

CHAPTER 1155
OCT Office, Commerce, and Technology District

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1155.01 – Purpose and Intent

This code is meant to supersede the M-1 Manufacturing and PID Planned Industrial District zoning code in existence prior to its enactment.

The City of Gahanna recognizes the importance of incorporating various types of businesses within the City to promote a healthy, balanced economy, and create opportunities for residents to work in the same community in which they live. The OCT district is a zoning classification that will allow for the development of various types of manufacturing, warehouse, office, and retail uses, and creates uniform development standards for each use. Uniform development standards will allow a variety of uses to co-exist with minimal impact on each other and the surrounding land uses.

1155.02 – Permitted Uses

A. Reference to NAICS classification.

1. The 2007, or as amended, North American Industry Classification System, which is a United States governmental system for classifying business establishments, shall be used to identify all permitted and conditional uses. The NAICS classification is incorporated by reference in Chapter 1155.
2. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub heading shall be permitted. (For example: if reference is made to section 11-Agriculture, Forestry, Fishing and Hunting then all sub headings under section 11 shall apply. If reference is made to section 111- Crop production then only uses under 111 would apply. Further if reference is made to section 111114 – Wheat farming, then only wheat farming would be permitted in the district.
3. In the event that it is unclear as to where a proposed use falls into the NAICS classification system, the City of Gahanna Planning and Zoning Administrator shall make the final determination.

B. Permitted Uses - The following uses shall be permitted according to the NAICS system of classification:

- 1114 – Greenhouse, Nursery and floriculture production
- 22112 – Electric Power Transmission, Control and Distribution
- 23 – Construction
- 311 – Food manufacturing; with the exception of the following uses, which shall be prohibited:
 1. 3111 – Animal food manufacturing
 2. 31122 – Starch and Vegetable Fats and Oil Manufacturing
 3. 3116 – Animal Slaughtering and Processing
 4. 3117 – Seafood Product Preparation and Packaging
- 3121 – Beverage Manufacturing
- 313 – Textile Mills
- 314 – Textile Product Mills
- 315 – Apparel Manufacturing
- 3162 – Footwear Manufacturing
- 3212 – Veneer, Plywood and Engineered Wood Product Manufacturing
- 3219 – Other Wood Product manufacturing
- 3222 – Converted Paper Product Manufacturing
- 3231 – Printing and Related Support Activities
- 3254 – Pharmaceutical and Medicine Manufacturing
- 3261 – Plastics Product Manufacturing
- 3271 – Clay Product and Refractory Manufacturing
- 3272 – Glass and Glass Product Manufacturing
- 3279 – Other Nonmetallic Mineral Product Manufacturing
- 332 – Fabricated Metal Product Manufacturing; with the exception of the following uses, which shall be prohibited:
 1. 332992 – Small Arms Ammunition Manufacturing
 2. 332993 – Ammunition(except small arms)Manufacturing
 3. 332994 – Small Arms Manufacturing
 4. 332995 – Other Ordnance and Accessories Manufacturing
- 333- Machinery Manufacturing
- 334 – Computer and Electronic Product manufacturing
- 335 – Electrical Equipment, Appliance and Component Manufacturing; with the exception of the following use which shall be prohibited:
 1. 33591 – Battery Manufacturing
- 336 – Transportation Equipment Manufacturing; with the exception of the following uses, which shall be prohibited:
 1. 336414 – Guided Missile and Space Vehicle Manufacturing
 2. 336415 – Guided Missile and space vehicle Propulsion Unit and Propulsion Unit Manufacturing
 3. 336419 – Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing
 4. 336992 – Military Armored Vehicle, Tank, and Tank Component Manufacturing

- 337 – Furniture and Related Product Manufacturing
- 339 – Miscellaneous Manufacturing
- 42 – Wholesale Trade; with the exception of the following uses, which shall be prohibited:
 1. 42314 - Motor Vehicle Parts (used) Merchant Wholesalers
 2. 42452 – Livestock Merchant Wholesalers
 3. 42459 – Other Farm Product Raw Material Merchant Wholesalers
 4. 4247 – Petroleum and Petroleum Products Merchant Wholesalers
- 44 through 45 – Retail Trade; with the exception of the following uses, which shall be prohibited:
 1. 45393 – Manufactured (Mobile) Home Dealers
 2. 45431 – Fuel Dealers
- 48 Through 49 – Transportation and Warehousing; with the exception of the following uses, which shall be prohibited:
 1. 483 – Water Transportation
 2. 486 – Pipeline Transportation
 3. 4883 – Support Activities for Water Transportation
 4. 48841 – Motor Vehicle Towing
- 51 – Information
- 52 – Finance and Insurance
- 53 – Real Estate Rental and Leasing
- 54 – Professional, Scientific and Technical services
- 55 – Management of Companies and Enterprises
- 56 – Administrative and Support and Waste Management and Remediation Services; with the exception of the following uses, which shall be prohibited
 1. 562 – Waste Management and Remediation Services
- 61 – Educational Services; with the exception of the following uses, which shall be prohibited:
 1. 6111 – Elementary and Secondary Schools
- 62 – Health Care and Social Assistance; with the exception of the following uses, which shall be prohibited:
 1. 623 – Nursing and residential Care Facilities
 2. 62422 – Community Housing Services
- 71 – Arts, Entertainment and Recreation; with the exception of the following uses, which shall be prohibited:
 1. 711212 – Racetracks
 2. 71213 – Zoos and Botanical gardens
 3. 7131 – Amusement Parks and Arcades
 4. 7132 – Gambling Industries
- 72 – Accommodations and Food Service; with the exception of the following uses, which shall be prohibited:
 1. 72112 – Casino Hotels
 2. 7212 – RV (Recreational Vehicle) Parks and Recreation Camps
 3. 7213 – Rooming and Boarding Houses

- 81 – Other Services (Except Public Administration); with the exception of the following uses which shall be prohibited
 1. 8122 – Death Care Services
 2. 814 – Private households
- 92 – Public Administration

1155.03 – Conditional Uses

The Planning Commission may approve certain uses as Conditional uses as follows:

1. Conditional uses (Chapter 1169)
 1. Any commercial use, similar to those listed herein as permitted uses, which is deemed accessory or advantageous to the primary use.
 2. Any industrial use, similar to those herein listed as permitted uses, which is considered non-objectionable and not involving operations which are obnoxious or offensive by reason of dust, odor, smoke, gas, fumes, refuse, noise or vibration.
 3. Outdoor storage area meeting the regulations defined in Section 1155.07.
2. Application for Conditional Use. The intent of the procedure for authorizing a conditional use is to set forth the development standards and criteria for locating and developing a conditional use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans.
 1. Written application shall be made to the Planning and Zoning Administrator who shall transmit such application to the Planning Commission. See Section 1169.02.

1155.04 – Site Planning

Reference is made to the U.S. Green building Council’s (USGBC) LEED® for New Construction & Major Renovations, Version 2.2 in various sections of this code. The City’s intention is to encourage, but not mandate, the inclusion of sustainable design practices in the planning and execution of building projects within the boundaries of the OCT district. Other nationally recognized industry standards relative to sustainable and energy efficient design and construction, which now exist or may be adopted in the future, may be considered as supporting documentation for equivalent alternative designs.

A. Minimum Lot Standards

1. *Minimum Street Frontage*. All lots shall abut a public street or private drive, and have sufficient lot width at the building setback line to provide for the use proposed, and the yard space required by these development standards.
2. *Minimum Lot Size*. Lot size shall, at a minimum be one acre, and adequate to provide for the use proposed, yard space required by these development standards, and the following provisions.
 - a. A use allowed in this district shall entirely enclose its primary operation within a structure. Open storage and service areas, and loading docks shall be screened by walls or fences as defined in 1155.06.

- b. A lot shall be adequate in size to provide for all storm water and utility provisions necessary to serve the property. In the event of a planned development, shared storm water detention will be permitted as approved by the City Engineer.

B. Yards Required

All lots or uses shall have established minimum yard setbacks from all right of way lines and property lines. Yards required herein shall be established to minimize impacts from building and development on adjacent parcels and rights of way, as well as preserve areas around the perimeter of each parcel, or use to create buffer zones between each parcel. No building or structure shall be permitted, constructed, modified or expanded within the required yard space as defined herein. Accessory uses and structures shall not be permitted within the required yard space; however, parking and circulation may be permitted subject to the required paving parking setbacks listed herein.

1. *Front Yard.* The front yard shall be defined as the area adjacent and contiguous to the principal public right of way servicing the building or use. In the case of corner lots the area adjacent and contiguous to both rights of ways shall be considered front yards. The minimum front yard required for each lot or use is:
 - a. For all warehouse, manufacturing or industrial type uses the minimum front yard required shall be 75’.
 - b. For all retail commercial uses the minimum front yard setback shall be 60’.
 - c. For all professional and corporate office uses the minimum front yard required shall be 40’.
2. *Side Yard.* The side yard shall be considered to be the area adjacent and contiguous to the side property lines of the lot being developed. No building or structure shall be permitted, constructed or expanded within the required side yard space. The minimum side yard required for each lot or use is:
 - a. The minimum side yard for all warehouse, manufacturing, or industrial type uses shall be 25’ in the case of a building 40’ or less in height. A building having a height of more than 40’ shall provide one additional foot in side yard for each additional foot in height above 40’.
 - b. The minimum side yard for all retail commercial uses shall be 15.’
 - c. The minimum side yard for all professional and corporate office uses shall be 10.’
3. *Rear Yard.* The rear yard shall be considered to be the area adjacent and contiguous to the rear property line (typically opposite of the right of way line) of the lot being developed. No building or structure shall be permitted, constructed or expanded within the required rear yard space.
 - a. The minimum rear yard required for all warehouse, manufacturing, or industrial uses shall be 30’.
 - b. The minimum rear yard for all retail commercial uses shall be 15.’
 - c. The minimum rear yard for all professional and corporate office uses shall be 10.’

3. Parking Setbacks

All lots shall have established minimum pavement parking setbacks from all rights of way lines and property lines. Minimum pavement parking setbacks shall be established to soften the visual and noise impacts of vehicular use areas on adjacent properties and public streets.

Minimum pavement parking setbacks shall provide a reasonable landscape area suitable for buffering, screening and perimeter landscaping.

1. *Public right of way lines.* The minimum parking setback from all adjacent public right of way lines shall be as follows:
 - a. For all warehouse, manufacturing or industrial type uses the minimum parking setback shall be 45’.
 - b. For all commercial uses the minimum parking setback shall be 36’.
 - c. For all professional and corporate office uses the minimum parking setback shall be 24’.
2. *Side and Rear Setbacks.* Pavement setbacks shall be a minimum of 10’ from side and rear lot lines for all uses. In the event of shared parking or shared access, the side yard pavement setbacks may be reduced to 0’ where cross access easement agreements are in place.

4. Building & Parking Accessibility

- a. *Sidewalks required.* All uses shall provide a minimum 4’ wide sidewalk from the main and secondary building entries to the parking area(s).
- b. *Americans with Disabilities* – All uses shall meet the requirements of the Americans with Disabilities Act for building and parking accessibility.

E. Building Placement and Orientation

All buildings and uses shall be sited on the lot so that the main facade for the building fronts the main road on which the building is addressed, and shall meet the following requirements:

1. *Main façade.* – The main façade of the building is defined as the façade containing the highest degree of architectural treatment, and which faces the street that establishes the main address for the lot. The main façade may also be the location for the primary customer/visitor entry.
 - a. Buildings or structures designed primarily for industrial, warehouse or manufacturing type uses shall be designed so that the main façade shall be the portion of the building designed to accommodate the office type uses which accompany the primary use, and not the main loading or service areas.
 - b. Buildings designed for primarily commercial/retail uses shall have the main façade on the side of the building primarily used for customer entry.
 - c. Buildings within a lot designed to accommodate several separate buildings (ex. professional or business office park) may have the main façade oriented towards an internal private street or loop road. In such situations any remaining façade of said buildings that are oriented towards a public street shall be designed with similar elements and details as the main façade, and shall not appear as an obvious side or rear of the building.
2. *Secondary Façade* – On corner lots, the secondary façade shall be defined as the wall of the building(s) that fronts the secondary public right of way. In such situations the secondary façade shall have similar materials and detailing as the main façade.
3. *Loading and Delivery areas* – Loading and delivery areas are portions of the building designed for the delivery/transference of goods or supplies and are typically

characterized by large overhead doors and loading docks. For all uses in the district, loading and delivery areas are subject to the following regulations.

- a. Loading and delivery areas shall not be permitted on the main façade of the building, or on the secondary façade in the case of corner lots.
- b. Loading and delivery areas shall be screened from public view as defined in Section 1155.06.

4. *Accessory Uses.* Accessory use structures shall be permitted in association with a principal use, provided that the area of the accessory use structures shall be 25% or less of the gross floor area of the principal use.

- a. Accessory use structures must be placed behind the building line of the main structure and, if viewable from the right of way, must be constructed of materials compatible with the main structure.

F. Access drives, driveways, leading to and from a street shall be developed as follows:

1. *Width of Drive.* An access drive shall not exceed thirty-five feet in width, except at curb returns.
2. *Location of Drive.* An access drive, exclusive of curb returns, shall meet the minimum side yard setback requirement as established herein. In the case of shared access, driveways are not subject to the minimum side yard setback requirements if appropriate cross access easements are in place at the time of application. A copy of the signed agreement must accompany the application. Access drives, parking areas and/or driveways for all uses shall be constructed and maintained so that water does not unreasonably accumulate on such areas or flow to drain onto adjacent property.

G. Parking

1. *Distance.* The maximum length from the parking area to the main structure should not exceed 600 feet.
 - a. Landscaped islands shall be distributed throughout the parking field as delineated in Section 1163.08.
2. *Parking required.* Parking standards and requirements, as specified in Chapter 1163, shall be met for all uses in this district.
3. *Alternative transportation.* Secure bicycle racks and/or storage shall be provided within 600 feet of the building entrance.
4. *Surface.* The use of progressive strategies for parking lots is encouraged, including pervious pavement, shaded lots, and other alternatives to hard surfacing.

H. Sight Triangles

1. *Public Streets and Private Drives*

- a. At every intersection, a sight triangle shall be established as described in Section 1167.16 of the Codified Ordinances.

1155.05 – Building Appearance

- A. Exterior Materials – the relationship between the structure and the land is most often defined by the materials used in the development. In order to protect land values of

adjoining parcels, explicit materials, and configurations, etc., are established in this section and shall be required for all new construction and renovation of existing facilities.

1. *Approved materials* – All new construction, and renovation of existing facilities, shall strictly adhere to the use of approved materials as defined herein. Windows and window glass are an approved material for all building types.

a. Office uses – exterior building materials approved for office uses are brick, jumbo brick, stone or simulated stone, architectural pre-cast concrete panels, stucco, EIFS, wood or cementitious lap siding (Hardey-Plank or similar), or architectural glass and tile.

b. Warehouse or industrial uses – exterior building materials approved for warehouse or industrial uses are brick, jumbo brick, stone or simulated stone, architectural pre-cast concrete, EIFS, split faced concrete block and architectural metal panels of high quality with a rust free long lasting finish.

c. Retail and Commercial uses – exterior building materials approved for retail and commercial uses are brick, jumbo brick, stone or simulated stone, stucco, split faced concrete block and EIFS.

2. *Main façade* – The main façade of all buildings shall be designed to enhance the visual appeal of the district. In the case of a building having frontage on two public streets, such as a corner lot, both facades shall be designed with the same materials in a similar percentage and configuration.

3. *Side and rear elevations*

a. *Office Uses* – Office uses shall provide 4 sided architecture with the side and rear elevations consisting of the same materials as the main façade, with similar percentages and a similar level of detail and fenestration.

b. *Warehouse and Industrial uses* – Warehouse and industrial buildings may vary the use of materials on the side and rear elevations from those on the main façade so long as the materials used on the side and rear elevations are from the approved materials list.

c. *Retail and Commercial uses* – Side and rear elevations of retail or commercial buildings that are visible from any street must have materials that are consistent with those on the main façade. Side and rear elevations not visible from any street may consist of other materials from the approved list.

B. *Roofing* - In order to encourage diversity of architectural style and building types a variety of roofing configurations are approved for use as outlined herein.

1. *Configuration*

a. Office buildings / single story – Single story office buildings may have sloped roofs provided the roofs have a minimum slope of 6:12. Mansard roofs are permitted provided they are a minimum of 8' in height, meet the minimum slope requirements, and are included on all building elevations. Flat roofs may be permitted provided that it is part of an overall architectural style, and that parapet walls extend a minimum of 24" above the surface of the roof, or as necessary to screen any rooftop equipment.

b. Office building / Multiple Story – Flat roofs shall be designed with parapet walls that extend a minimum of 24" above the surface of the roof, or as necessary to screen roof top mechanical equipment.

- c. Warehouse or industrial buildings – These buildings shall be permitted to have a flat roof provided that parapet walls extend a minimum of 24” above the surface of the roof, or as necessary to screen rooftop mechanical equipment, are provided on all elevations.
- d. Retail uses – Retail uses may utilize sloped, mansard or flat roofs (or any combination thereof). Pitched roof sections must meet a minimum slope of 6:12 and flat roof sections must be accompanied by a parapet wall that extends a minimum of 24” above the roof line, or as necessary to screen mechanical equipment.

2. *Materials*

- a. Sloped or Mansard roofs – all sloped or mansard roofs shall have installed, at a minimum, 30 year dimensional asphalt shingles. Other approved materials are standing seam metal with a minimum of 25 year paint warranty, slate, cedar shingles, and copper.
- b. Flat roofs – Flat roof systems shall be selected by the architect to minimize maintenance concerns and for longevity of service.
- c. Rooftop Mechanical Equipment – to minimize the visual impact on, and preserve the value of adjacent uses, roof top mechanical units shall be screened from view on all sides by use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building. Simple fence enclosures are not permitted on building roofs for the purpose of screening mechanical equipment. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system.

C. Windows and entryways - Large windows are encouraged in areas where manufacturing processes will allow them. Entryways into the office and reception areas should enhance the visual interest of the development as well as provide direction to visitor areas.

1. *Windows required*

- a. Office Buildings – Office buildings should be designed to incorporate natural light into the building to the extent possible. The main façade of all office buildings shall be between 40% and 60% window openings. All other facades shall have a minimum of 30% window openings with the exception of service or loading areas.
- b. Warehouse/Industrial buildings – Industrial/warehouse buildings shall be designed so that the office portions of the building meet the requirements for office as stated above. The remainder of the building shall incorporate windows as practical within the operational needs of the facility.
- c. Retail/Commercial buildings – The main façade of all commercial/retail buildings shall be designed to have a storefront appearance and shall have a minimum of 40% window glass. Spandrel glass is acceptable.

- 2. *Fenestration pattern* – Office buildings, office portions of warehouse/industrial buildings, and retail/commercial buildings shall utilize window fenestration as a method to visually break down long flat expanses of building into smaller segments. The main façade of such buildings shall avoid sections of wall in excess of 30’ in length without fenestration, columns or

other architectural features to help reduce the mass and visual appearance of the façade.

3. *Glazing* – Types of glazing permitted include clear, tinted (either smoke or green), frosted, or spandrel. In all cases reflective or mirrored glazing is discouraged unless necessary to obtain LEED certification, in which case, the applicant must provide documentation that a LEED certification is being pursued for the proposed building.

D. Height

Much of the OCT district is situated within the flight corridor of the Port Columbus Airport and therefore height is a carefully regulated element of the building. All buildings and structures shall conform to Federal Aviation Administration and Columbus Regional Airport Authority regulations.

E. Durability

1. *Temporary structures* – Temporary structures shall be permitted only for the purpose of construction offices while a permanent structure or site construction is taking place. After site and building construction has been completed, the temporary structure must be removed from the site within fourteen (14) days.
2. *Long term maintenance* – The exterior of all buildings shall be maintained to prevent a neglected appearance.
 - a. Painted surfaces – Painted surfaces shall be re-painted as required to repair moldy or stained surfaces and prevent flaking / peeling surfaces.
 - b. Windows – Cracked or broken windows shall be replaced or repaired to prevent a neglected appearance.
 - c. Masonry – All masonry surfaces shall be maintained to prevent or repair lost brick or stone or crumbling mortar joints.

1155.06 – Landscaping & Screening

It is the purpose of this section to create minimum standards for landscaping that will provide increased aesthetic value as well as create standards for screening and buffering that will protect adjacent properties and public rights of way from undesirable views. It is further the purpose of this chapter to specifically promote the protection of existing trees and significant vegetation during the course of land development, and to promote the proper utilization of landscaping.

Existing trees

- A. Protective fencing - The owner shall be responsible for the construction, erection, and maintenance of temporary fencing or other physical barrier around the tree area(s) to be protected. The fencing or other protective barrier must be located at the drip line, and must remain in place and be secured in an upright position during the entire construction period to prevent impingement of construction vehicles, materials, spoils, and equipment

into or upon the protected tree area. Any change in the location of protective fencing must be approved by the Planning and Zoning Administrator.

1. *Construction measures.*

- a. During all phases of construction, all steps necessary to prevent the destruction or damage to protected trees (other than those specified to be removed) shall be taken, including but not limited to the following:
- b. No construction activity, movement and/or placement of equipment, vehicles, or materials or spoils storage shall be permitted within the protected tree area. No excess soil, additional fills, liquids, or construction debris shall be placed within the critical root zone of any tree that is to be protected;
- c. No attachments, including but not limited to ropes, nails, advertising posters, signs, fences or wires (other than those approved for bracing, guying or wrapping) shall be attached to any trees;
- d. No gaseous liquids or solid substances which are harmful to trees shall be permitted within the protected tree area;
- e. No fire or heat shall be permitted within the protected tree area; and,
- f. All utilities, including service lines, shall be installed so as to protect existing trees, including augering and/or jacking, as opposed to open cutting, as appropriate.

B. Existing Landscaping - The use of large existing trees such as pines, oaks, and maples for landscaping and screening requirements is encouraged. These types of materials should also assist in defining the circulation pattern within the development.

C. Streetscape Requirements The following minimum requirements shall be followed for any proposed street tree plan, unless the Landscape Board finds that the minimum requirements cannot be met:

1. Tree Lawn

- a. Tree lawns shall be a minimum of 5 feet.

2. Street Trees

- a. Street trees shall be installed as required in Section 913.10

D. Interior parking lot landscaping standards

1. These standards may be found in Section 1163.08.

E. Buffers required

1. The property perimeter requirements of Chapter 1167.20 shall also be met for new or altered parking areas, and shall not count towards the requirements for interior landscaping.

F. Building landscaping and project screening

1. The developer shall refer to the Comprehensive Landscape Plan of the city of Gahanna, dated April 10, 2007, for recommended and prohibited plantings, as well as planting requirements and standards.

G. Screening required

1. *Parking lot screening.* – All parking and vehicular use areas adjacent to any public right of way shall be screened from view by use of an evergreen hedge, masonry wall (brick or stone), mound or combination thereof to a height of 3'

2. *Screening of utilities.*

- a. The location of all utility areas including, but not limited to, power sub stations, lift stations, gas transfer stations, water treatment areas, utility boxes and transformers shall be screened from view on all sides by the use of a wall, fence, evergreen planting, mound or combination thereof to a minimum height of 6'.
 - 1. Walls or fences used for screening purposes shall be installed to a minimum height of 6' and to a maximum height of 8'.
 - 2. Evergreen trees used for screening purposes shall be installed at a 6' minimum height. Shrubs shall be planted in combination with mounding, if necessary, to achieve a minimum total height of 6' and 80% opacity within 2 years.
- 3. *Screening of service and loading areas*
 - a. The location of all service and loading areas shall be screened from view from adjacent properties or the public right of way, including multiple loading areas designed for warehousing or the transference of goods. Service or loading areas shall be screened to a minimum height of 6' and shall be achieved by the use of a wall, fence, evergreen planting, mound or combination thereof.

H. Fencing Standards – These standards may be found in Chapter 1171 Fences, which is incorporated herein as applicable.

I. Aesthetics - Ponds, streams, or other waterways are encouraged in developments to promote aesthetic qualities that otherwise may not be present. Minimizing externalities such as noise, pollution, and refuse that are associated with any manufacturing processes should be accomplished to preserve land values and to maintain the unique nature of the City's community. More aggressive measures may be required to protect the natural environment from manufacturing facilities. The piping of natural watercourses shall be discouraged.

1155.07 – Outdoor Storage Areas

The intent of this section is to establish standards for the use, placement and screening of outdoor storage areas to minimize the aesthetic impacts of these areas on adjacent properties and public rights of ways. All uses shall adhere to these standards for the outdoor storage or display of goods or materials.

A. Setbacks

- 1. For all uses, the placement of goods or materials for the purpose of display or storage (either temporary or permanent) shall be prohibited within the Front, Side or Rear Yard setback of any lot or parcel.

B. Limitations

- 1. *Height* - Materials being stored outdoors shall not exceed a maximum height of 10' from the existing grade to the top of materials being stored. For the purposes of this definition existing grade shall be defined as the general grade of the lot or area where materials are being stored and shall not be construed to permit a total

of 10' of storage from the top of a mound, ramp or other structure within that lot or area.

2. *Placement* – The placement of outdoor storage of materials or equipment must occur toward the rear of the lot on which the main structure is located.
3. *Materials* – The outdoor storage of hazardous, dangerous, flammable or chemical materials or any other materials or equipment that could present a hazard to the health, safety and welfare of the public or provide an attractive nuisance shall be stored according to the following:
 - b. Such materials shall be stored in a secure location within a lockable area.
 - c. Chemicals being stored outdoors shall be in approved containers in good condition and shall meet all applicable requirements of OSHA, OEPA and other governmental authorities having jurisdiction over such materials.

C. Screening

1. *Screening from ROW and adjacent properties* - Any outdoor storage of materials shall be screened from view from the public right of way or adjacent properties by the use of a wall, fence, mounding, plant materials or combination thereof.
2. *Screening Requirements* - The combined height of all screening materials shall be adequate to fully screen the materials being stored. In no case shall the height of combined screening be less than a minimum of 6' in height and the maximum height of combined screening shall not exceed 10'.
 - a. The maximum height of walls and fence structures shall not exceed 10'.
 - b. Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during all seasons.

1155.08– Utilities & lighting

A. Utilities

1. *Location*

- a. Clustering of utilities – to the greatest extent possible, the location of all utility access panels, telephone terminals, cable boxes, switchgear, etc. shall be clustered together within the side or rear yards of a development or lot. Utilities shall be clustered to permit more efficient landscaping and screening, and reduce the visual clutter of the lot or development.

2. *Storage Tanks*

- a. Location – the location of all storage tanks used for water, gas, chemicals, etc. shall not be located in any required yard or setback and shall be within a fenced off secured area of the site.
 - b. Size and quantity- The use of any storage tank over 400 gallons in capacity or 10' in height, or exceeding 10 in number, must be reviewed and approved by the Planning Commission.
3. *Screening of utilities* - The screening of ground and/or wall mounted mechanical units and/or equipment shall meet the requirements for accessibility and shall be in accordance with the following.
- a. Fencing – fencing used for the purposes of screening utilities shall meet the requirements for fencing as stated 1155.06(I)(2).

- b. Landscaping - Landscaping used as screening shall have a minimum of eighty percent (80%) opacity during all seasons.

B. Lighting

1. *Parking Lot Lighting*

- a. Minimum lighting levels – see Section 1163.06 Lighting, Striping and Traffic Control.
- b. Height standards – light poles are not permitted to exceed 36’ in height measured from the top of the pole to the top of asphalt.
- c. Light pollution – In the interest of reducing the possibility for light pollution and potential conflict with the Port Columbus Regional Airport Authority, all new light fixtures shall be required to have cut off type shielding so that all light is reflected downwards. Visible light emanating from the top of the fixtures shall not be permitted.

2. *Building mounted lighting*

- a. Building mounted lighting shall be permitted for the purposes of security, safety, identification of entries and illumination of sidewalk areas.
- b. Building mounted lighting shall be of cut off type fixtures and shall be of similar intensity and color of light as the parking lot lighting,
- c. Building lighting shall not be permitted to shed light or cause glare on to adjacent properties or public rights of ways.
- d. The illumination of any building roofs other than for temporary examination or emergency repair shall be strictly prohibited.
- e. To avoid potential conflicts with the Columbus Regional Airport Authority, the use of up-lighting to highlight building features shall not be permitted.

1155.09 – Environmental Standards

- A. Limits of development and operation shall be observed as stated in Section 1167.19(b) of the Codified Ordinances.

1155.10 – Signage

For signage requirements see Chapter 1165 Signs. Signage shall be as low profile as possible and shall be in conformance with neighboring properties and/or uses.

1155.11 – Special Requirements

- A. Building design. – All buildings used for the purpose of a sexually oriented business shall adhere to the same design standards as all other uses within the district.
 - 1. *Windows*. – the use of spandrel glass for all required window openings shall be required for all such uses.
- B. Signage. – Signage for all such uses shall be limited to the name of the establishment only. The use of sexually explicit logos, graphics or verbiage shall be prohibited.
- C. Dry Cleaning.
 - 1. *Business Volume restrictions*. – Dry cleaning establishments will be limited in size and volume to those typically located in retail buildings and

providing convenience services to the general public. High volume commercial dry cleaning facilities shall not be permitted.

1155.99 - Penalties

Any person, firm or corporation violating any provision, amendment or supplement of this chapter, or failing to obey any lawful order of the Building or Zoning Divisions issued in pursuance thereof, shall be deemed guilty of a minor misdemeanor. Each and every day during which such violation of any provision, amendment or supplement of this chapter occurs, or each and every day during which there is a failure to obey any lawful order of the Chief Building Official or Planning and Zoning Administrator, may be deemed a separate offense.