

## Proposed Eastmoor: Main and Broad 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 Eastmoor: Main and Broad Commercial Overlays

### What overlay is proposed here?

- The **Community Commercial Overlay** is proposed for Main and Broad streets

#### 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 Eastmoor: Main and Broad Commercial Overlays

### Why is an overlay proposed here?

As a way to implement key policy recommendations of the *Eastmoor Main and Broad Corridor Revitalization Area Plan*

#### *Eastmoor Plan* Goals:

- Make street more walkable
- Improve appearance of streetscape
- Improve and revitalize area

## Proposed Eastmoor: Main and Broad Commercial Overlays

### When does the overlay apply?

- For commercial 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 Eastmoor: Main and Broad 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 Eastmoor: Main and Broad 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

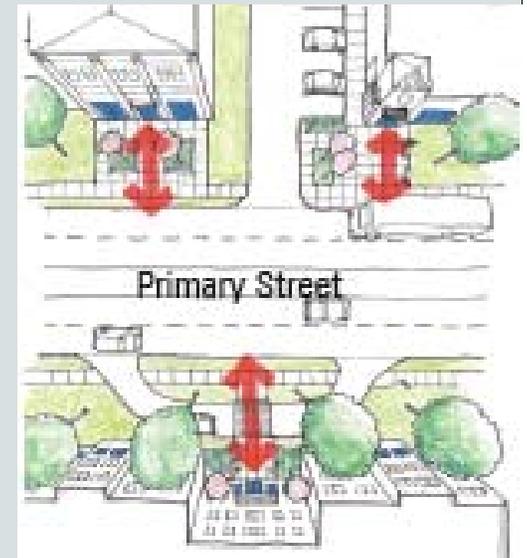
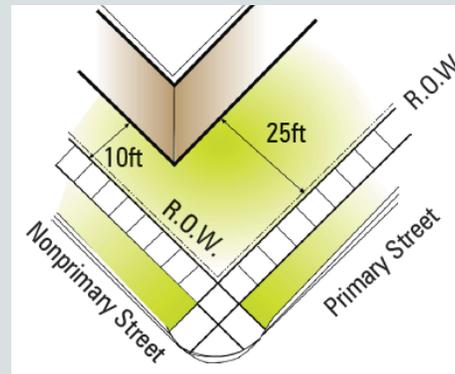
# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards - setbacks

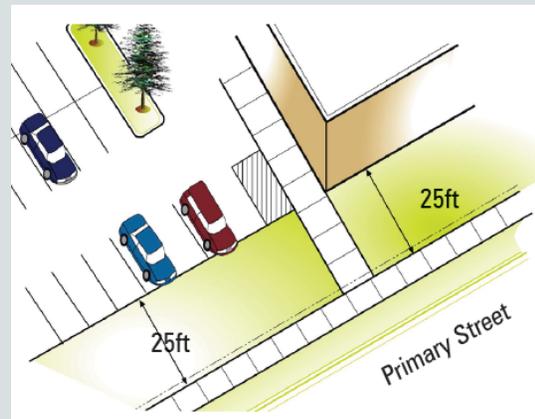
Goal - establish consistent and appropriate setbacks to improve the traffic safety and aesthetics of the corridor

**Minimum building setback –**  
Primary Street: 25 feet +/- 2 feet

Secondary Street: minimum 10 feet,  
maximum 25 feet.



**Minimum parking setback –**  
Primary Street: 25 feet  
Secondary Street: 5 feet



# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards - setbacks

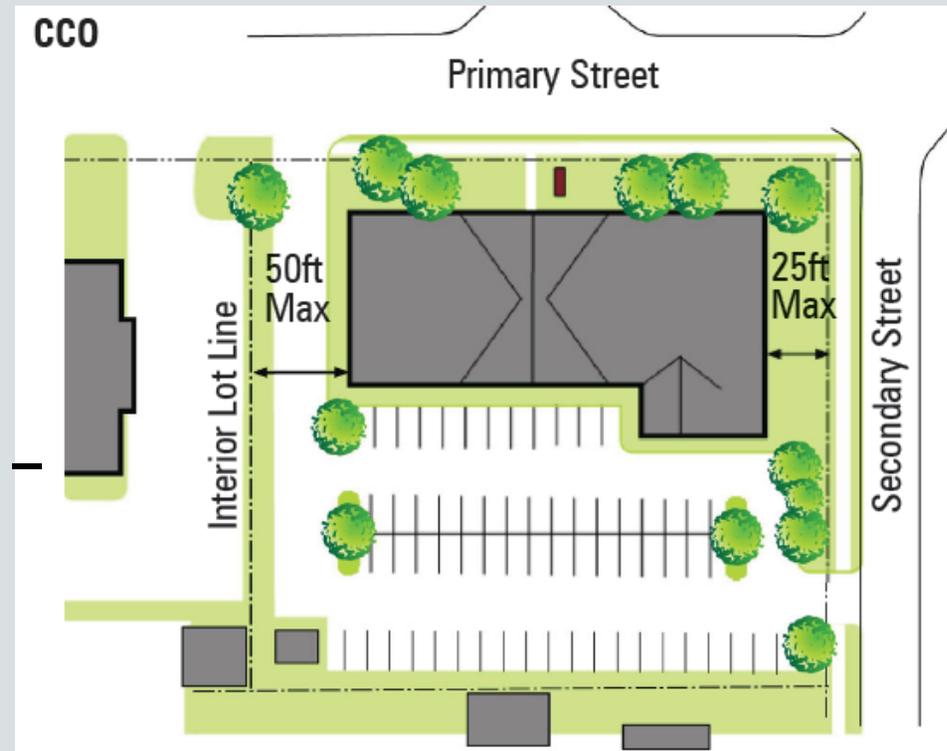
**Maximum Setback for Building or Structure from an Interior Lot Line:**  
50 feet

**Minimum Setback for Outdoor Activity (e.g. car sales lot, miniature golf facility, mulch sales)**

**Primary Street:** 25 feet

**Secondary Street:** 10 feet

**Residentially-zoned or used Property:** 10 feet



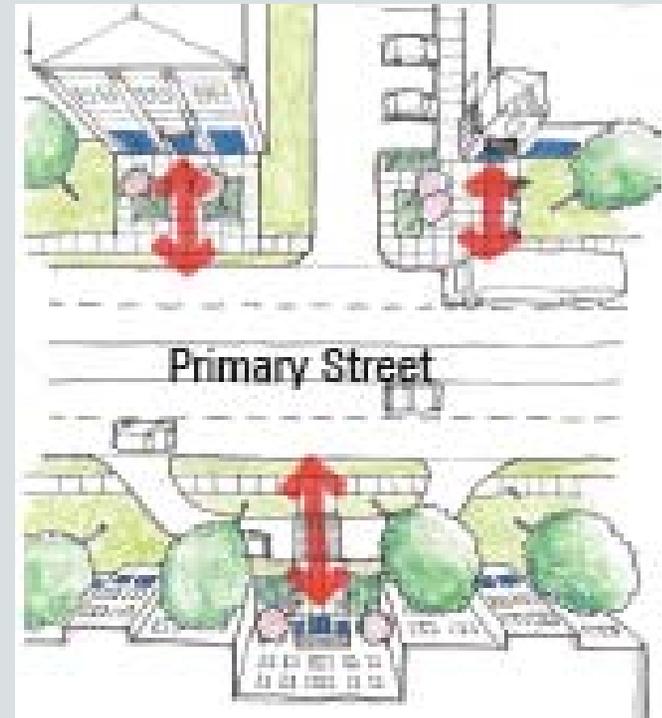
# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards – Building Design

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

**Entrance Door** – A primary building frontage shall incorporate a primary entrance door

**Building Orientation** – A principal building shall be oriented to address and be nearly parallel to a primary street.

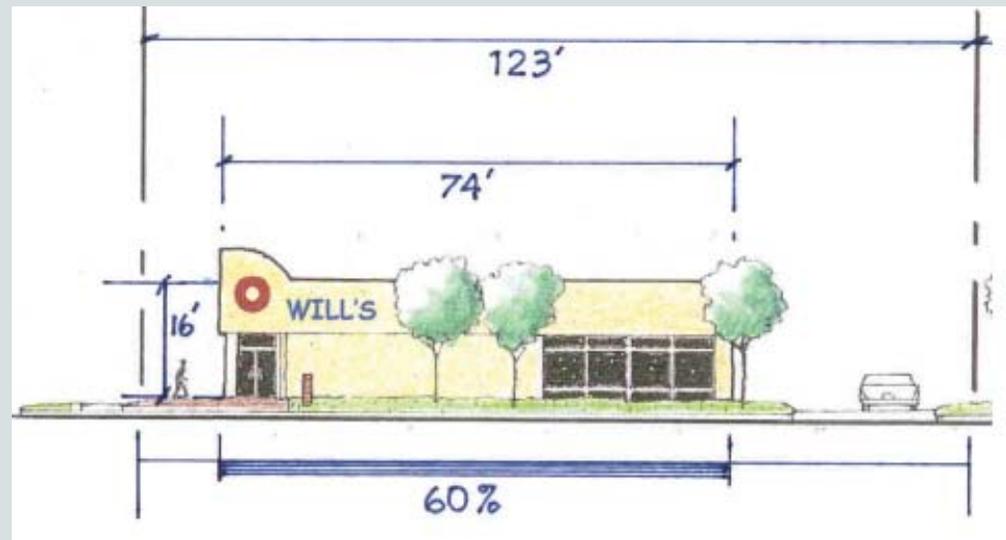


# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards – Building Design

**Building Height** – The height of a building shall be a minimum of 16 feet

**Building Width** – Minimum of 60 percent of the lot width



# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards – Building Design

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

### **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.



# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards - graphics

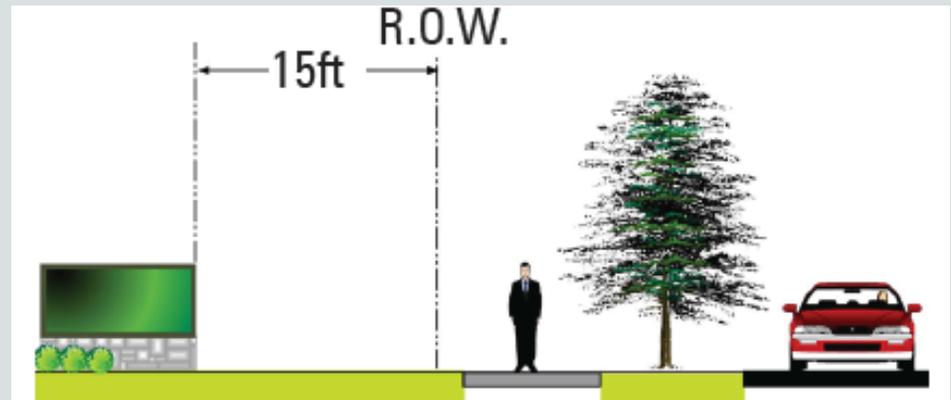
Goal - create a corridor with signs that are compatible, as to type, size, and location, and consistent in style and design

**Sign types** – prohibits certain types of signs

**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



# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards - graphics

### 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.



# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards – landscaping

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



### **Front Yard Landscaping:**

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

# Proposed Eastmoor: Main and Broad 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



**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.

# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards – landscaping and screening

### Interior Parking Lot Landscaping –

Requirements for parking lots with 10 parking spaces or more:

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.



# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards – lighting

Goal - provide non-hazardous lighting of lots

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

Fully Shielded Light



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

**Canopy lighting** – recessed

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

**Height** - Shall not exceed 18 feet above grade.

# Proposed Eastmoor: Main and Broad 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 Eastmoor: Main and Broad Commercial Overlays

## Standards – parking and circulation

### **Parking, Stacking and Circulation Location –**

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



### **Location of parking –**

Located behind principal building - - up to half the number of parking spaces may be located at the side of the building.



# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards – parking and circulation

### Amount of parking –

The required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:

1. All uses 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.



# Proposed Eastmoor: Main and Broad Commercial Overlays

## Standards – parking and circulation

### **Pedestrian connections –**

A path connects the building to the street.

Path is delineated by markings, crosswalks, and/or different materials, directing foot traffic, separating it from primary access drives.



## Proposed Eastmoor: Main and Broad Commercial Overlays

### Steps in overlay adoption process:

Action	Date
Meet with Civic Association	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 Eastmoor: Main and Broad Commercial Overlays

Contact: Christine Palmer  
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Overlay website:

[http://development.columbus.gov/Bizdevelopment/PlanList/PL\\_122.asp](http://development.columbus.gov/Bizdevelopment/PlanList/PL_122.asp)