



WHEN IS THE OVERLAY APPLIED?

- ◀ Expansion of a principal building's gross square footage by up to 50% is subject to the building design, and landscaping and screening standards.
- ◀ Expansions by more than 50% are subject to all provisions of the applicable overlay.
- ◀ The extension or expansion of a principal building towards a public street is subject to all applicable standards.
- ◀ Exterior alteration of a primary building frontage is subject to the building design standards, with some exceptions.
- ◀ The parking standards are triggered by a development review process and apply to all existing buildings, alterations, and new construction.
- ◀ The construction of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to all applicable provisions.
- ◀ These provisions are not applicable to routine maintenance.
- ◀ Residentially-zoned properties and properties that are used exclusively as residences are exempt from the commercial standards and requirements of these overlays.

STEPS IN THE OVERLAY ADOPTION PROCESS

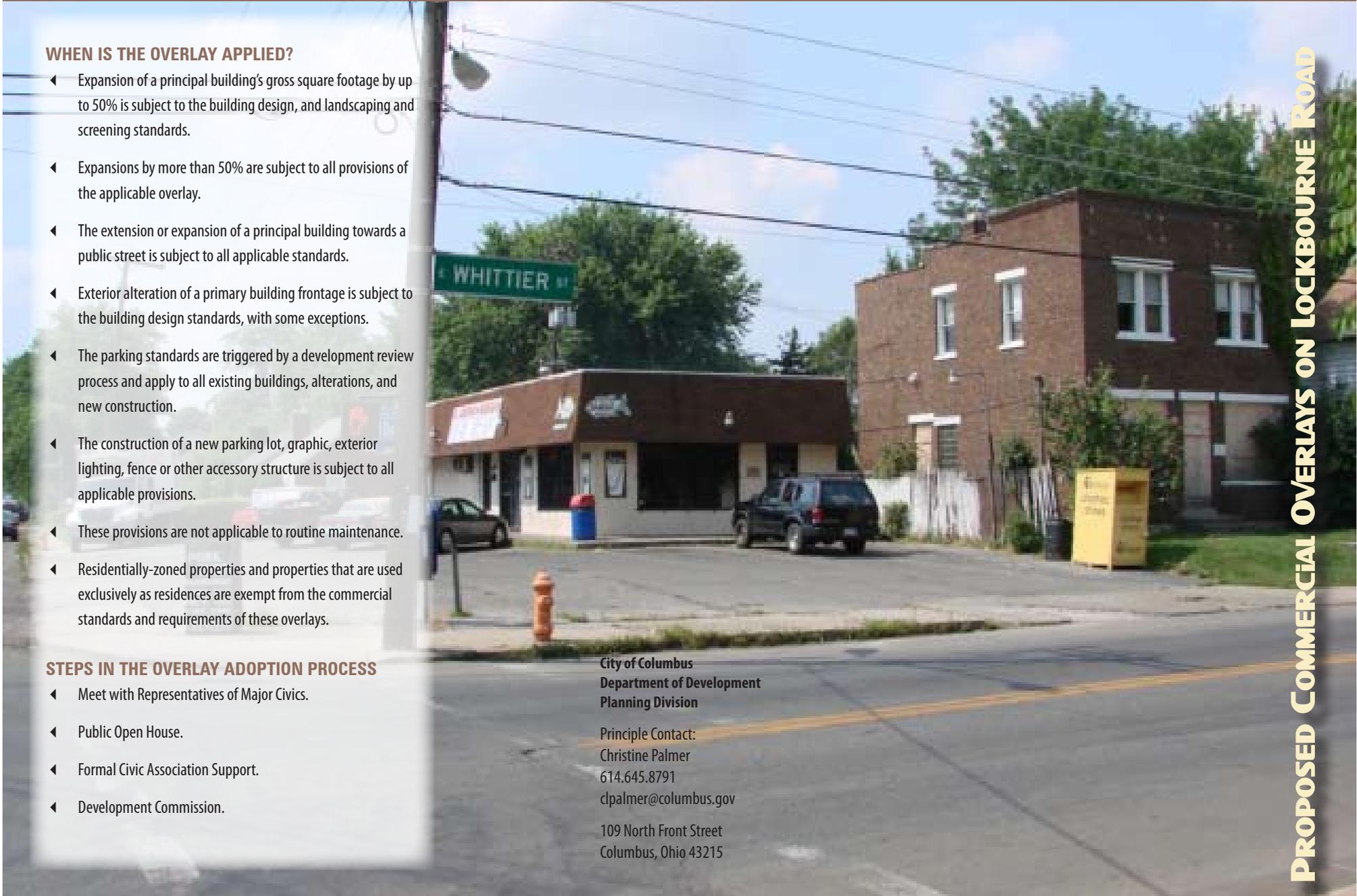
- ◀ Meet with Representatives of Major Civics.
- ◀ Public Open House.
- ◀ Formal Civic Association Support.
- ◀ Development Commission.

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PROPOSED COMMERCIAL OVERLAYS ON LOCKBOURNE ROAD



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The adoption of the Urban and Community Commercial Overlays on Lockbourne Road is a priority of the *South Side Plan*, which was adopted by City Council on October 21, 2002. Subsequent neighborhood input in 2007 indicated that the adoption of commercial overlays on Lockbourne is still a priority for the commercial corridor.

At this time the City of Columbus Planning Division is working with the area Civic Associations to pursue the possible adoption of the commercial overlays.

An overlay is a special type of zoning district that establishes additional standards and requirements that apply to properties zoned under an existing, underlying zoning district. This brochure provides an overview of the Proposed Commercial Overlay project for Lockbourne Road.

WHAT COMMERCIAL OVERLAYS ARE RECOMMENDED FOR LOCKBOURNE?

- ◀ Urban Commercial Overlay (UCO) is recommended at the intersections of Whittier Street, Thurman Avenue, and Frebis Avenue.
- ◀ Community Commercial Overlay (CCO) is recommended along Lockbourne south of Frebis Avenue.

WHAT DO COMMERCIAL OVERLAYS ACCOMPLISH?

- ◀ Overlays promote specific urban design goals.
- ◀ An overlay establishes additional standards and requirements that apply to properties zoned under an existing, underlying zoning district.
- ◀ Overlays do not address land use. They focus on building placement, off-street parking and related site improvements.
- ◀ In recognition of the development pattern associated with these overlays, 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, other than bars, cabarets,

restaurants, night clubs, private clubs, places of assembly, and medical offices, that are 10,000 square feet or less, are permitted an additional 25% reduction (for a total reduction of 50%) of the required parking.

URBAN COMMERCIAL OVERLAY

- ◀ Protects the unique architectural and aesthetic characteristics of older urban commercial corridors.
- ◀ Encourages pedestrian-oriented development featuring retail display windows, reduced building setbacks, rear parking lots, and other pedestrian-oriented site design elements.

COMMUNITY COMMERCIAL OVERLAY

- ◀ Apply standards designed for corridors that include a mix of pedestrian- and vehicle-oriented development patterns.
- ◀ Establish and enhance the character and pedestrian-oriented development patterns of quasi-urban corridors.
- ◀ Implement appropriate building and parking setback standards that accommodate redevelopment and establish continuity and consistency along the corridors.
- ◀ Promotes landscaping, rear parking lots, user-friendly access, and appropriately scaled lighting and signage.

