



East Franklinton Overlay



EXECUTIVE SUMMARY

The *East Franklinton Overlay* was prepared to implement certain provisions of The *Franklinton Plan*, which was adopted by City Council in 2003. The Overlay establishes design and development standards for residentially and commercially used or zoned property within East Franklinton.

The *East Franklinton Overlay* reflects the intent and requirements for a planning overlay as prescribed by Chapter 3372 of the Columbus Zoning Code. Overlay standards are intended to safeguard and reinforce those features of a traditional neighborhood that characterize the subject area.

Facilitated by the city of Columbus Planning Division, provisions of the *Overlay* were prepared in conjunction with a committee of community stakeholders and, consequently, reflects the goals and aspirations of the community-at-large.

The *East Franklinton Overlay* was adopted by Columbus City Council on March 15, 2004. This action codified the *Overlay*, making it part of the city's zoning code.



State Street in East Franklinton

PLANNING OVERLAY ORDINANCE

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 new Sections 3372.401, 3372.402, 3372.403, 3372.404, 3372.405, 3372.406, and 3372.407 reading as follows:

3372.403

DEFINITIONS.

Building Facade, Primary: "Primary building facade" means the wall or plane of a building that contain the main building entrance.

Building Facade, Secondary: "Secondary building facade" means the wall or plane of a building that does not contain the principal building entrance.

Building Frontage: "Building frontage" means the side, or facade, of a building closest to and most nearly parallel to an abutting street.

Building Rear: "Building rear" means the side, or facade, of a building opposite the building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the primary building facade.

Drive-Thru: "Drive-thru" means a building or portion of a building designed for customers to receive goods or services while remaining in a motor vehicle.

Roof, Gabled: "Gabled roof" means a pitched roof that is terminated by a gable (i.e. a vertical, triangular ending).



Gable roof with window

Roof, Hipped:

"Hipped roof" means a pitched roof that is terminated by a hip (i.e. the straight-edged external meeting of two ascending roof slopes).



Hipped roof with dormer

Parapet:

The extension of a building facade above the edge of a flat roof, forming a low wall that protects the roof structure.



Parapet

Parking Lot:

"Parking lot" means any off-street public or private area, under or outside of a building or structure, designed and used for the temporary storage of motor vehicles.

Principal Building:

"Principal building" means a building in which the principal use of the property is conducted. All parcels containing at least one building shall be deemed to have a principal building. A parcel may contain more than one principal building.

Public-Private Setback Zone:

"Public-private setback zone" means an area between a principal building and a public street right-of-way line utilized seating, outdoor dining, public art and/or other pedestrian amenities.

Reconstruction:

"Reconstruction" means the replacement or rebuilding of a building, premises or structure.

Setback:

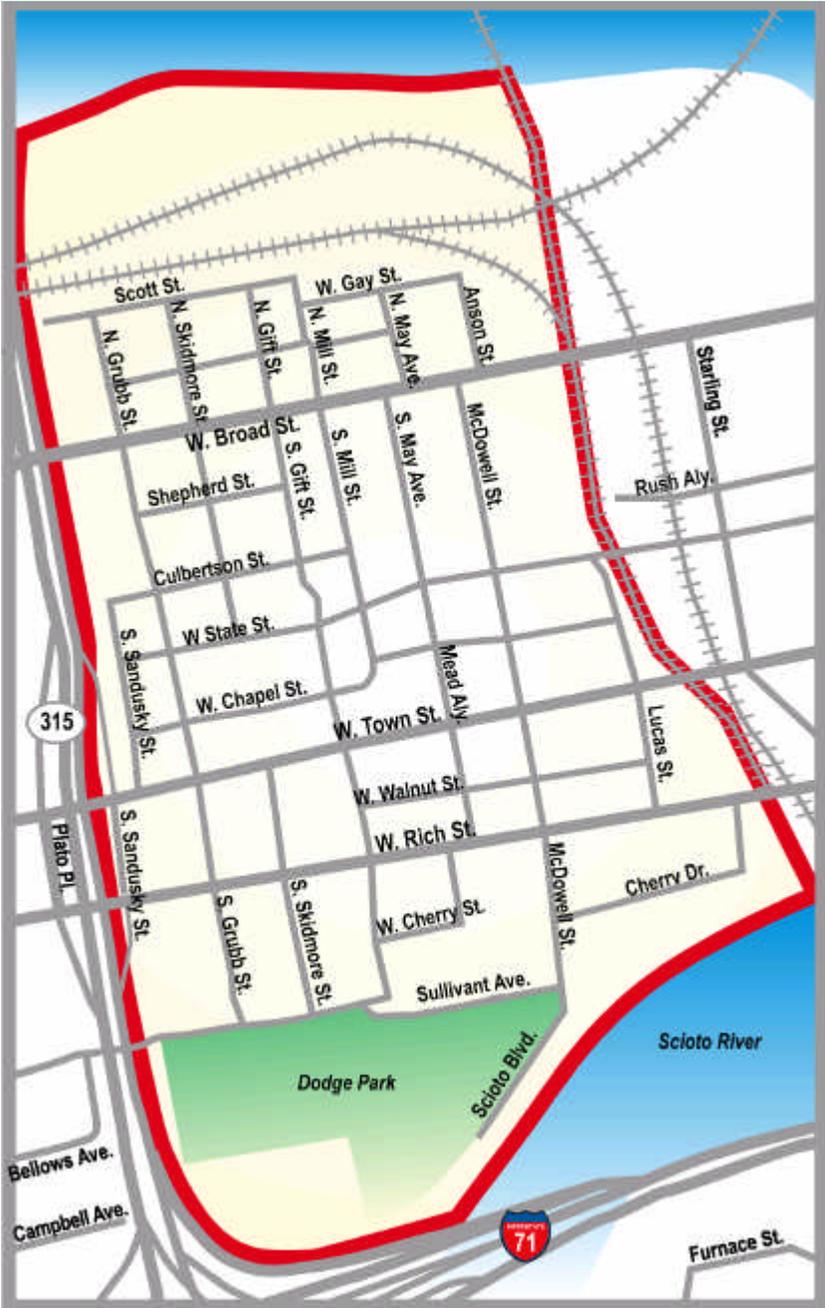
"Setback" means the distance between a building, structure or parking lot and any lot line or street right-of-way line.

3372.403 PURPOSE.

The Franklinton Plan, adopted by City Council in July 2003, identifies the need for a planning overlay for East Franklinton. Chapter 3372 establishes the intent and requirements for such a planning overlay: "The planning overlay provides a formalized method for implementing acceptable community plans through specialized standards intended to achieve physical development objectives in certain areas of the city. Such objectives transcend single parcel ownership and land use district boundaries and represent a need to establish, maintain, or change the character of development in a planning area." The *East Franklinton Overlay* establishes specialized standards to safeguard and reinforce those features of a traditional neighborhood that characterize the subject area. Consisting of Columbus City Code Sections 3372.401 through 3372.407, inclusive, the *East Franklinton Overlay* prescribes standards for residential and commercial development. Overlay standards generally require full compliance for new construction, partial compliance for exterior building additions and alterations, and minimal or no compliance for routine maintenance and replacement of in-kind materials.

3372.403 DESIGNATED AREA.

The designated area, which is delineated in the Official Zoning Map, is generally bound by the Scioto River on the north, the first set of railroad tracks west of Starling Street on the east, the Scioto River/I-70 on the south, and State Route 315 on the west.



3372.404 APPLICABILITY AND EXTENT.

The following requirements apply to all residentially or commercially used or zoned property as well as institutional uses that contain a residential component (including, but limited to, children's homes, nursing homes, etc.). The standards contained in the *East Franklinton Overlay* are in addition to the regulations of the underlying zoning districts. Where the provisions of this Chapter conflict with those of the underlying zoning district or other provisions of this Zoning Code, the most restrictive provision applies.

- A. The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of this Chapter relevant to its use/zoning.
- B. For residentially used or zoned property, the expansion of a principal building is subject to all applicable standards and requirements of this Chapter when the increase in the gross floor area is **25% or more**. An expansion is subject only to C.C. 3372. 406 (design standards) when the increase in the gross floor area is **less than 25%**.
- C. For commercially used or zoned property, the expansion of a principal building is subject to all applicable standards and requirements of this Chapter when the increase in the gross floor area is **50% or more**. An expansion is subject only to C.C. 3372. 406 (design standards) when the increase in the gross floor area is **less than 50%**.
- D. The extension or expansion of a principal building towards a public street is subject to all standards and requirements of this Chapter relevant to its use/zoning.
- E. Exterior alteration of a primary building facade is subject to C.C. 3372. 406 (design standards). Secondary building facades and primary building facades set back from an abutting street a distance of more than 30 feet are exempt from this requirement. 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 standards and requirements of this Chapter may be waived by the Development Director or designee for buildings listed on the Columbus Register of Historic Properties if they would result in an unacceptable modification of the original, historic appearance of the building as determined by the City of Columbus Historic Resources Commission.
- G. Routine maintenance and in-kind replacement of materials are exempt from the standards and requirements of this Chapter.

3372.405 SETBACK REQUIREMENTS.

Setback requirements for all residentially used or zoned property are as follows:

- A. The minimum setback for a principal building is zero (0) feet and the maximum setback for a principal building is ten (10) feet from the public right-of-way. Accessory buildings (including, but not limited to, detached garages) shall be located at the rear of the principal building.



An appropriate building setback

Setback requirements for all commercially used or zoned property are as follows:

- A. The minimum setback for a principal building is zero (0) feet and the maximum setback for a principal building is ten (10) feet, except where a Public-Private Setback Zone is provided. Where a Public-Private Setback Zone is provided, a maximum setback of fifteen (15) feet is permitted for up to 50% of the building frontage.

- B. The minimum setback for parking lots is five (5) feet. Parking lots and accessory buildings shall be located at the rear of the principal building. Where access to the rear of the property is not possible from a public alley or street, up to 50% of the parking may be located at the side of the principal building.



An appropriate parking lot setback

- B. The minimum setback for fences and masonry or stone walls is three (3) feet. Fence or walls along a Public-Private Setback Zone may be located zero (0) feet from the right-of-way.



An example of a public-private setback

3372.406 DESIGN STANDARDS. RESIDENTIAL

Design standards for all residentially used or zoned property are as follows:

- A. The primary building facade must abut a city street (i.e. be a building frontage).
- B. The main entrance shall be accompanied by a concrete stoop or roof-covered wood porch. The stoop/porch must be a minimum of 30 inches high with no less than three (3) steps.
- C. Windows in all building frontages of the principal building must be double-hung, with a minimum allowable width of 30 inches and minimum allowable height of 60 inches.
- D. A principal building with a sloped roof must have a minimum pitch of 6/12 for a hipped roof and 8/12 for a gabled roof.
- E. A principal building with a flat roof must have a minimum three (3) foot high parapet on the front and side elevations.
- F. When a gable in the primary building facade terminates the main roof structure, it must contain a window. When a hipped roof in the primary building facade terminates the main roof structure, it must contain a dormer with a window.



Bellows Avenue in Franklinton

G. Venting from the roof and any roof-mounted mechanicals shall be located out of public view or screened to the height of the equipment. Masonry (or masonry appearing) chimneys are exempt from this requirement.

H. A minimum of 30 inches of the principal building's foundation must be visible on the exterior of the structure. The exposed portion of the foundation must be rusticated to resemble stone on all building frontages.



Building Foundation

I. The following materials are not permitted on the exterior of primary buildings: stucco, vertical siding, and siding with horizontal strips greater than four (4) inches. Concrete block is permitted only for foundations.

J. Garages and parking pads shall be to the building rear of principle buildings. Access to all garages and parking pads must be from the alley when an alley borders the property. A curb cut and driveway from a street is permitted only when no alley exists.



New houses that illustrate a number of residential design standards, including steeply pitched gabled roofs, elevated porches, and minimal setbacks.

3372.406 DESIGN STANDARDS. COMMERCIAL

Design standards for all commercially used or zoned property are as follows:

A. The primary building facade must abut a city street (i.e. be a building frontage).

B. A building frontage shall incorporate at least one main entrance with an operable door. At a building corner where two building frontages meet, one main entrance with an operable door may be located so as to meet the requirement for both building frontages.



A new building that illustrates a number of commercial design standards such as frontage and entrance on the primary street and first and upper story window requirements.

C. Building materials shall be the same on all building frontages. A building frontage that exceeds a width of 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 15 feet to 35 feet along the entire building frontage.

D. For a primary building facade, at least 60% of the first floor wall area (i.e. the area between the height of two (2) feet and ten (10) feet above the nearest sidewalk grade) shall be clear/non-tinted window glass, which permits a view of the building's interior to a minimum depth of four (4) feet. At least 25% of second and third floor wall areas shall be clear/non-tinted window glass.

- E. When a secondary building facade is adjacent to a residentially used or zoned property, the building materials and the pattern of window glass shall continue from the primary building facade a minimum distance of ten (10) feet.
- 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 incorporate the aesthetic character of the building.
- G. Dumpsters and all ground-mounted mechanical equipment shall be located at the building rear and screened from public view to the height of the dumpster/equipment.
- H. Parking lots that abut public streets must be screened using either a four (4) foot high metal tube or metal bar fence or a four (4) foot high stone or masonry wall. Chain link fences are not permitted. A minimum three (3) foot wide landscaping strip, containing three evergreen shrubs and one deciduous ornamental tree per 30 feet of frontage, must be provided between the sidewalk and fence/wall. Trees and shrubs must be maintained in good condition; dead material must be replaced within one year. Parking lots that abut alleys and/or adjacent property are subject to the screening requirements in C.C. 3342.17.
- I. Drive-thru pickup windows and coverings are prohibited on building frontages and are allowed to the rear or side of the principal building only when the adjacent property is not residentially used or zoned.



Examples of inappropriate (top) and appropriate (bottom) fencing

3372.407 PARKING AND CIRCULATION.

Parking and circulation requirements for all commercially used or zoned property are as follows:

- A. Parking, stacking and circulation aisles are not permitted between a public street right-of-way line and a principal building.
- B. Additional curb cuts along streets identified in the Columbus Thoroughfare Plan will not be permitted unless the Division of Transportation staff determines that a new curb cut is the only means available to provide vehicular access to the site and that the new location of the curb cut meets the requirements of the Division of Transportation.
- C. The required number of off-street parking spaces may be reduced by up to 50% by the Chief Zoning Official or designee in consultation with the Division of Transportation staff. Factors to be considered include, but are not limited to: the availability of on-street, public, permit or shared parking; available transit service; pedestrian traffic and accessibility; elimination of arterial curb cuts; hours of operation and existing/proposed land use. The required number of loading spaces may be eliminated at the discretion of the Chief Zoning Official or designee, with due consideration given to: frequency and time of deliveries; size and nature of vehicles accommodated by the loading spaces; the character of the neighborhood; and impact upon adjoining streets or alleys.

SECTION 2.

That for the reasons stated in the preamble hereto, which is made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.



City of Columbus
Michael B. Coleman, Mayor

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Mark Barbash, Director

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