

## Proposed Lockbourne Road Commercial Overlays

### What is a zoning overlay?

- Tool to regulate design standards for development
- Overlays work in conjunction with underlying zoning districts to provide additional standards - building setback, screening, lighting and signage
- A zoning overlay does not change the current zoning or use of your property
- A zoning overlay doesn't require any action by a property owner

## Proposed Lockbourne Road Commercial Overlays

### Types of zoning overlays in Columbus

#### Urban Commercial Overlay (UCO)

- Intent - protect and reestablish the unique architectural and aesthetic character of older, urban commercial corridors
- *Examples – North High Street in Clintonville and Parsons Avenue*

## Proposed Lockbourne Road Commercial Overlays

### Types of zoning overlays in Columbus

#### Community Commercial Overlay (CCO)

- Intent - establish, reinforce and enhance the character and pedestrian oriented development patterns of quasi urban commercial corridors
- *Examples – High Street, north of Morse Road*

## Proposed Lockbourne Road Commercial Overlays

### Types of zoning overlays in Columbus

#### Regional Commercial Overlay (RCO)

- Intent - create a safe, aesthetically pleasing, economically viable, and pedestrian-friendly atmosphere along Northwest's commercial corridors
- Examples – Morse Road and Olentangy River Road

## Proposed Lockbourne Road Commercial Overlays

What overlay is proposed here?

**Urban Commercial Overlay:** Proposed for the intersections on Lockbourne at: Whittier, Thurman, and Frebis

**Community Commercial Overlay:** Proposed for Lockbourne Road south of Frebis

## Proposed Lockbourne Road Commercial Overlays

### Why is an overlay proposed here?

- As a way to implement key policy recommendations of the *South Side Plan* and respond to community requests
- *South Side Plan recommendations:*
  - Create standards for Lockbourne Road
  - Landscaping and parking lot improvements
  - Pedestrian amenities
  - Pedestrian oriented redevelopment, signage improvements, appropriate buffering (*Near Southside Plan*)

## Proposed Lockbourne Road Commercial Overlays

### When does the overlay apply?

- For commercial and industrial properties the following are subject to overlay provisions
  - Expansion by more than 50%
  - The extension or expansion of a principal building towards a public street
  - Exterior alteration of a primary building frontage is subject to some building design standards

## Proposed Lockbourne Road Commercial Overlays

### When does the overlay apply?

- Parking standards apply to existing buildings/alterations/new construction.
- Construction of a new parking lot, graphic, exterior lighting, fence or other accessory structure

## Proposed Lockbourne Road Commercial Overlays

### When does the overlay NOT apply?

- Residentially-zoned properties and properties that are used exclusively as residences are exempt
- Routine maintenance does not trigger standards

## Proposed Lockbourne Road Commercial Overlays

### Steps in overlay adoption process:

Action	Date
Meet with Civic Associations	October 2008
Public open house	December 2008
Summarize public comments	December 2008
Civic association action	January 2009
Notification of Development Commission meeting	February 2009
Development Commission	February 2009
City Council	February/March 2009
Update zoning map and other records	March/April 2009

## **Proposed Lockbourne Road Commercial Overlays**

### **Standards - setbacks**

Goal –

Establish consistent and appropriate setbacks to improve the traffic safety and aesthetics of the corridor

# Proposed Lockbourne Road Commercial Overlays

## Minimum building setback

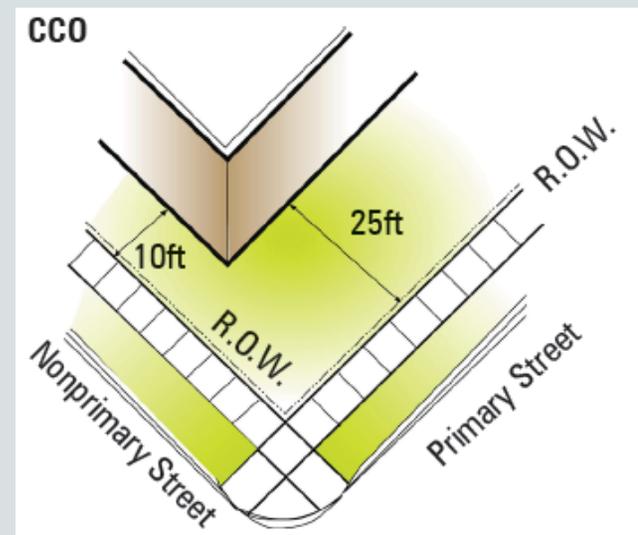
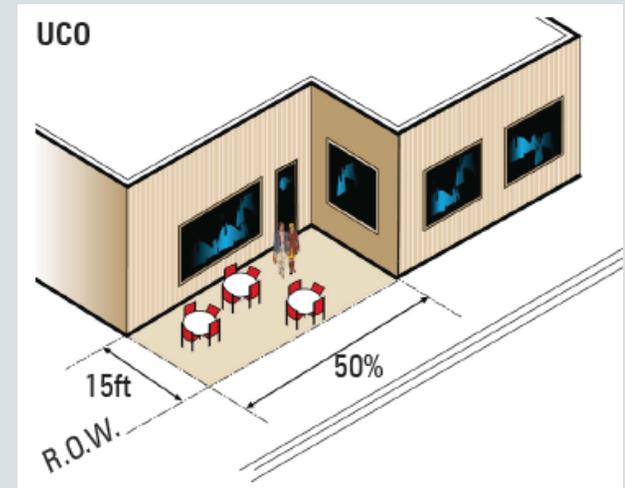
**UCO:** 0 (maximum 10 feet, or 15 feet for up to 50% of the building frontage)

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### **CCO:**

Primary Street: 25 feet +/- 2 feet  
*(However a maximum of 1/3 the overall width of building may be located up to 5 feet in advance of and/or up to 15 feet beyond the minimum setback.)*

Secondary Street: minimum 10 feet, maximum 25 feet.



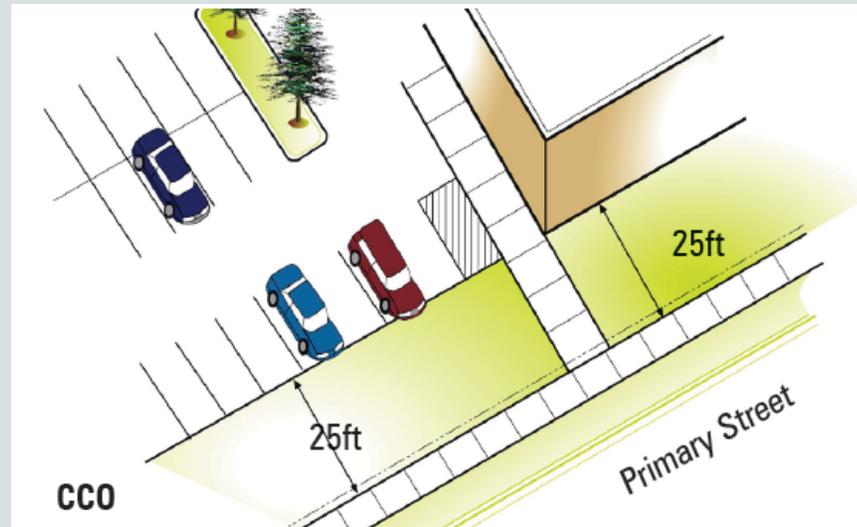
# Proposed Lockbourne Road Commercial Overlays

## Minimum parking setback

**UCO:** 5 feet - where ½ of the parking is located to the side of the building)

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**CCO:**  
Primary Street: 25 feet  
Secondary Street: 5 feet



# Proposed Lockbourne Road Commercial Overlays

## Maximum Setback for Building from an Interior Lot Line

**UCO:** NA

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**CCO:** 50 feet

## Minimum Setback for Outdoor Activity

**UCO:** NA

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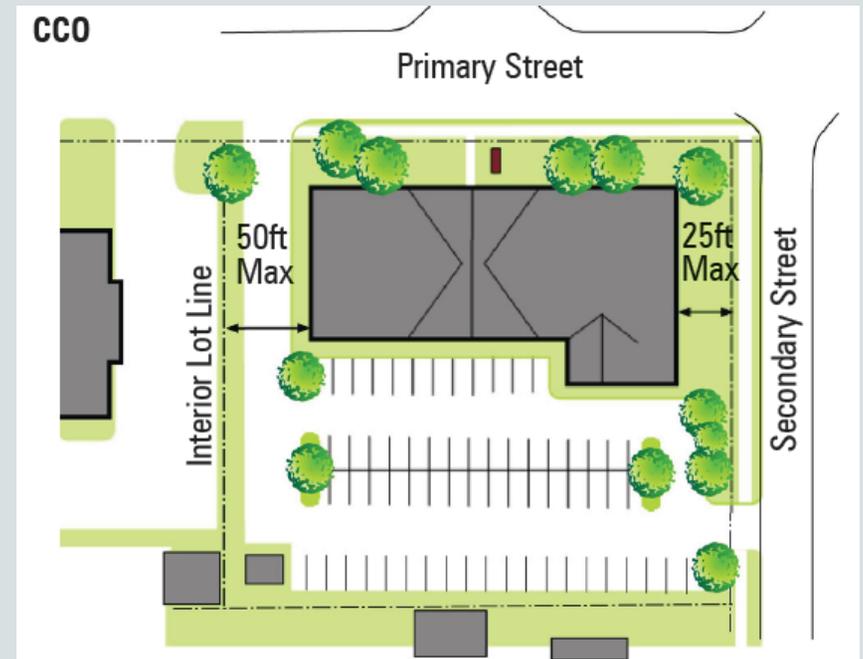
**CCO:**

Primary Street: 25 feet

Secondary Street: 10 feet

Residentially-zoned or used

Property: 10 feet



## **Standards – Building Design**

Goal –

To establish, reinforce and enhance the character and pedestrian-oriented development patterns of quasi-urban commercial corridors.

# Proposed Lockbourne Road Commercial Overlays

## Entrance Door

A primary building frontages incorporates an entrance door

**UCO:** Yes (At a building corner where two primary building frontages meet, one main entrance door may be located to meet the requirement for both)

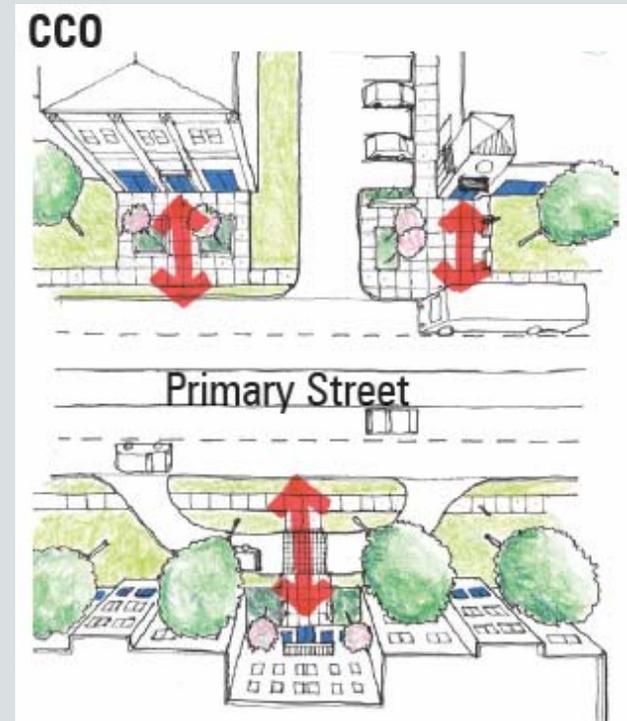
**CCO:** Yes

## Building Orientation

A principal building shall be oriented to address and be nearly parallel to primary street.

**UCO:** NA

**CCO:** Yes



# Proposed Lockbourne Road Commercial Overlays

## Building Height

**UCO:** NA

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**CCO:** The height of a building shall be a minimum of 16 feet

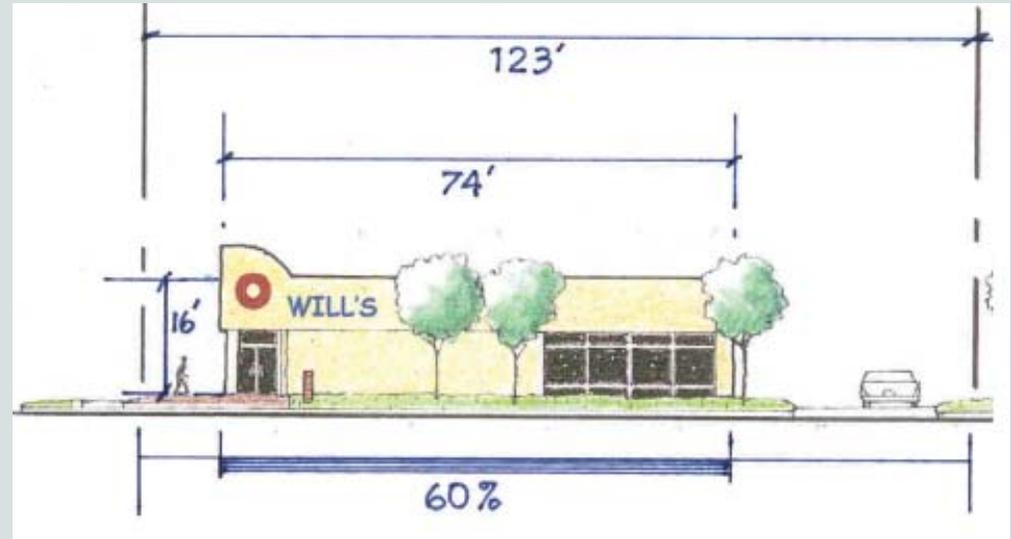
## Building Width

Minimum of 60% of the lot width

**UCO:** Yes

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**CCO:** Yes



# Proposed Lockbourne Road Commercial Overlays

## Vertical Elements

If a building frontage exceeds a width of 50 feet, it should include elements to break the plane of the building frontage.

**UCO:** Yes

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**CCO:** Yes



## First Floor Windows

**Primary building frontage:** at least 40% glass.

**Secondary building frontage:** the pattern of window glass shall continue from the primary frontage a minimum of ten feet.

**UCO:** Yes

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**CCO:** Yes



# Proposed Lockbourne Road Commercial Overlays

## Upper Story Windows

At least 25% of the 2<sup>nd</sup> and 3<sup>rd</sup> floor building frontages shall be window glass.

**UCO:** Yes

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**CCO:** NA

## Roof Mounted Mechanicals

All roof-mounted mechanical equipment shall be screened from public view

**UCO:** Yes

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**CCO:** NA

## Pickup Units

Pickup units and coverings are prohibited on primary building frontages

**UCO:** Yes

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**CCO:** NA



## **Proposed Lockbourne Road Commercial Overlays**

### **Standards - graphics**

Goal –

Create a corridor with signs that are compatible, as to type, size, and location, and consistent in style and design

# Proposed Lockbourne Road Commercial Overlays

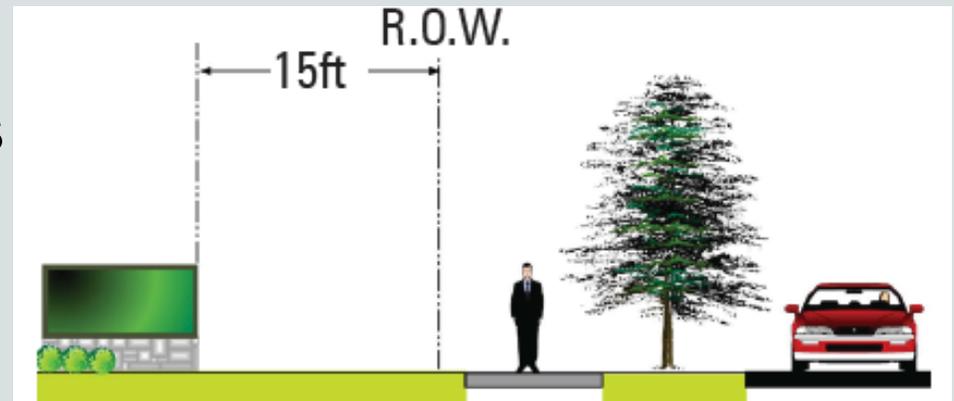
## Sign types

Prohibits certain types of signs

**UCO:** Yes

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**CCO:** Yes



## Type of ground sign permitted

Only a monument type ground sign is permitted.

**Minimum setback** – 15 feet (when along a primary street)

**Maximum height** - 6 feet

**UCO:** NA

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**CCO:** Yes

# Proposed Lockbourne Road Commercial Overlays

## Wall Signs

**Number of Signs:** Multiple wall signs are permitted on the primary building frontage provided the aggregate graphic area does not exceed the allowable graphic area for its building frontage.

**Secondary Sign:** For a use fronting on more than one street, a wall sign with a maximum area of 30 square feet is permitted on the secondary building frontage.

**UCO:** NA

**CCO:** Yes



# Proposed Lockbourne Road Commercial Overlays

## Temporary Window Signs Permitted

Temporary window signs of 10 square feet or less, displayed not more than 20 days.

## Pickup Unit Menu Boards

Pickup unit menu boards with a total graphic area not to exceed 20 square feet.

## Gasoline Stations

Signs associated with identifying the sale of gasoline area not to exceed five square feet.

**UCO:** NA

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**CCO:** Yes



## **Proposed Lockbourne Road Commercial Overlays**

### **Standards – landscaping**

Goal –

Landscaping and screening standards seek to mitigate land use impacts and to enhance the built environment.

# Proposed Lockbourne Road Commercial Overlays



## Front Yard Landscaping

The front yard shall be planted with live vegetation and shade trees.

**UCO:** NA

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**CCO:** Yes

## **Proposed Lockbourne Road Commercial Overlays**

### **Standards – screening**

Goal –

Create a defined “edge” along public right-of-ways through consistent screening of adjacent surface parking lots and to provide landscaping in the interior of surface parking lots

# Proposed Lockbourne Road Commercial Overlays

## Surface Parking Lot Screening

Lots shall be screened from all abutting public streets using one of the following:

1. A 4-foot high solid masonry/stone wall;

2. A 4-foot high metal bar fence with a minimum 3-foot wide landscaped area; or

3. A wall or fence (excluding chain link), or a continuous row of shrubs to a minimum height of 3 feet and a maximum height of 5 feet.



**UCO:** NA

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**CCO:** Yes

# Proposed Lockbourne Road Commercial Overlays

## Interior Parking Lot Landscaping

(Parking lots with 10+ parking spaces)

1. One landscaped island or peninsula for every 10 parking spaces.
2. No less than one shade tree shall be provided in each landscaped island or peninsula.
3. Every parking aisle that is bounded at an end by a traffic lane shall be terminated by a landscaped island or peninsula.

**UCO:** Yes

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**CCO:** Yes



# Proposed Lockbourne Road Commercial Overlays

## Lot Perimeter Landscaping

Screening shall be provided along a lot line that borders a residentially-zoned or used property. A screen, such as a fence or evergreen plants, shall maintain minimum 75% opacity and permanently obstruct the view to a height of six feet.

**UCO:** NA

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**CCO:** Yes

## Dumpsters

located behind the principal building and be screened from public view to the height of the dumpster

## Ground Mounted Mechanical Equipment

located behind the principal building and be screened from public view to the height of the equipment

**UCO:** Yes

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**CCO:** Yes



## **Proposed Lockbourne Road Commercial Overlays**

### **Standards – lighting**

Goal –

Provide non-hazardous lighting  
of lots

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**Illumination** – average horizontal illumination level on the ground shall not exceed 2 foot candles.

**Spill-over lighting** - along a property line shared with residential property average intensity shall not exceed 1/2 foot candle.

**Exterior illumination** – fully shielded

**Canopy lighting** – recessed

**External outdoor fixtures** – aesthetically compatible and fully shielded if > 14 feet

**Height** - Shall not exceed 18 feet

**UCO: Yes**

**CCO: Yes**

Fully Shielded Light



## **Proposed Lockbourne Road Commercial Overlays**

### **Standards – parking and circulation**

#### Goals –

- Establish safe access to lots and encourage adequate internal circulation through shared access and appropriate spacing between entrances
- Reduce the amount and improve the visual quality of surface parking adjacent to public rights-of-way
- Create safe pedestrian access on and between lots and to public rights-of-way

# Proposed Lockbourne Road Commercial Overlays

## Parking, Stacking and Circulation Location

Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line.

**UCO:** Yes

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**CCO:** Yes

## Location of parking

A surface parking lot shall be located behind the principal building; however, up to half of the spaces provided may be located at the side of the principal building.

**UCO:** NA

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**CCO:** Yes



# Proposed Lockbourne Road Commercial Overlays

## Amount of parking

- In recognition of the development pattern associated with this overlay, the required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:
  1. All uses, regardless of size, are permitted a 25% reduction of the required parking.
  2. All uses that are 10,000 square feet or less in size are permitted a 50% reduction of the required parking. This reduction shall not be permitted for bars, cabarets, restaurants, night clubs, private clubs, places of assembly and medical offices, regardless of size.

**UCO:** Yes

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**CCO:** Yes



# Proposed Lockbourne Road Commercial Overlays

## **Pedestrian connections**

A path delineated with markings, crosswalks, and/or different materials, directing foot traffic, separating it from primary access drives, connects the building to the street.

**UCO:** NA

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**CCO:** Yes



## Proposed Lockbourne Road Commercial Overlays

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