4) foot high metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three (3) foot wide landscaped area along either side of the fence. The landscaped area shall be planted with three (3) evergreen shrubs and one (1) deciduous shade tree per thirty (30) feet of frontage. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three (3) feet from the right-of-way line to allow for the required landscaping.
B. Fences, with or without masonry piers, shall be constructed of metal tubes or solid metal bars. Fences shall not exceed a height of four (4) feet. Chain-link fences are prohibited. Walls shall not exceed a height of four (4) feet. Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.
C. In addition to the provisions regulating dumpsters in the General Site Development Standards Chapter, dumpsters shall be located behind a principal building and be screened from public view to the height of the dumpster.
D. Ground-mounted mechanical equipment shall be located behind a principal building and be screened from public view to the height of the equipment.
E. Plant species shall be installed and maintained as follows:
    1. Shade trees shall be a minimum of two (2) inches in caliper.
    2. Ornamental trees shall be a minimum of two (2) inches in caliper.
    3. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of twenty-four (24) inches in height at time of planting.

3325.371 - Lighting

Lighting Standards shall meet the standards of this zoning code, including the standards contained in the General Site Development Standards Chapter and those contained herein.

A. The height of any parking lot light pole/fixture shall not exceed eighteen (18) feet above grade.
B. When located within twenty-five (25) feet of a residential zoning district the height of a light fixture shall not exceed fourteen (14) feet above grade.

3325.381 - Parking and Circulation
In addition to the standards found in the Off-Street Parking and Loading Chapter, the following standards shall also apply.

A. Parking, stacking and circulation aisles are not permitted between a principal building and a street right-of-way line.
B. In recognition of the walkable, transit supported development pattern associated with the University District, the following requirements for off-street parking spaces apply within the Regional Commercial (RC) subarea of the University District Zoning Overlay.
    1. All non-residential uses are permitted a fifty percent (50%) reduction of the required parking in the Off-Street Parking and Loading Chapter.
    2. Residential uses are to be parked at a minimum rate of 0.5 spaces per bedroom. In the event of a total requirement not equaling a whole number, the requirement shall be rounded up to the nearest whole number.
    3. Bicycle parking requirements remain as outlined in the Off-Street Parking and Loading Chapter, without reductions as provided in this chapter.
C. Submissions for zoning clearance or certificate of approval shall include bedroom counts to ensure compliance with the off-street parking standards of this chapter.

General Regulations for Residential Zoning Districts

3325.701 - Application
Within the University District the standards set out in C.C. 3325.7 to 3325.9, inclusive, shall apply in addition to requirements in Chapters 3332 – Residential Districts, 3333 – Apartment Districts, 3321 – General Site Development Standards, and 3312 – Off Street Parking and Loading, or in place of provisions therein which conflict with provisions hereof; to all construction of habitable floor area 200 square feet or more or a change in use in R-2F or R-4 residential districts, and apartment residential zoning districts. A two-unit dwelling is governed by the standards and guidelines of Chapter 3325 rather than in accordance with the area standards of C.C. 3312.14 as specified in C.C. 3333.055. A three-unit or four-unit dwelling is governed by the standards and guidelines of Chapter 3325 rather than in accordance with R-4 standards as specified in C.C. 3333.055. In construction of an addition, the standards herein shall apply to both the existing building and the addition.

Exceptions:
A. In the case of a change of use within a contributing building that does not involve an addition or an increase in legal occupants, the new use need only comply with those parking, landscaping and floor area requirements that the director determines the site can accommodate. The applicant shall

submit a notarized affidavit regarding the current or previous use and occupancy history of the building.

B. For parcels located in residential zoning and apartment residential zoning districts within a Neighborhood Commercial (NC) or Regional Commercial (RC) subarea, the standards set out in C.C. 3325.2 - Neighborhood Commercial (NC) Subarea Regulations or C.C. 3325.3 - Regional Commercial (RC) Subarea Regulations, respectively, shall apply in place of the standards set out in C.C 3325.7 to 3325.9, inclusive.

3325.703 - Development and Design Guidelines – Residential Zoning Districts

To further the objective of compatible development within the University Impact District (UID), an application for a certificate of approval is subject to and evaluated upon the guidelines herein and any amplifications thereto adopted by the Review Board. Though the following guidelines assist the applicant and the Review Board to arrive at an appropriate proposal, they may not address or be applicable to every situation, and therefore, special circumstances may suggest variations that could yield an equally compatible project. These guidelines are to be used in addition to those found within the University District Plan (2015) and any subsequent revisions or amendments thereto.

Specific guidelines for dwellings within residential zoning districts:

A. The overall length of a building shall be no more than two and one-half (2.5) times the building's overall width.
B. The first floor above grade shall be no less than two and one-half (2.5) feet and no more than three and one-half (3.5) feet above the finished grade line; or the facade should be designed to give the appearance of a first floor height within these limits. This requirement is not intended to preclude gentle grade changes or ramping to permit handicapped accessibility.
C. The pitch of a principal building's main roof shall be no shallower than eight (8) units vertical to twelve (12) units horizontal. A gambrel, mansard, or variation thereof shall not be permitted.
D. At least one-third (1/3) of the front facade area (width times the height of the exposed wall area enclosing any living space-excluding gable) shall be visually and physically unobstructed by any porch or portion thereof. The width of a front porch shall not exceed ninety percent (90%) of the width of the building's front facade. No porch shall be permitted above the second story. A porch roof shall give the appearance of being separate and secondary to the main roof.
E. Exclusive of any roof overhang, no portion of a front porch or terrace may extend into the front setback more than eight (8) feet. A balcony may extend into the front setback no more than four (4) feet. Exterior stairs to any floor other than the first floor shall not be permitted within the front setback area. A first floor deck shall not be permitted in the front yard.
F. Window and window elements, excluding basement windows, shall have vertical proportions of three units vertical to two units horizontal, or greater. Windows and doors shall constitute no less than twenty percent (20%) of the building's front facade.
G. No more than two (2) predominant wall materials, excluding foundations, gables, and windows/doors with associated trim, shall be used on a building. The same material treatment shall be used around the entire building. Horizontal lap siding shall have a narrow exposure. Natural wood tones are uncharacteristic and any exposed wood elements, other than flooring, shall be either painted or stained opaquely with a coordinated color.

H. A rear deck, rear patio, or combination thereof, shall cover no more than 200 square feet of lot area.

3325.705 - Supplemental Parking Requirements

A. No parking or maneuvering shall be permitted in any required side yard or required landscaped area or between any building and any public street.
B. Each parking space shall be no less than eight (8) feet wide and eighteen (18) feet long.
C. Stacked parking shall be allowed provided that no parking space is blocked by more than one (1) other parking space, except when C.C. 3325.907(C) applies.
D. Paving and striping shall delineate parking spaces by width and length to identify legal parking spaces.
E. Each parking area shall be separated from any required yard or landscaped area by a continuous eight-inch high curb or other permanent barrier such as bollards or a wall. The barrier shall prohibit vehicular access but may allow for stormwater drainage and pedestrian access, including wheelchair and handicapped.

3325.707 - Parking Variance
A property owner who suffers an involuntary destruction of fifty percent (50%) or more of a building not original to the lot may suffer a hardship that supports a variance to the parking requirement for a replacement building. Involuntary destruction means destruction due to fire, earthquake or other natural disaster, but not due to demolition by neglect or other act or omission by the owner. In the event the hardship is established, a variance for new construction of a replacement building that allows either a floor area equal to that of the destroyed building or as determined by a maximum floor area ratio of eight-tenths, whichever is less, and provides the maximum number of parking spaces the lot can accommodate, shall be deemed to meet the objectives of this Chapter.

Exemption of parking space loss due to refuse storage requirement

A. Any owner of property zoned apartment-residential and of residential use in the university area who provides a refuse storage receptacle or cubic yard container (dumpster) as required by Title 13 C.C. and thereby loses one or more existing, required parking spaces will be exempt from the necessity of replacing such lost space if on or before January 1, 1995, the owner notifies the director by affidavit of his name, the property's address, the number of legal parking spaces lost due to compliance with C.C. 1303.12, and the number of legal parking spaces remaining. Said document shall be retained in the department for future reference in a manner similar to board of zoning adjustment's variance retention files.
B. This exemption shall be valid only for so long as: a sufficient refuse storage receptacle or cubic yard container is provided on site; there is no new construction of habitable floor area of two hundred (200) square feet or more; and there is no change of use in or upon said premises.

Regulations for R2-F and R-4 Residential Zoning Districts

3325.801 - Maximum Lot Coverage

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

3325.803 - Building Lines

A. Minimum Setback:

   The minimum distance from any building to the street right-of-way line shall be as established in the underlying zoning district, except where a building is to be erected or extended on the subject lot and there are other buildings within the block; then the building line shall be established by averaging the setbacks of the nearest building on each side of the subject lot.

B. Maximum Setback:

   No building shall be farther from the front property line than a distance equal to one hundred and ten percent (110%) of the minimum setback.

3325.805 - Maximum Floor Area Ratio (FAR)
The maximum total calculated floor area permitted on any lot shall be no greater than that determined by a 0.40 floor area ratio (FAR).

3325.807 - Height

A. Other than a chimney, no portion of a building shall be higher than thirty-five (35) feet from the finished grade line of the lot.

B. The majority of the front principal cornice/eave of a building shall be at a height within ten percent (10%) of the average cornice/eave height, as defined in C.C. 3325.011(A). Calculations shall be certified by an Ohio registered architect, engineer or surveyor.

Regulations for Apartment-Residential Zoning Districts

3325.901 - Density

A. The number of dwelling units permitted on any lot or parcel shall not exceed one dwelling unit for each seven hundred (700) square feet of lot area.

B. Any new use of a residence requiring a rooming house license shall house no more than one occupant for each four hundred (400) square feet of lot area.

3325.903 - Landscaped Area and Treatment

A. To maximize the amount of landscaped area, any area not used for building, required parking, required driveway or maneuvering area, refuse storage and access area, pedestrian walkway,

patio, deck, porch, bicycle storage, or for the placement of utility or mechanical equipment, shall be planted with grass and/or other live vegetation, including at least five percent (5%) of the lot area so planted and located behind the most rear portion of the principal residential building(s).

B. The proposed removal of a tree ten (10) inch caliper or greater, within the proposed building footprint or required parking area, shall be reviewed by the Review Board so alternative design options that retain the tree can be explored.

   Each tree of ten (10) inch caliper or greater that is not located in the proposed building footprint or required parking area, shall be retained. However, after consultation with the city forester, the director may determine it is in the best public interest such tree be removed.

   The removal of any tree ten (10) inch caliper or greater requires the planting of two shade trees, no less than two and one-half (2.5) inch caliper each, on the lot. These replacement trees are in addition to the requirements of C.C. 3321 – General Site Development Standards.

3325.905 - Maximum Lot Coverage

A. A building or combination of buildings, including any rear or side porch or roofed stairs but excluding any balcony, walkway, deck, front porch, carport or garage, shall cover no more than thirty percent (30%) of the lot area.

B. An additional five percent (5%) of lot coverage shall be permitted conditioned upon all other requirements, including parking, landscaping and refuse storage having been accommodated.

   Exception: The substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use, or a project replacing a noncontributing building not original to the lot shall cover no more than forty percent (40%) of the lot area.
   (Ord. 2054-92.)

3325.907 - Parking

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

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

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

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

Exhibit K. Formula for Required Parking in Apartment-Residential Districts
(See UDZO_Exhibits.pdf)

#DU is the number of dwelling units

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

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

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

Exhibit L. Alternative Required Parking in Apartment-Residential Districts
(See UDZO_Exhibits.pdf)

#DU is the number of dwelling units

Exception to the formulas: Other than for a residence requiring a rooming house license, the total number of parking spaces required need never exceed the product of four parking spaces times the number of dwelling units.

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

Example layout:

Units A & B exceed 1,000 square feet
10 spaces required = two triple-stacked occurrences permitted

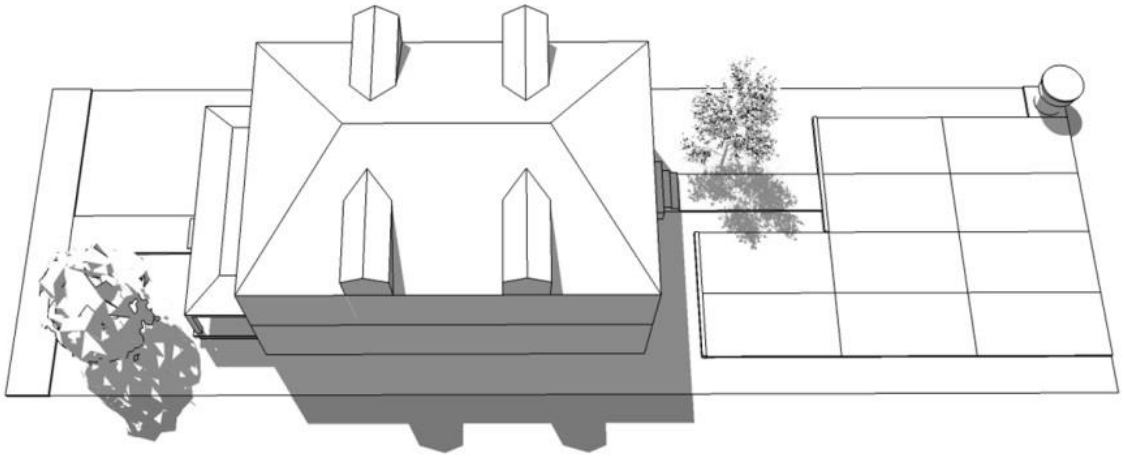

Exhibit M. Example Parking Layout
(See UDZO_Exhibits.pdf)

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

3325.909 - Building Lines

A. Front Setback.
    1. Minimum Setback.

        The minimum distance from any building to the street right-of-way line shall be as established in the underlying zoning district, except where a building is to be erected or extended on the subject lot and there are other buildings within the block; then the building line shall be established by averaging the setbacks of the nearest building on each side of the subject lot.
    2. Maximum Setback.

        No building shall be farther from the front property line than a distance equal to one hundred and ten percent (110%) of the minimum setback.

B. Rear Setback. The minimum setback from the rear lot line shall be at least two (2) feet.
C. Exception: A dumpster shall require no setback from the rear or side lot line.

3325.911 - Building Separation and Size

A. No habitable building, defined as a space or combination of spaces enclosed by a common exterior perimeter wall and under a separate roof, shall be closer than ten (10) feet to any other habitable building on the same lot.
B. More than one building may be permitted on a lot.
C. No building shall exceed 10,200 square feet of calculated floor area.

3325.913 - Maximum Floor Area Ratio (FAR)

A. The maximum total calculated floor area ratio (FAR) permitted for any lot shall be the lesser of (1) and (2) below.
    1. An amount determined by a floor area ratio of:
        a. For substantial rehabilitation of an original contributing building involving an increase in floor area or a change of use:
            - 0.80;
            - 0.60 in Residential FAR subarea 1 or 2; or
            - an amount equal to twice the floor area of the original building, whichever is less;
        b. For a project that replaces a noncontributing building not original to the lot:
            - 0.80;
            - 0.60 in Residential FAR subarea 1 or 2;
        c. For all others:
            - 0.60;
            - 0.50 in Residential FAR subarea 1 or 2; or
    2. An amount determined by multiplying the "square footage of an average lot" on that street times a floor area ratio that is twice that permitted for the subject lot as determined in (1) above. The "square footage of an average lot" shall be determined by adding the square footage of originally-platted lots of record having primary frontage on the same street and within two hundred (200) feet, including across rights-of-way, of each side of the subject lot, then dividing that sum by the total number of lots so summed.

B. For the complete use of brick on all exterior walls and gables, excluding foundation, windows, and trim, new construction projects shall be permitted an additional floor area equal to ten percent (10%) of the allowable floor area ratio as determined in A above. The total calculated floor area permitted on a lot shall not exceed an amount as determined by a 0.80 floor area ratio.

3325.915 - Height

A. The mean between the cornice/eave and the highest roof point of a building shall be no higher than thirty-five (35) feet from the finished grade line of the lot. Other than a chimney, no portion of a building shall be higher than forty (40) feet from the finished grade line of the lot.

B. The majority of the front principal cornice/eave of a building shall be either at a height between seventeen (17) to twenty-three (23) feet above the finished grade line; or at a height within ten percent (10%) of the average cornice/eave height, as defined in C.C. 3325.011 (A). Calculations shall be certified by an Ohio registered architect, engineer or surveyor.

3325.917 - Refuse Storage
Adequate refuse storage facilities shall be provided for each dwelling unit on a lot. These standards shall apply in addition to or in place of requirements in Chapter 1303. When a standard in Chapter 1303 conflicts with a standard in this chapter, the standard in Chapter 3325 shall govern.

A. Limited location waiver.

The requirement for storing refuse on-site may be temporarily waived if, after consultation with the refuse division administrator, the director determines the following conditions are met: After such waiver is obtained, the originally designated refuse storage area may be landscaped provided it retains the capability to serve as an area for a refuse storage facility in the future. The director may cancel such waiver at any time for good cause or at the request of either property owner. Within 30 days of receipt of notice of cancellation, the owner of the property without a refuse storage facility on-site shall provide a refuse storage facility on-site in conformance with this subchapter.

1. That required storage facilities will be provided for occupants' use on a lot no more than thirty (30) feet from the subject lot;
2. That there is sufficient storage capacity to accommodate both lots' requirements; and
3. An affidavit of agreement executed by owners of both properties, serving as evidence of such arrangement, is submitted to the department.

B. Screening of a dumpster is not required.

Section 2. That the existing section 3118.06 Columbus City Codes, 1959, entitled “Appeal”, is hereby amended to read as follows:

3118.06 - Appeal.

(A) The board of commission appeals shall hear appeals upon written application and within such time as set forth in this chapter. The board may reverse, affirm or modify the order, notice, requirement, decision or determination appealed from after a review of the case file.

1. Appeals based on a claim that an architectural review commission, East Franklinton Review Board, as provided for by C.C. 3323.09, University Impact District Review Board

as provided for by C.C. 3325.119, or the historic resources commission decision to deny an application for a certificate of appropriateness or a certificate of approval was arbitrary, capricious and unreasonable shall be filed within ten (10) days after a receipt of a final order in writing by the commission.

2. Appeals to the board based upon a notice of violation or violations issued in connection with the enforcement of provisions of the Planning and Historic Preservation Code or the Zoning Code relating to architectural review or the East Franklinton Review Board as provided for by C.C. 3323.09; or the University Impact District Review Board as provided for by C.C. 3325.119 shall be filed within ten (10) days after receipt of the notice of violation.

3. Appeals to the board based upon the existence of unusual and compelling circumstances and/or substantial economic hardship are available only after following the procedure set forth in C.C. 3116.19, as established by the East Franklinton Review Board under C.C. 3323.09; or the University Impact District Review Board as provided for by C.C. 3325.119 for properties located therein, and must be filled within ten (10) days after receipt of a final order in writing by the commission.

(B) Applications for appeal shall be submitted in writing with all supporting documentation as required by this chapter on a form provided by the department within ten (10) days after receipt of the final order of the commission or board. When the appeal involves a notice of violations as described in (A)(2) above, the affected owner shall file a written petition requesting a hearing and said petition must set forth the factual reasons why a particular violation or violations is being appealed. The board shall not entertain appeals or petitions that are not filed within this ten-day period.

Section 3. That the existing section 3372.602, Columbus City Codes, 1959, is hereby amended to read as follows:

3372.602 - Overlay areas.

The boundaries of designated Urban Commercial Overlay areas are part of the Official Zoning Map and described in separate sections beginning with Section 3372.650 and ending with Section 3372.699. For the purposes and requirements of an Urban Commercial Overlay area, the term "primary street" means Third Avenue, Fourth Street, Fifth Avenue, ~~Fifth Street~~, Broad Street, Cleveland Avenue, Front Street, Grandview Avenue, Indianola Avenue, High Street, ~~Hudson Street~~, King Avenue, ~~Lane Avenue~~, Livingston Avenue, Lockbourne Road, Long Street, Main Street, Mt. Vernon Avenue, Northwest Boulevard, Oakland Park Avenue, Parsons Avenue, Sullivant Avenue, Summit Street, and, Whittier Street.

Section 4. That existing Sections 3372.500 through 3372.599 of the Columbus City Codes, 1959, collectively known as the University Area Planning Overlay, are hereby repealed.

Section 5. That existing Section 3372.691 of the Columbus City Codes, 1959, entitled “University Urban Commercial Overlay”, is hereby repealed.

Section 6. That the existing Section 3372.681, Columbus City Codes, 1959, entitled "North High Street Urban Commercial Overlay", is hereby amended to read as follows:

3372.681 - North High Street Urban commercial overlay.

There is hereby created in the city an urban commercial overlay to be known as the North High Street Urban Commercial Overlay. The provisions of this overlay shall apply to all properties indicated on Exhibit B, "North High Street Commercial Overlays," further defined as the following areas and parcels:

A) All parcels fronting on the east side ~~both sides~~ of North High Street from Glen Echo Creek at the northern edge of the University District, ranging from ±103 to ±165 feet north of the centerline of Arcadia, measured perpendicularly~~. Grau Alley (first east-west alley south of Arcadia Avenue)~~, north to the south side of Torrence Road.

B) All parcels fronting on the west side of North High Street from Glen Echo Creek at the northern edge of the University District, ranging from ±247 to ±261 feet north of the centerline of North Street, measured perpendicularly, north to the south side of Torrence Road.

~~B~~C) All parcels fronting the west side of North High Street from a point ± 282 feet south of the centerline of Deland Avenue extending north to a point ± 190 feet north of the centerline of Beaumont Road.

~~C~~D) All parcels fronting the east side of North High Street extending from Indian Springs Drive on the south to Dominion Boulevard on the north.

~~D~~E) All parcels fronting the east side of North High Street extending from Weisheimer Road on the south to Morse Road on the North.

Section 7. That this ordinance shall take effect and be in force from and after the earliest period provided by law.