

1 **ARTICLE 7 SITE REGULATIONS**

2 **SECTION 7.0 PURPOSE**

3 The purpose of this Article is to establish site planning standards. In combination with Article 5,
4 these provisions will help an applicant layout a site based on requirements for OFF-STREET
5 PARKING, LANDSCAPING and SCREENING that are needed.

6 **SECTION 7.1 OFF-STREET PARKING**

7 **SECTION 7.1.10 OFF-STREET PARKING APPROACH**

8 The purpose of this section is to establish flexible regulations designed to ensure that adequate
9 parking is provided for a particular use, taking into consideration its location and the type of
10 neighborhood in which it is located. The number and location of parking spaces associated with a
11 use has a significant effect on the urban design quality of a place. This section balances the need
12 for adequate parking with the need to avoid the negative impacts of highly visible parking lot
13 construction, fitting parking facilities into the urban fabric in a manner that strengthens the City’s
14 economy and improves its appearance.

15 **SECTION 7.1.10 APPLICABILITY**

16 Section 7.1 shall apply in all ZONING DISTRICTS, except that there shall be no OFF-STREET
17 PARKING requirement imposed within the Business C District for non-residential USES.

18 **SECTION 7.1.20 NUMBER OF OFF-STREET PARKING SPACES BY Use CATEGORY**

19 **7.1.21** The presumptive parking requirements for land uses established below are
20 intended to be adapted and modified to reflect the particular characteristics of a
21 specific use and the neighborhood in which it is located.

22 **7.1.22** The requirements in Table 7-1 may be reduced or increased in the course of Site
23 Plan or Special Permit review based upon information presented by the applicant
24 and city agencies. The applicant’s own estimate of parking demand, based upon
25 the type of use involved and its location, shall be given substantial deference.
26 Other relevant considerations include:

- 27 A. The availability of public transportation;
- 28 B. Whether the subject property lies within walking distance from
29 shopping, employment, restaurants, housing, schools, and other
30 trip destinations;

- 1 C. The availability of shared parking with binding agreements to
2 secure its long-term availability; where adjoining parking areas are
3 connected directly to one another or to a service road or alley to
4 reduce turning movements onto roads.
- 5 D. The availability of safely usable on-street parking,
- 6 E. The provision of bicycle storage facilities, showers, lockers and
7 related facilities to encourage bicycling; and
- 8 F. The establishment of transportation demand management measures
9 to reduce automobile use.

10 **7.1.23** In addition, “Parking Generation, 3d edition” (2004) published by the Institute of
11 Transportation Engineers and “Shared Parking Planning Guidelines” (ITE 1995)
12 or any subsequent editions of both documents, may be consulted for non-binding
13 guidance in establishing appropriate parking requirements for a particular use.

14 **7.1.24** For uses that are not listed in Table 7-1 below, there shall be no presumptive
15 parking requirement and parking requirements shall be established at the time of
16 Site Plan or Special Permit Review, based upon the criteria in Section 7.1.22.

17 **7.1.25** If the USE category is allowed by right, and an applicant is applying for a USE
18 PERMIT OR BUILDING PERMIT under Section 11.1, then the applicant may request
19 a Tier 1 Administrative Site Plan Review (Section 12.2) to change the
20 presumptive parking requirements.

21 **7.1.26** The term FLOOR AREA in Table 7-1 means NET FLOOR AREA and fractions should
22 be rounded down to the closes whole number.

23 **7.1.27** For developments with more than one (1) USE, parking shall be the cumulative
24 parking requirements for all USES unless applicant provides evidence for a lower
25 amount in accordance with 7.1.22.

26 **7.1.28** Section 7.1.40 below includes additional parking alternatives.
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Table 7-1 Minimum Required Off-street Parking	
Use Categories	Presumptive Parking Requirements by Use Category (square feet = NET FLOOR AREA)
Residential Uses	
Single-family Dwelling	2 per dwelling unit
Two-family Dwellings	3 spaces (1.5 per unit)
Bed and Breakfast	1 space per bedroom
Multifamily Dwellings	1 space per studio or 1-bedroom unit 1.5 spaces/unit per 2-bedroom unit or larger
Educational, Religious, Charitable and Cultural Uses	
Community or Social services Service/Municipal Offices	1 space per 200 sq. ft. of NET FLOOR AREA
Day Care Service <ul style="list-style-type: none"> • Family Day care/Large Family day care • Day Care Center • School Aged child care program 	None 2 per 700 square feet NET FLOOR AREA 1 per employee
Educational Services, not a school (e.g., tutoring or similar services)	2 space per 1,000 sq. ft. NET FLOOR AREA
Hospitals	1 space for every 2 hospital beds.
Religious Institutions and Houses of Worship	1 space per 75 sq. ft. of main assembly area
Schools <ul style="list-style-type: none"> • Elementary, middle, junior-high schools • High schools: 	1 space per classroom 7 per classroom

Table 7-1 Minimum Required Off-street Parking

Use Categories	Presumptive Parking Requirements by Use Category (square feet = NET FLOOR AREA)
Commercial Categories	
Health Clubs, Gyms, Continuous Entertainment (e.g., bowling alleys)	3 space per 1,000 sq. ft NET FLOOR AREA
Lodging (hotels, motels, inns)	0.75 per rentable room; for associated uses, such as restaurants, entertainment uses, and bars, see those uses
Medical Offices	3 spaces per 1,000 square feet NET FLOOR AREA
Motor Vehicle Repair.	2 spaces Site Plan/Special Permit Review
Office Uses (non medical) Includes Banks and financial institutions	2 spaces per 1,000 sq. ft. NET FLOOR AREA
Personal Services and Retail_Sales and Service	2 spaces per 1,000 sq. ft., except bulk retail (e.g., auto, boat, trailers, nurseries, lumber and construction materials, furniture, appliances, and similar sales) 1 per 1,000 sq. ft. NET FLOOR AREA
Retail Sales and Service	4 spaces per 1,000 sq. ft NET FLOOR AREA
Restaurants	8 spaces per 1,000 sq. ft. NET FLOOR AREA
Theaters and Cinemas	1 per 6 seats
Funeral Parlor	5 spaces per viewing room
Industrial Categories	
Industrial Service	1 space per 1,000 sq. ft. of NET FLOOR AREA
Manufacturing and Production	1 space per 1,000 sq. ft. of NET FLOOR AREA
Warehouse and Freight Movement	0.5 space per 1,000 sq. ft. of NET FLOOR AREA
Waste/Refuse Related	Site Plan/Special Permit Review

Table 7-1 Minimum Required Off-street Parking	
Use Categories	Presumptive Parking Requirements by Use Category (square feet = NET FLOOR AREA)
Wholesale Sales	
Fully enclosed	1 space per 1,000 sq. ft. NET FLOOR AREA
Not enclosed	Site Plan/Special Permit Review
Other Categories	
Uses not listed here	Tier 1 Administrative Site Plan Review in accordance with 7.1.22 and Section 12.2.

1 **SECTION 7.1.30 DIMENSIONS OF OFF-STREET PARKING SPACES**

2 **7.1.31** In a parking lot or parking BUILDING at least fifty (50) percent of the parking
3 spaces must be eight and one-half (8 ½) feet wide by eighteen (18) feet deep.
4 The remaining parking spaces may be eight (8) feet by sixteen (16) feet to
5 accommodate smaller cars.

6 **7.1.32** These parking space sizes are exclusive of driveways and aisles which must have
7 direct access to a STREET or alley. Aisle widths are shown on Table 7-2.

8 **7.1.33** Bumper or wheel guards shall be provided to keep cars from hanging over the
9 public right-of-way or pedestrian facilities.

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Table 7-2 Dimensional Requirements for Parking Drive Aisles	
Angle of Parking	Minimum Aisle Width
Parallel	12 feet
45°	13 feet
60°	17 feet
90°	23 feet

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1 **SECTION 7.1.40 DESIGN OF OFF-STREET PARKING AREAS**

2 **7.1.41 Applicability**

3 This Section applies to all USES other than SINGLE-FAMILY and TWO-FAMILY
4 DWELLINGS.

5 **7.1.42 Location of Required Parking**

6 A. All OFF-STREET PARKING shall be located behind or to the side of the
7 PRINCIPAL BUILDING.

8 B. The OFF-STREET PARKING location requirement may be modified or
9 waived in the course of Site Plan or Special Permit approval for lots that
10 are located in the Industrial and Business D Districts or where the
11 predominant character of surrounding development consists largely of
12 BUILDINGS with parking in the front of the BUILDINGS, provided that the
13 applicant minimizes the visual impacts of such parking areas from high-
14 traffic public STREETS and sidewalks.

15 B. Required OFF-STREET PARKING shall be provided either on the same LOT
16 as the PRINCIPAL USE it is intended to serve, or on a LOT that is in the same
17 ownership as the PRINCIPAL USE and located within three hundred (300)
18 feet of it. OFF-STREET PARKING may be located on leased property within
19 three hundred (300) feet if evidence of an executed lease is presented with
20 an application.

21 C. Parking required for two (2) or more BUILDINGS or USES may be provided
22 in combined OFF-STREET PARKING facilities where such facilities will
23 continue to be available for such BUILDINGS or uses.

24 **7.1.43 Interior Parking Lot Landscaping and Design**

25 A. Parking lots shall be designed and landscaped to avoid long, uninterrupted
26 rows of vehicles by breaking them into separate parking lots divided by
27 tree lines, alleys, pedestrian areas, or BUILDINGS. Parking lots containing
28 more than forty (40) spaces shall be divided into smaller areas by
29 landscaped islands at least fifteen (15) feet wide located no more than one
30 hundred and twenty (120) feet apart.

31 B. All islands shall be planted with three inch (3”) minimum caliper shade
32 trees native to the region or otherwise proven to be able to withstand

1 conditions in urban parking lots, with at least one (1) tree for every twenty
2 (20) linear feet of island.

3 C. Parking lots containing less than forty (40) spaces shall provide at least
4 one (1) 3-inch minimum caliper shade tree per eight (8) spaces. In
5 addition, all parking lots and vehicle display areas shall have a minimum
6 of a three (3) foot landscaped buffer between the parking lot and the
7 abutting sidewalks or STREET.

8 **7.1.44 Perimeter Screening of Off-street Parking Areas**

9 A. OFF-STREET PARKING that adjoins LOTS in Residential Districts shall be
10 screened from such Residential LOTS, as follows:

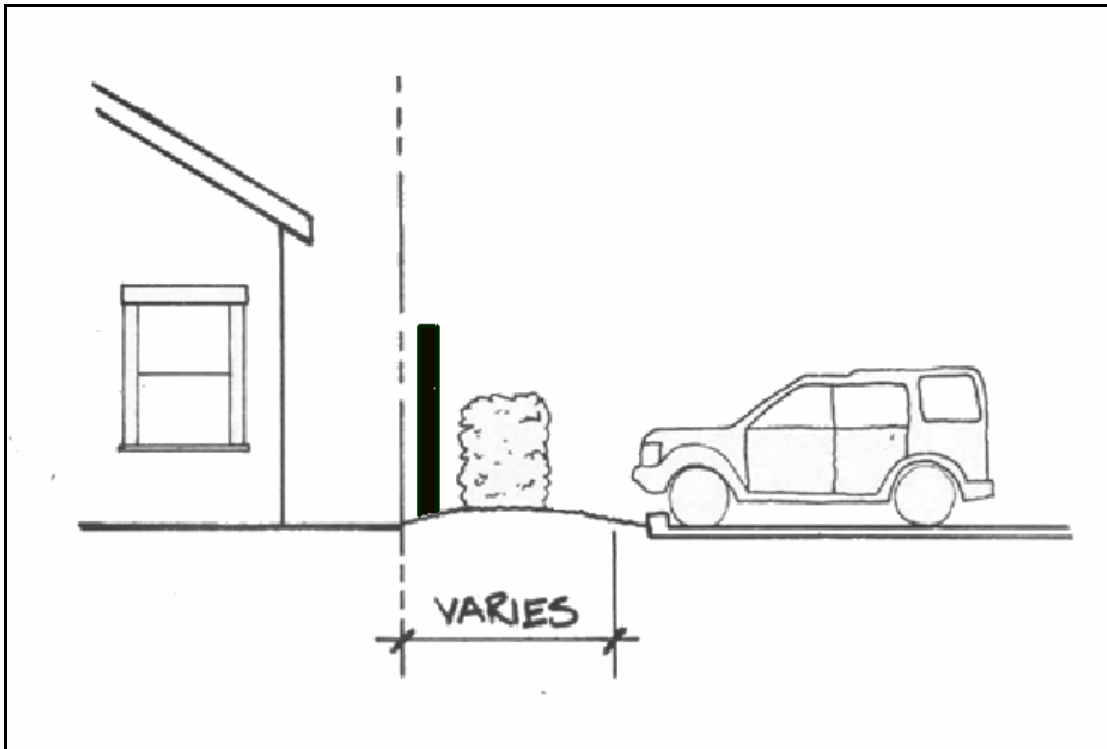
11 1. All illumination located in on OFF-STREET PARKING lots shall be
12 shielded to avoid shining on abutting or other properties.

13 2. Such OFF-STREET PARKING shall use a BUFFER PLANTING STRIP
14 consisting of a pervious landscaped surface, at least as wide as
15 designated in Table 7-3 for buffers between adjoining ZONING
16 DISTRICTS. Such BUFFER PLANTING STRIP shall be landscaped for
17 its full length and width and give maximum protection to an
18 abutting property or district. The required screen shall be
19 permanently maintained. It shall consist of dense evergreens, not
20 less than four (4) feet in height, and an appropriate wall or solid
21 FENCE, not less than four (4) feet in height.. (See Figure 7-1)

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Figure 7-1 Illustration of Buffer Planting Strip



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4 B. Residential USES which abut or are across the STREET from an OFF-STREET
 5 PARKING lot shall be protected from headlight glare by either:

6 1. A BUFFER PLANTING STRIP of at least seven (7) feet wide, densely
 7 planted with shrubs or trees which are at least three (3) feet high at
 8 the time of planting and which are of a type that may be expected
 9 to form a year-round dense screen.

10 2. Such screening shall be maintained in good condition at all times,
 11 and may be interrupted by normal entrances or exits.

12 **7.1.45 Construction and Maintenance of Off-street Parking Lots**

13 A. OFF-STREET PARKING lots shall be surfaced and properly maintained with
 14 a suitable durable surface appropriate for the use of the land, with
 15 adequate drainage. Surfacing, grading, and drainage shall facilitate
 16 groundwater recharge in order to reduce stormwater runoff. All parking
 17 plans shall be reviewed and approved by the Department of Public Works.

1 **7.1.46 Lighting**

- 2 A. Lighting within parking lots shall be on poles of fifteen (15) feet
3 maximum height, with color corrected lamps and cut-off luminaries
4 designed to minimize glare and light pollution.
- 5 B. Design of poles and luminaries shall be compatible with the style of the
6 architecture and adjoining streetscape treatment.

7 **7.1.47 Nonconforming Parking Lots**

- 8 A. NONCONFORMING parking lots shall be brought into conformity with this
9 Section 7.1.30 to the extent practical whenever a Site Plan or Special
10 Permit application is filed for either:
- 11 1. The expansion of a USE by more than twenty-five (25) percent
12 gross FLOOR AREA expansion of the parking area by more than
13 twenty-five (25) percent of the number of parking spaces or
- 14 2. A new USE that will require an increase of more than twenty-five
15 (25) percent in the number of parking spaces.

16 **SECTION 7.1.50 ALTERNATIVE PARKING SOLUTIONS**

17 **7.1.51 Set-aside for Future Parking**

- 18 A. The approving board or official may, as a condition of project approval,
19 require an applicant to set aside land to meet potential future parking
20 needs.
- 21 B. Such land may remain in its natural state or be attractively landscaped, but
22 may not be used in a manner that would prevent it from being developed
23 for parking in the future, unless the approval is subsequently amended.

24 **7.1.52 Shared Parking**

- 25 A. Where an application for a USE PERMIT, BUILDING PERMIT, Site Plan
26 Approval, or Special Permit proposes shared parking with one (1) or more
27 other separately owned properties and such shared parking has been
28 approved, the owners of the properties shall enter into a legal agreement
29 guaranteeing access to, use of, and management of designated shared
30 parking spaces.

- 1 B. The agreement shall be in a form approved by the City Law Department
2 and shall be included as an enforceable condition of any USE PERMIT,
3 BUILDING PERMIT, Site Plan approval, or Special Permit.

4 **7.1.53 Fee in Lieu of Providing On-site Parking Spaces**

- 5 A. Where the required off-street spaces cannot be provided on-site and are
6 not currently available on the STREET and/or in municipal parking lots, the
7 applicant may, at the option of the City, pay a fee in lieu of one (1) or
8 more required spaces, in an amount established by the City Council
9 sufficient to cover the estimated cost of providing additional public
10 parking spaces in the general location of the proposed use.
- 11 B. Such fee shall be kept in a dedicated fund for municipal parking purposes
12 and shall be used for such purposes within four (4) years or returned to the
13 applicant (or the applicant's successor).

14 **7.1.54 Reduction of Parking Requirements for Providing Interconnections or**
15 **Dedication of Land**

- 16 A. Parking requirements may be reduced at the discretion of the reviewing
17 authority where adjoining parking areas are connected directly to one
18 another or to a service road or alley to reduce turning movements onto
19 roads.
- 20 B. Parking requirements may be reduced at the discretion of the reviewing
21 authority where the applicant makes an offer of dedication of land to the
22 City for a municipal parking lot and the City accepts such offer. In the
23 case of such dedication, REQUIRED YARDS and other LOT dimension
24 requirements may also be reduced to reflect the reduction in size of the
25 parcel retained by the applicant.

26 **SECTION 7.1.60 PARKING OF TRUCKS, BUSES, AND COMMERCIAL VEHICLES**

- 27 **7.1.61** Parking stalls for trucks, buses, or other commercial vehicles exceeding either
28 seven and a half (7 ½) feet in width or eighteen (18) feet in length shall be located
29 at least one hundred (100) feet from the nearest DWELLING UNIT in a residential
30 district.

1 **7.1.62** Stalls for such vehicles shall be specifically identified in the site plan, and shall be
2 of such dimensions as to accommodate the specified type of vehicle. Such
3 vehicles shall be permitted to park only in the stalls so identified and approved.

4 **SECTION 7.2 OFF-STREET LOADING**

5 The specific loading requirements for a particular proposed use shall be established through the
6 Special Permit and /or Site Plan Review process based upon the operational characteristics of the
7 use. Within the Business C District, OFF-STREET LOADING shall only be required if it is a
8 practical option due to the availability of adequate space in a rear parking lot or alley.

9 **SECTION 7.2.10 LAYOUT OF LOADING FACILITIES**

10 **7.2.11** Each loading space shall be not less than ten (10) feet in width, fourteen (14) feet
11 in height, and of such length that a truck or trailer occupying such a space shall be
12 located entirely on the LOT with the BUILDING it is to serve, and shall not extend
13 into sidewalks or the STREET.

14 **7.2.12** Loading spaces may not include any of the required parking area. However,
15 access ways and aisles may be used in common approaches to both parking areas
16 and loading areas where approaches to both parking areas and loading areas are
17 adequate for both.

18 **SECTION 7.3 ACCESS AND CIRCULATION**

19 **SECTION 7.3.10 DRIVEWAY AND ACCESS LOCATION STANDARDS**

20 **7.3.11 Access to Off-street Parking areas**

21 A. No area used for OFF-STREET PARKING or vehicle storage shall directly
22 abut a STREET unless separated from the STREET or highway by a raised
23 curb, planting strip, wall, or other effective barrier.

24 B. No LOT shall have more than two (2) access ways to any one (1) public
25 STREET for each five hundred (500) feet of FRONTAGE. ACCESS DRIVES
26 must have a minimum of twenty (20) feet width but shall not be more than
27 thirty-five (35) feet in width.

28 C. Parking stalls in OFF-STREET PARKING lots shall be set back from the
29 FRONT LOT LINE, a minimum of three (3) feet to avoid the probability of
30 cars backing or otherwise maneuvering on the sidewalk upon entering or
31 leaving the stalls.

- 1 D. Curbs shall be provided to prevent MOTOR VEHICLES from being parked
2 within required YARD areas, or beyond the boundaries of the LOT where
3 no YARD is required.

- 4 E. In accordance with a Tier 2 Site Plan Review (Section 12.3) the Planning
5 Board may authorize the owners of adjoining properties to establish
6 common driveways under mutual easements provided that any such
7 Special Permit shall not become effective until the easement has been
8 recorded, notwithstanding the provisions above.

9 **7.3.12 Access to Multiple-Family Dwellings**

- 10 A. In conformance with Section III-C of the Subdivision Rules and
11 Regulations, the Planning Board shall determine the requirements for
12 adequate access to each BUILDING. This includes the construction
13 characteristics of the access driveways. In no case shall an access
14 driveway or DRIVE be less than twenty (20) feet in paved width.

- 15 B. Principal criteria to be considered in this Site Plan Review are:
 - 16 1. The distance from each BUILDING to the nearest way providing
17 access. Generally, no rear wall of any BUILDING shall be more than
18 three hundred (350) feet from a STREET built to City standards and
19 no BUILDING shall exceed three hundred (300) feet in length.
 - 20 2. Number of DWELLING UNITS or PARKING SPACES to be served by
21 the way.
 - 22 3. Accessibility to fire and other emergency or service vehicles.

23 **SECTION 7.3.20 ACCESSORY DRIVE-THROUGH FACILITIES**

24 **7.3.21** Except in the Business D District, no ACCESSORY DRIVE-THROUGH FACILITIES
25 shall be located in the REQUIRED FRONT YARD or in any REQUIRED SIDE OR REAR
26 YARD abutting a residential district. This prohibition applies to STRUCTURES,
27 stacking lanes, and other related facilities.

28 **7.3.22** This Section shall not prevent ACCESS DRIVES to DRIVE-THROUGH facilities from
29 crossing such REQUIRED YARDS to gain access to properly located STRUCTURES,
30 stacking lanes, and other facilities.

1 **SECTION 7.4 FENCING, LANDSCAPING, AND SCREENING**

2 **SECTION 7.4.10 PURPOSE & APPLICABILITY**

3 In order to buffer adjacent land USES of different intensities and promote public health and safety,
4 this Section provides standards for fencing, landscaping, screening and buffering design. The
5 screening of OFF-STREET PARKING areas is covered in Section 7.1.

6 **SECTION 7.4.20 FENCES AND VEGETATIVE BARRIERS**

7 **7.4.21** A Special Permit from the Planning Board shall be required for construction of a
8 FENCE greater than six (6) feet in height that is located either in a Residential
9 ZONING DISTRICT or within ten (10) feet of a LOT LINE of a Residential use.

10 **7.4.22** Except in a Residential District, a wall or FENCE less than six (6) feet in height
11 above the natural grade may be permitted in a required SIDE YARD or REAR
12 YARD.

13 **7.4.23** Residential District Fencing Standards

14 A. In a Residential A-1 or A district, no FENCE shall be constructed
15 between the front foundation line and the STREET or in a required
16 FRONT YARD.

17 B. In a Residential B, B-1 or C district, no FENCE greater than three
18 (3) feet in height shall be constructed between the front wall and
19 the STREET or in a required FRONT YARD.

20 C. In all Residential Districts, FENCES, walls and vegetative barriers
21 located within the SIGHT TRIANGLE described in Section 5.2.70
22 shall comply with the standards in that Section.

23 **7.4.24** Razor or barbed wire shall not be located along the FRONT LOT LINE. FENCES that
24 abut a Residential USE or that are within a Residential District shall not contain
25 razor or barbed wire.

26 **7.4.25** Gates must swing inwards at the property line so as not to obstruct the sidewalk or
27 right of way.

28 **7.4.26** All FENCES, walls and vegetated barriers shall be properly maintained. Any
29 FENCE, wall or vegetated barrier in disrepair shall be removed or repaired within
30 thirty (30) days upon a notice from the BUILDING COMMISSIONER.

1 **SECTION 7.4.30 LANDSCAPING AND SCREENING - GENERALLY**

2 **7.4.31 Refuse Areas**

3 A. All REFUSE containers for uses other than SINGLE-FAMILY and TWO-
4 FAMILY homes shall meet the following conditions, which may only be
5 waived with a Tier 3 Special Permit granted by the Planning Board:

- 6 1. REFUSE containers shall not be visible from the STREET.
- 7 2. REFUSE containers shall be set back from the front property line at
8 least as far as the primary STRUCTURE on the property. No REFUSE
9 container shall be located in the FRONT YARD.
- 10 3. REFUSE containers shall be enclosed or screened by a STRUCTURE
11 constructed out of the same or similar materials to the primary
12 STRUCTURE on the property or an approved alternative. The
13 enclosure shall screen the containers from view from the public
14 way and protect the containers from raccoons, rodents, and other
15 pests.
- 16 4. Outdoor REFUSE containers shall not be stored within ten (10) feet
17 of exterior windows or doors that open directly onto habitable
18 space within housing units on the basement, ground, or first floors
19 of BUILDINGS containing housing.

20 **7.4.32 Buffers between Districts**

21 Where two (2) land use districts abut each other, the more intense district use must provide a
22 BUFFER PLANTING STRIP when adjacent to residential districts. All DEVELOPMENT in non-
23 residential districts must follow the buffer and screening requirements in Table 7-3 and
24 illustrated in Figure 7-1.

25

Subject Lot in District where Side or Rear LOT LINE abuts residential district	Buffer width
Commercial A	5 feet
Business A	7 feet
Business B	10 feet

Table 7-3 Buffer Screening between districts	
Subject Lot in District where Side or Rear LOT LINE abuts residential district	Buffer width
Business C	None
Business B-1	10 feet
Business D	15 feet
Industrial Park	15 feet
Industrial A	15 feet
Riverfront	None
Mixed Use Industrial	10 feet
Open Space	No regulation

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Article 8 Overlay Districts

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Section 8.0 Purpose and Applicability

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Section 8.1 Neighborhood Commercial Design Overlay District

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Section 8.2 West Columbus Urban Renewal Overlay District

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Section 8.3 Floodplain Overlay District

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Section 8.4 Smart Growth District [Reserved]

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