

URBAN COMMERCIAL OVERLAY Columbus, Franklin County

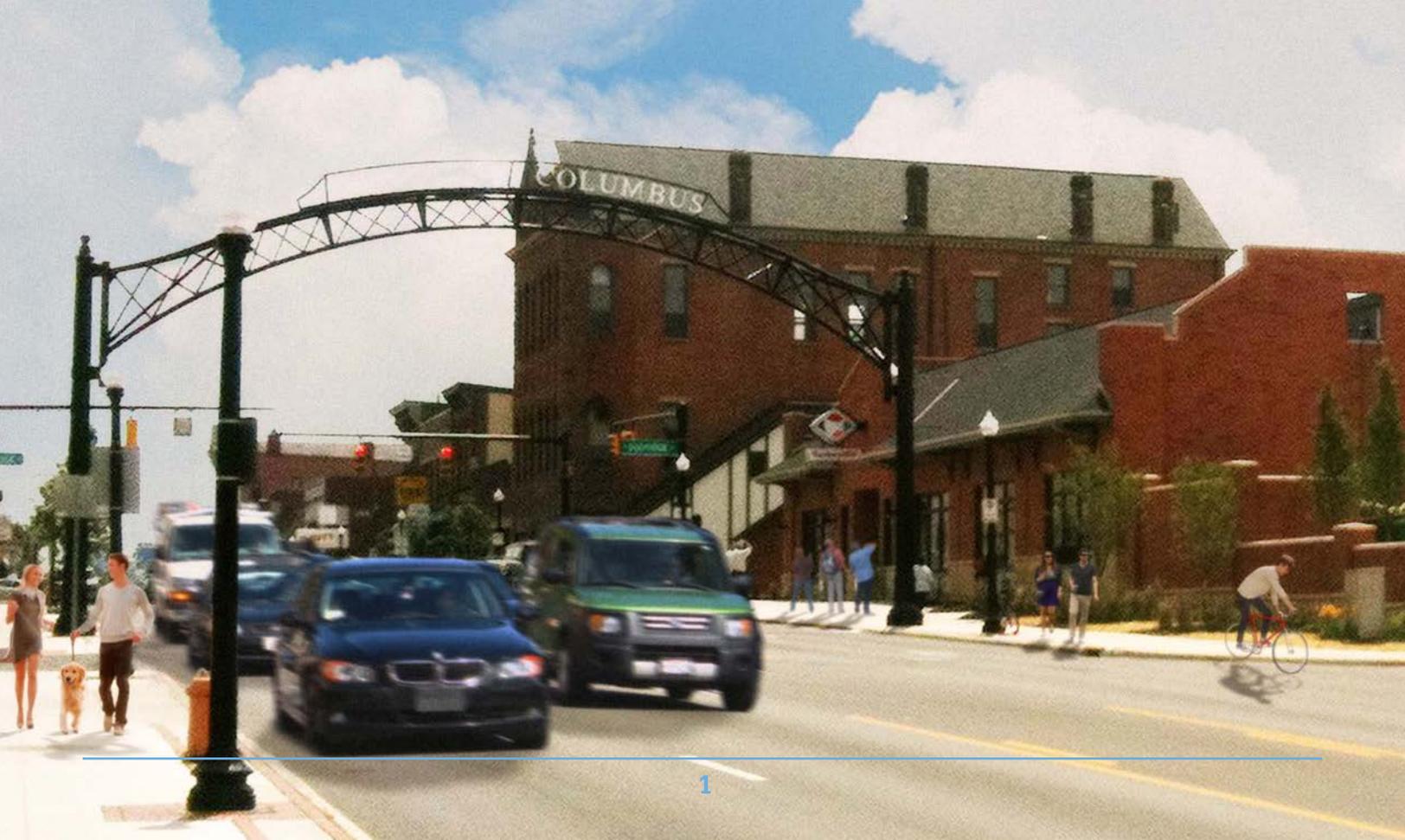
Date Completed: Initially adopted in 1999 and applied to its first corridor, a portion of N. High Street, the Urban Commercial Overlay (UCO) has since been adopted in over 27 miles of corridors throughout the urban portions of the city.



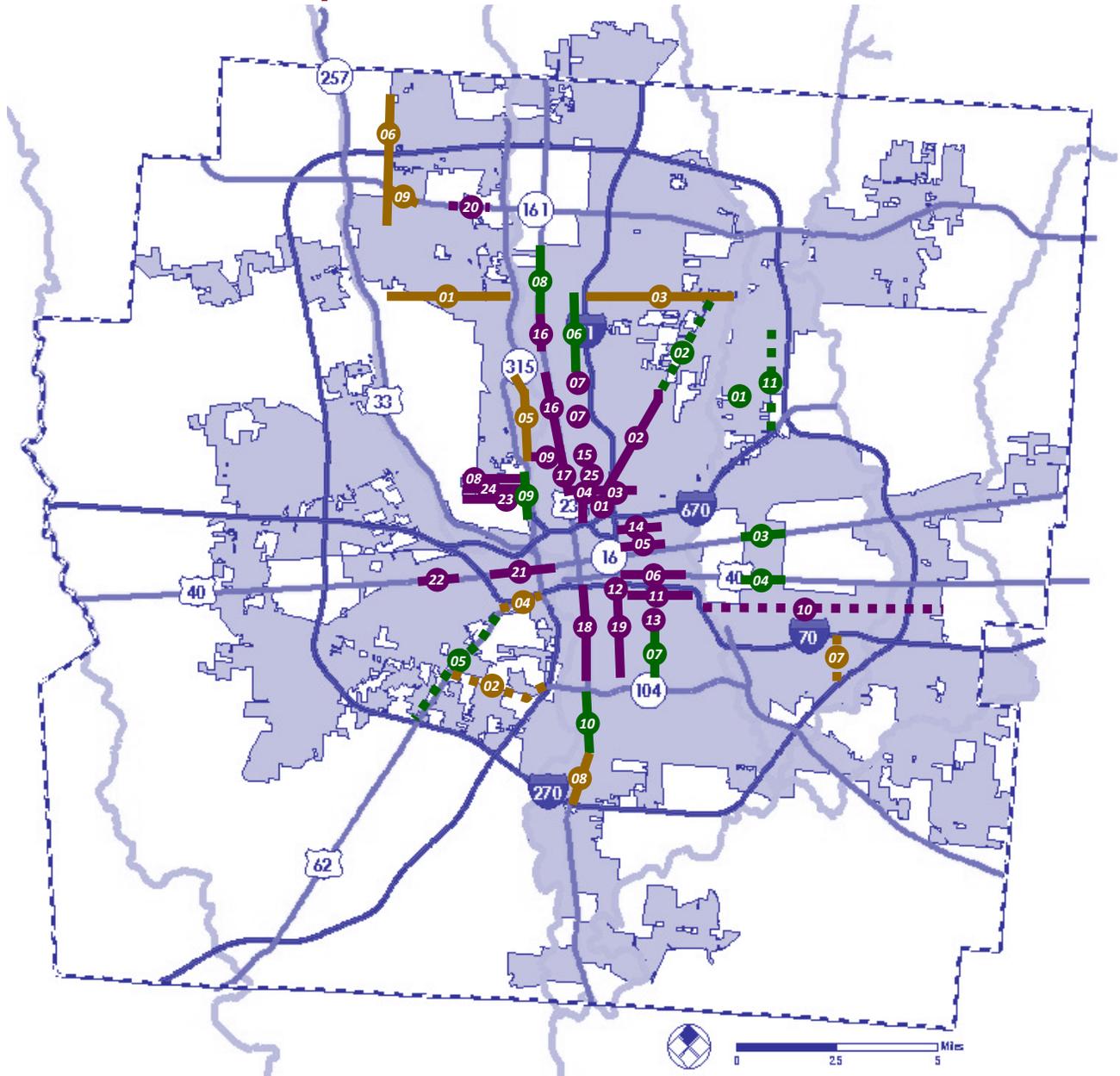
Description: The UCO is a zoning tool that requires a walkable built environment to be reinstated in urban commercial corridors that reflect the development pattern of the late 19th and early 20th century. These corridors have typically devolved into a suburban pattern beginning in the 1950's. Implementation of the UCO has been particularly successful at "healing" urban corridors and reinforcing a denser, walkable environment through the placement of new structures, parking and related design requirements.

Project Size: The UCO is currently in place on 27 linear miles of 14 separate urban corridors.

*Below: Turkeyville, Old North Neighborhood along North High Street
(photo: City of Columbus)*



Commercial Overlays in Columbus, Ohio



This map depicts the general location of commercial overlays in the City of Columbus that are either adopted or proposed (in process to be adopted or proposed in adopted plans).
May 2010

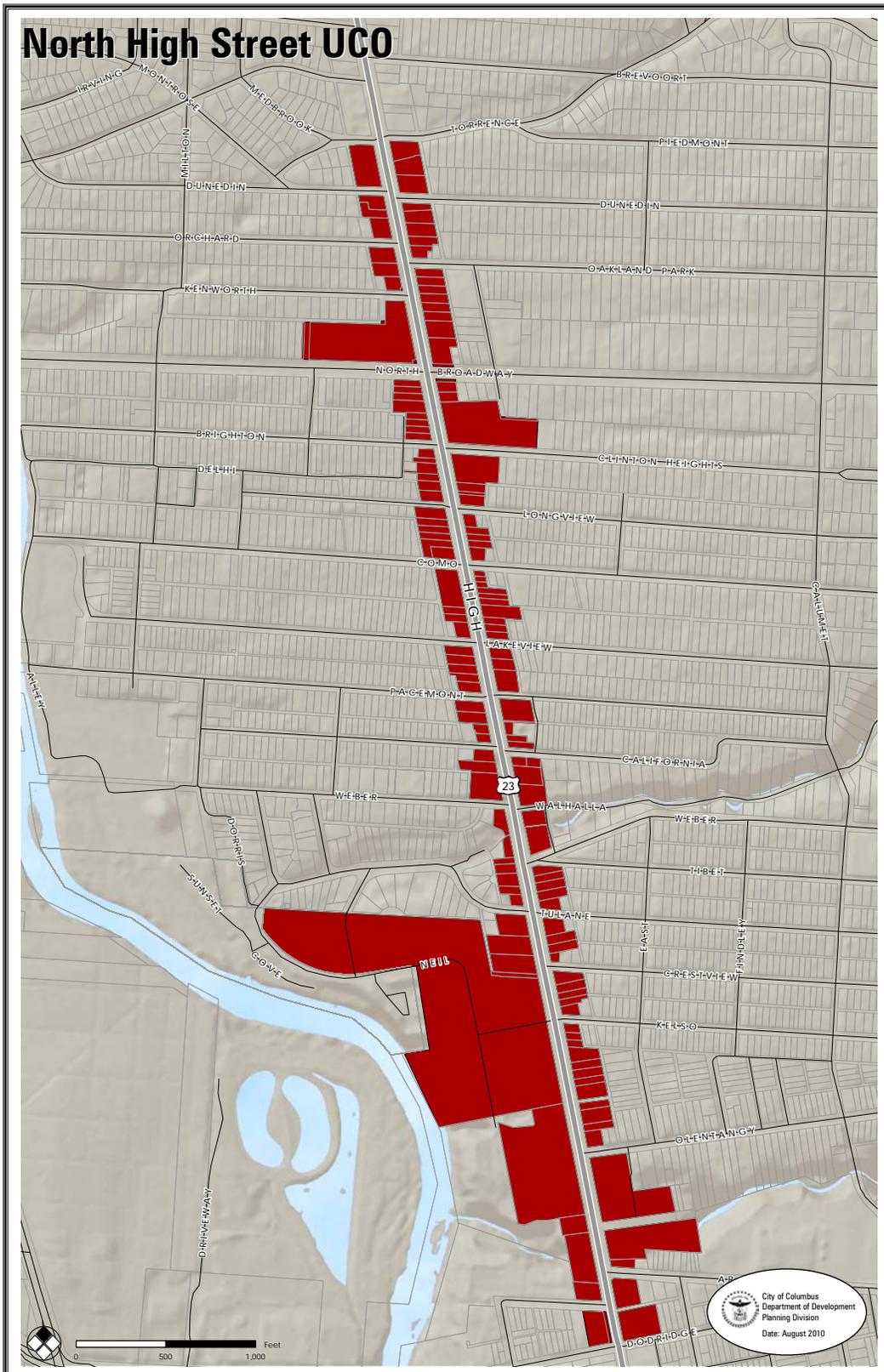
Urban Commercial Overlay

- 01 Cleveland Ave: Milo-Grogan
- 02 Cleveland Ave: N. & S. Linden
- 03 E. Fifth Ave: Milo-Grogan
- 04 E. Fifth Ave: University
- 05 E. Long St: Near East
- 06 E. Main St: Near East
- 07 Indianola Ave: Clintonville
- 08 King Ave: Fifth by Northwest
- 09 Lane Ave: University
- 10 Livingston Ave: Livingston East
- 11 Livingston Ave: Near Southside
- 12 Livingston at Parsons: Near Southside
- 13 Lockbourne Rd: Southside
- 14 Mt. Vernon Ave: Near East
- 15 N. Fourth St: University

- Adopted
- Proposed

- 16 N. High St: Clintonville
- 17 N. High St: University
- 18 S. High St: Brewery District
- 19 S. Parsons Ave: Near Southside
- 20 SR161: Northwest
- 21 W. Broad St: Franklinton
- 22 W. Broad St: Hilltop
- 23 W. Third Ave: Fifth by Northwest
- 24 W. Fifth Ave: Fifth by Northwest
- 25 Weiland Park: University

Commercial Overlay District Example, Clintonville Neighborhood



Developer:

City of Columbus Planning Division
109 N. Front Street, First Floor
Columbus, OH 43215
www.columbus.gov/planning

Key Features:

- UCO is only applicable to retail, restaurant, office and medical uses. Buildings with ground floor retail (mixed use) have also been subject to these requirements.
- Buildings are placed no further back from the right-of-way than 10 feet; up to 50% of the building frontage can be set back an additional 5 feet to provide a public-private space, such as an outdoor dining area.
- Buildings are to have a minimum width of 60% of the lot width. This ensures that a “continuous” building wall is established along the sidewalk.
- Front doors are placed on the building’s primary elevation.
- At least 60% of the front elevation between 2 and 10 feet in height must be clear tinted window glass. This ensures that pedestrians have an interesting experience as they walk by the building.
- Off-street parking is not permitted between the building and the street. Typically it is located to the rear, but at times when a portion is located to the side (as necessitated by parcel geometry) screening is required.
- Drive-thru windows are placed to the side or rear of the building. Typically this has been to the rear because of the 60% lot width requirement.

Project Cost: Included in general city operations.

Maintenance Cost: Included in general city operations

Funding Sources / Incentives: The UCO provides a parking reduction in recognition that the result is a walkable environment (thereby reducing reliance on the automobile) and to incentivize support of the new overlay among each local business community. Most retail uses are allowed a 25% reduction, with some specific uses that are not parking intensive receiving up to a 50% reduction.

Applicable Zoning Regulations: Columbus City Code 3372.600, Urban Commercial Overlay

Additional Comments:

- Adoption of the UCO in a particular corridor is predicated on a neighborhood planning process in which the resulting plan must recommend application of the UCO as an implementation strategy. This builds public support that is required before applying this zoning tool. The Planning Division undertakes a follow-up process in which the overlay is adopted that involves a second round of public engagement, several property owner notifications, and approval by the appropriate area commission or major civic association.
- The UCO is complemented by a Community Commercial Overlay that is similar but establishes a 25-foot build-to line with front yard landscaping and the Regional Commercial Overlay that requires 50% of surface parking be placed to the side or rear of retail development unless screened by outparcels and ground-mounted signage.
- Separately but related, the city adopted new parking provisions in 2010 that reduced minimum requirements for most land uses and established parking ceilings for uses that typically overbuild parking lots (e.g. retail). Those provisions also mandated off-street bike parking for over 90 percent of the uses allowed, as well as new landscaping and screening requirements for parking lots.

*Below: Cup O Joe Coffee Shop in the Clintonville neighborhood of Columbus
(photo: Planning Division, City of Columbus)*

