

**Columbus, Georgia, Code of Ordinances >> APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE >> Chapter 2 - ZONING DISTRICTS >>**

**Chapter 2 - ZONING DISTRICTS**

- [ARTICLE 1. - GENERAL PROVISIONS](#)  
[ARTICLE 2. - STANDARD RESIDENTIAL ZONING DISTRICTS](#)  
[ARTICLE 3. - STANDARD COMMERCIAL ZONING DISTRICTS](#)  
[ARTICLE 4. - STANDARD INDUSTRIAL ZONING DISTRICTS](#)  
[ARTICLE 5. - OVERLAY ZONING DISTRICTS](#)

**Columbus, Georgia, Code of Ordinances >> APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE >> Chapter 2 - ZONING DISTRICTS >> ARTICLE 1. - GENERAL PROVISIONS >>**

**ARTICLE 1. - GENERAL PROVISIONS**

- [Section 2.1.1. - Establishment.](#)  
[Section 2.1.2. - Zoning Districts and Compatible Land Use Plan Categories.](#)  
[Section 2.1.3. - Applicable Regulations.](#)  
[Section 2.1.4. - Permitted, Special Exception and Prohibited Uses.](#)  
[Section 2.1.5. - Property Development Regulations.](#)  
[Section 2.1.6. - Accessory Structures.](#)

**Section 2.1.1. - Establishment.**

The zoning districts created in Table 2.1.1 are hereby established. Additional zoning districts and overlay zoning districts may be established as an amendment to this UDO.

Table 2.1.1.  
Zoning Districts and Zoning District Conversion Chart

New Zoning District	Abbreviation	Former Zoning District	Abbreviation
<b>Agricultural, Residential and Historic</b>			
None	Deleted	Agricultural	A-1
Historic	HIST	Historic	H
Residential Estate—10	RE10	New	New
Residential Estate—5	RE5	New	New
Residential Estate—1	RE1	Agricultural	A-1
Residential Transitional	RT	Rural Residential	A-2
Single-family Residential—1	SFR1	Low Density Residential	R-1
Single-family Residential—2	SFR2	Low Density Residential	R-1A
Single-family Residential—3	SFR3	Patio Home/Zero Lot Line Low Density Residential	R-3B R-2
Single-family Residential—4	SFR4	Medium Density Residential	R-3
Residential Multifamily—1	RMF1	Medium Density Residential	R-3A

Residential Multifamily-2	RMF2	High Density Residential	R-4
Residential Manufactured Home	RMH	Mobile Home Park	MHP
<b>Commercial</b>			
Uptown	UPT	Central Commercial District	C-1
Central Riverfront District	CRD	Central Riverfront District	CRD
Neighborhood Commercial	NC	Neighborhood Shopping	C-2
Residential Office	RO	Apartment-Office	A-0
Commercial Office	CO	New	New
General Commercial	GC	General Commercial	C-3
Special Activity and Technical Center	SAC	Special Activity Center	SAC
<b>Manufacturing/Industrial</b>			
Technical	TECH	New	New
Light Manufacturing/Industrial	LMI	Light Manufacturing	M-1
Heavy Manufacturing/Industrial	HMI	Heavy Manufacturing	M-2
<b>Overlay and Special</b>			
Specific Area Overlay	SAOD	New	New
Planned Residential Unit Development	PUD	Planned Unit Development	PUD
Planned Commercial Development	PCD	New	New
Planned Industrial/Manufacturing Development	PID	New	New
Planned Mixed Use Development	PMUD	New	New
Mill Restoration Overlay District	MROD	New	New

### Section 2.1.2. - Zoning Districts and Compatible Land Use Plan Categories.

The following zoning districts are intended to implement the comprehensive plan. Each district is only appropriate in the land use plan category where it effectively implements the plan, as set forth in Table 2.1.2.

Table 2.1.2.  
Zoning Districts and Future Land Use Designations

Future Land Use Designation	Description	Associated Zoning Codes
Rural Residential	Single-family residences on greater than 1 acre	RE-10, RE-5, RE-1, PUD
Single-family Residential	Single-family residential areas between 1 and 7.25 units per acre	RT, SFR-1, SFR-2, SFR-3, SFR-4
Multifamily Residential	Multifamily residential areas up to 18 units per acre	RMF-1, RMF-2, PCD, MROD (5), RMH, RO
General Commercial	Property where business and trade are conducted. They may be single-use or grouped together in a shopping center	GC, PCD, PMUD, MROD (5)

Neighborhood Commercial	Small-scale retail uses that serve surrounding neighborhoods with common goods and services	NC, PMUD
Light Industrial	Property used for warehousing, distribution, trucking and light manufacturing, which are primary uses	TECH, LMI, PID
Heavy Industrial	Property used for heavy industrial uses such as large-scale manufacturing or mining	HMI, PID
Park/Recreation/Conservation	Areas that have been developed or are proposed to be developed for park, recreational use or protected open space	Any zoning district
Office/Professional	Property that accommodates business concerns that do not provide a product directly to customers on the premises, or do not, as a primary activity, involve manufacture, storage or distribution	CO, RO, SAC(4), TECH, PCD, PMUD, MROD(5)
Mixed Use	Areas of mixed-use development (multifamily residential, office, commercial) up to 43 dwelling units per acre	RO, H(1), PUD, PCD, PMUD, MROD(5)
High-density Mixed Use	Areas of mixed-use development containing both high-intensity commercial and residential uses with no limit placed on dwelling units per acre	UPT(2), CRD(3), PUD, PCD, PMUD, MROD(5)
Transportation, Communications, Utilities	Areas housing uses such as power generation plants, sewerage and water treatment facilities, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities, or similar uses	Any zoning district, if use is consistent with the description of future land use
Public Institutional	Areas housing local government's community facilities, general government, and institutional land uses. Examples include schools, city halls, county courthouses, landfills, health facilities, churches, libraries and police and fire stations	Any zoning district, if use is consistent with the description of future land use

(Ord. No. 08-71, § 1, 12-16-08)

### Section 2.1.3. - Applicable Regulations.

Regulations applicable to each zoning district are established in this Chapter and in other Chapters of this Unified Development Ordinance.

### Section 2.1.4. - Permitted, Special Exception and Prohibited Uses.

Permitted, special exception and prohibited uses in all zoning districts shall comply with the requirements of this Section.

- A. *Permitted Uses.* Permitted and special exception uses are provided in Chapter 3.
- B. *Additional Standards.* Additional standards applicable to permitted and special exception uses are indicated by an "\*" in the Notes column of Table 3.1.1 of Chapter 3.

(Ord. No. 05-32, § 1, 4-5-05; Ord. No. 08-23, § 1, 6-3-08)

### Section 2.1.5. - Property Development Regulations.

Property within all zoning district shall comply with the standards as indicated in this Section.

- A. *Residential and Historic Zoning Districts.* Property development regulations for residential and historic zoning districts are established in each zoning district and are consolidated in Table 2.2.1.
- B. *Commercial Zoning Districts.* Property development regulations for commercial zoning districts are established in Table 2.3.1.
- C. *Manufacturing/Industrial Zoning Districts.* Property development regulations for manufacturing/industrial zoning districts are established in Table [2.4.1](#)
- D. *Exception for Conservation Subdivisions.* Compliance with minimum property development regulations for residential zoning districts, including minimum lot size, minimum lot width, minimum setbacks and maximum lot coverage, is not required for all residential lots included within a conservation subdivision established in accordance with the requirements of Chapter 6.

### Section 2.1.6. - Accessory Structures.

Accessory structures in all zoning districts shall comply with the requirements of this Section.

- A. *Minimum Property Standards for Attached Residential Accessory Structures.* Residential accessory structures shall comply with all property development standards of the principal structure.
- B. *Minimum Property Standards for Detached Residential Accessory Structures.*
  - 1. *Minimum and Maximum Property Standards.* Minimum and maximum standards shall comply with Table 2.1.3 for RT, SFR1, SFR2, SFR3, RMF1, RMF2, AND RO residential zoning districts and Table 2.1.4 for residential estate zoning districts.

Table 2.1.3.

Property Development Standards for Residential  
Accessory Structures not in the RE Districts

Dimension	Standard <sup>1</sup>
Maximum Height (feet)	14
Maximum Lot Coverage	30% of rear yard
Minimum Setbacks (feet)	
Side	5
Side Corner	Same as principal structure
Rear	5
Minimum Building Separation	6 feet from any other structure

Table 2.1.4.

Property Development Standards for  
Residential Estate Accessory Structures

Dimension	Zoning District		
	RE10	RE5	RE1
Maximum Height (feet)	Same as principal structure		
Maximum Lot Coverage	Included in coverage for principal structure		
Minimum Setbacks (feet)			
Front	100	100	N/A
Side	50	50	25
Side Corner	50	50	25
Rear	100	75	25
Minimum Building Separation	6 feet from any other structure		

- 2. *Location.* Accessory structures shall be located in the rear yard for all residential zoning districts, excluding the RE10 and RE5 zoning districts.
- C. *Minimum Property Standards for Detached Nonresidential Accessory Structures.* Minimum and maximum standards shall comply with Table 2.1.5.

Table 2.1.5.

Minimum Setbacks for Detached  
Accessory Nonresidential Structures

Dimension	Standard
Side Setback	Minimum of 3 feet for signs, lighting standards, billboards, public utility substations, service station canopies, and satellite receivers. Minimum of 5 feet for all other accessory structures.

- D. Minimum Property Standards for Attached Nonresidential Accessory Structures. Attached accessory structures shall comply with all property development standards of the principal structure.

(Ord. No. 05-32, § 1, 4-5-05; Ord. No. 08-23, § 1, 6-3-08)

**Columbus, Georgia, Code of Ordinances >> APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE >> Chapter 2 - ZONING DISTRICTS >> ARTICLE 2. - STANDARD RESIDENTIAL ZONING DISTRICTS >>**

**ARTICLE 2. - STANDARD RESIDENTIAL ZONING DISTRICTS**

[Section 2.2.1. - Property Development Regulations.](#)

[Section 2.2.2. - Historic Zoning District—\(HIST\).](#)

[Section 2.2.3. - Residential Estate—10 Zoning District \(RE10\).](#)

[Section 2.2.4. - Residential Estate—5 Zoning District \(RE5\).](#)

[Section 2.2.5. - Residential Estate—1 Zoning District \(RE1\).](#)

[Section 2.2.6. - Residential Transitional Zoning District—\(RT\).](#)

[Section 2.2.7. - Single-family Residential 1 Zoning District—\(SFR1\).](#)

[Section 2.2.8. - Single-family Residential 2 Zoning District—\(SFR2\).](#)

[Section 2.2.9. - Single-family Residential 3 Zoning District—\(SFR3\).](#)

[Section 2.2.10. - Single-Family Residential 4 Zoning District—\(SFR4\).](#)

[Section 2.2.11. - Residential Multifamily 1 Zoning District—\(RMF1\).](#)

[Section 2.2.12. - Residential Multifamily 2 Zoning District—\(RMF2\).](#)

[Section 2.2.13. - Residential Manufactured Home Zoning District—\(RMH\).](#)

**Section 2.2.1. - Property Development Regulations.**

Consolidated property development regulations for residential and historic zoning districts are provided in Table 2.2.1.

Table 2.2.1.  
Consolidated Property Development Regulations: Residential Zoning Districts

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
HIST										
SF Detached	4,000	10.9	100%	40	40	20	10	20	30	
Townhouse	1,800	18.2	50%	20	35	20	8 <sup>(2)</sup>	20	30	

Multifamily and Condo	4,000	<u>10.9</u>	100%	40	40	20	10	20	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
RE10	435,600	1 per 10 Acres	10%	250	35	100	75	100	50	
RE5	217,800	1 per 5 Acres	10%	200	35	100	50	75	100	
RE1	43,560	1	15%	125	35	50	20	50	40	
RT	20,000	2	25%	110	35	35	10	25	40	
SFR1	15,000	2.5	35%	100	35	30	10	30	30	
SFR2	10,000	4	35%	75	35	25	8	25	30	
SFR3										
SF Detached	7,500	<u>5.5</u>	35%	60	35	25	8	25	30	
Zero Lot Line	7,500	<u>5.5</u>	35%	60	35	25	0/10 <sup>2</sup>	25	30	
SFR4										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Zero Lot Line	6,000	7.25	35%	50	35	20	0/10 <sup>2</sup>	20	30	
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Townhouse	1,800	18	50%	20	35	20	8 <sup>3</sup>	20	30	
Duplex	6,000 (3,000)	<u>14.5</u>	50%	50	35	20	8 <sup>3</sup>	20	30	
Multifamily and Condo	6,000 (3,000)	<u>14.5</u>	50%	50	35	20	8 <sup>3</sup>	20	30	
Nonresidential Use	6,000 (3,000)	<u>14.5</u>	50%	50	35	20	8 <sup>3</sup>	20		
RMF2										
Townhouse	2,400 (2,400)	18	50%	20	35	20	8 <sup>3</sup>	20	30	
Duplex	7,500 (2,000)	<u>16.5</u>	40%	60	75	20	10 <sup>3</sup>	20	30	
Multifamily and Condo	7,500 (2,000)	<u>16.5</u>	40%	60	75	20	10 <sup>3</sup>	20	30	
Nonresidential Use	7,500 (2,000)	<u>16.5</u>	40%	60	75	20	10	20	30	
RMH	6,000	7.25	35%	50	35	20	8	20	30	

## Notes.

<sup>1</sup>Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.

<sup>2</sup>Maintenance easement of five feet to be provided.

<sup>3</sup>Applies to end units only.

### Section 2.2.2. - Historic Zoning District—(HIST).

- A. *Property Development Regulations.* Property development regulations for the HIST zoning district are established in Table 2.2.2.

Table 2.2.2.  
Property Development Regulations: Historic Zoning District

Zoning District	Property Development Regulations
-----------------	----------------------------------

	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
HIST										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20	10	20	30	
Townhouse	1,800	18.2	50%	20	35	20	8 <sup>(2)</sup>	20	30	
Multifamily and Condo	4,000	10.9	100%	40	40	20	10	20	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	

**Notes.**

<sup>1</sup>Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.

<sup>2</sup>Applies to end units only.

- B. Purpose and Intent.** The purpose and intent of the Historic Zoning District (HIST) is the following:
- To safeguard the architectural and historic heritage of Columbus, Georgia;
  - To promote the use of scenic and historic districts for the education, pleasure, and welfare of citizens and its visitors; and
  - To provide and protect an environment suitable for residential and other uses compatible with those objectives.
- C. Definitions.** Definitions relating this Chapter are provided in Chapter 13.
- D. Additional Standards.** Historic properties shall include all properties designated as a HIST Zoning District in the zoning ordinance or on the Official Zoning Map of Columbus, Georgia.
- E. Additional Review.** Properties within the HIST zoning district are subject to review by the Board of Historic and Architectural Review (BHAR) as provided in Article 3 of Chapter 9.

### Section 2.2.3. - Residential Estate—10 Zoning District (RE10).

- A. Property Development Regulations.** Property development regulations for the RE10 zoning district are established in Table 2.2.3.

Table 2.2.3.  
Property Development Regulations:  
Residential Estate - 10 Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
RE10	435,600	1 per 10 Acres	10%	250	35	100	75	100	50	

- B. Purpose.** The purpose of the RE10 zoning district is to provide a very low density residential zoning district that provides for large residential lots, limited agricultural uses, and the potential for clustered subdivisions that retain the rural character of the area.
- C. Intent.** The RE10 zoning district is intended to be applied in areas that are:
- Rural in character and generally are not affected by urban development;
  - Comprised of large numbers of acres in a single holding;
  - Located where urban services such as central water and sewer are not available; and
  - Considered to possess environmental and natural resources characteristics that should be encouraged to be retained in perpetuity.

### Section 2.2.4. - Residential Estate—5 Zoning District (RE5).

- A. *Property Development Regulations.* Property development regulations for the RE5 zoning district are established in Table 2.2.4.

Table 2.2.4.  
Property Development Regulations: Residential Estate—5 Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
RE5	217,800	1 per 5 Acres	10%	200	35	100	50	75	100	

- B. *Purpose.* The purpose of the RE5 zoning district is to provide a low density residential zoning district that provides for large residential lots, limited agricultural uses, and the potential for clustered subdivisions that retain the rural character of the area.
- C. *Intent.* The RE5 zoning district is intended to be applied in areas that are:
1. Rural in character and that generally is not affected by urban development;
  2. Comprised of relatively large numbers of acres in a single holding;
  3. Located where urban services such as central water and sewer are not available; and
  4. Considered to possess environmental and natural resources characteristics that should be encouraged to be retained in perpetuity.

### Section 2.2.5. - Residential Estate—1 Zoning District (RE1).

- A. *Property Development Regulations.* Property development regulations for the RE1 zoning district are established in Table 2.2.5.

Table 2.2.5.  
Property Development Regulations: Residential Estate 1 Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
RE1	43,560	1	15%	125	35	50	20	50	40	

- B. *Purpose.* The purpose of the RE1 zoning district is to provide a moderate density residential zoning district that provides for large residential lots and the potential for clustered or conservation subdivisions that help retain a large degree of the rural character of the area.
- C. *Intent.* The RE1 zoning district is intended to be applied in areas that are:
1. Rural in character that is abutting or adjacent to suburban development;
  2. Comprise of moderate numbers of acres in a single holding;
  3. Located where urban services such as central water and sewer may be available; and
  4. Considered to possess environmental and natural resources characteristics that should be encouraged to be retained in perpetuity.

### Section 2.2.6. - Residential Transitional Zoning District—(RT).

- A. *Property Development Regulations.* Property development regulations for the RT zoning district are established in Table 2.2.6.

Table 2.2.6.  
Property Development Regulations: Residential Transitional Zoning District

Zoning District	Property Development Regulations
-----------------	----------------------------------

	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RT	20,000	2	25%	110	35	40	18	25	40	

- B. Purpose.** The purpose of the RT zoning district is to provide a lower density suburban residential zoning district that may be utilized as a transitional buffer between more dense suburban districts and land uses that may include larger lot districts or lands with an agricultural, rural or conservation orientation.
- C. Intent.** The RT zoning district is intended to be applied in areas that are:
1. Approved for development at a density of less than one unit per acre;
  2. Existing with a present or future land use pattern of less than one unit per acre; and
  3. Existing with a land use pattern with a rural orientation.

### Section 2.2.7. - Single-family Residential 1 Zoning District—(SFR1).

- A. Property Development Regulations.** Property development regulations for the SFR1 zoning district are established in Table 2.2.7.

Table 2.2.7.  
Property Development Regulations: Single-family Residential 1 Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
SFR1	15,000	2.5	35%	100	35	30	10	30	30	

- B. Purpose.** The purpose of the SFR1 zoning district is to provide a lower density residential zoning district that protects a single-family dwelling residential character by prohibiting commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that preserve open space.
- C. Intent.** The SFR1 zoning district is intended to be applied in areas that are:
1. Approved for development at a density of more than one unit per acre;
  2. Existing with density of up to two and one-half units per acre; and
  3. Existing with a present and future land use pattern that reflects an area suitable for families.

### Section 2.2.8. - Single-family Residential 2 Zoning District—(SFR2).

- A. Property Development Regulations.** Property development regulations for the SFR2 zoning district are established in Table 2.2.8

Table 2.2.8  
Property Development Regulations: Single-family Residential 2 Zoning District.

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
SFR2	10,000	4	35%	75	35	25	8	25	30	

- B. Purpose.** The purpose of the SFR2 zoning district is to provide a moderate density residential zoning district that protects a single-family dwelling residential character by prohibiting commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that preserve open space.

- C. *Intent.* The SFR2 zoning district is intended to be applied in areas that are:
1. Approved for development at a density of more than one unit per acre;
  2. Existing with a density of two to four units per acre; and
  3. Existing with a present and future land use pattern that reflects an area suitable for families.

### Section 2.2.9. - Single-family Residential 3 Zoning District—(SFR3).

- A. *Property Development Regulations.* Property development regulations for the SFR3 zoning district are established in Table [2.2.9](#)

Table [2.2.9](#)

Property Development Regulations: Single-family Residential 3 Zoning District.

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
SFR3										
SF Detached	7,500	<u>5.5</u>	35%	60	35	25	8	25	30	
Zero Lot Line	7,500	<u>5.5</u>	35%	60	35	25	0/10 <sup>1</sup>	25	30	

Note.

<sup>1</sup>Maintenance easement of five feet to be provided.

- B. *Purpose.* The purpose of the SFR3 zoning district is to provide a medium density residential zoning district that protects single-family dwelling residential character by prohibiting commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that preserve open space. In addition, the zoning district also allows single-family zero lot line dwellings.
- C. *Intent.* The SFR3 zoning district is intended to be applied in areas that are:
1. Approved for development at a density of more than one unit per acre;
  2. Existing with a density of three to five and one-half units per acre; and
  3. Existing with a present and future land use pattern that reflects an area suitable for families in detached and zero lot line dwellings.
- D. *Additional Requirement.* A maintenance easement of at least five feet in width will be included as part of the required side yard for all zero lot line dwellings.

### Section 2.2.10. - Single-Family Residential 4 Zoning District—(SFR4).

- A. *Property Development Regulations.* Property development regulations for the SFR4 zoning district are established in Table [2.2.10](#)

Table [2.2.10](#)

Property Development Regulations: Single-family Residential 4 Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
SFR4										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Zero Lot Line	6,000	7.25	35%	50	35	20	0/10 <sup>1</sup>	20	30	

Note.

<sup>1</sup>Maintenance easement of five feet to be provided.

- B. *Purpose.* The purpose of the SFR4 zoning district is to provide a higher density residential zoning district while

protecting residential character by prohibiting commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that preserve open space.

- C. *Intent.* The SFR4 zoning district is intended to be applied in areas that are:
1. Approved for development at a density of up to seven and one-half units per acre;
  2. Existing with a density of five to seven and one-half units per acre; and
  3. Existing with a current or future land use pattern that reflects an area suitable for families in detached single-family dwellings.

### Section 2.2.11. - Residential Multifamily 1 Zoning District—(RMF1).

- A. *Property Development Regulations.* Property development regulations for the RMF1 zoning district are established in Table [2.2.11](#)

Table [2.2.11](#)  
Property Development Regulations: Residential Multifamily 1 Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Townhouse	1,800 (1,800)	18	50%	20	35	20	8 <sup>2</sup>	20	30	
Duplex	6,000 (3,000)	<u>14.5</u>	50%	50	35	20	8 <sup>2</sup>	20	30	
Multifamily and Condo	6,000 (3,000)	<u>14.5</u>	35%	50	35	20	8 <sup>2</sup>	20	30	
Nonresidential Use	6,000 (3,000)	<u>14.5</u>	50%	50	35	20	8 <sup>2</sup>	20		

Note.

<sup>1</sup>Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

<sup>2</sup>Applies to end units only.

- B. *Purpose.* The purpose of the RMF1 zoning district is to provide a high density residential zoning district that allows a variety of dwelling types and maintains an overall residential character by allowing a limited number of commercial uses such as assisted or personal care facilities and bed and breakfast inns; prohibiting other commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that are consistent with higher density residential concentrations.
- C. *Intent.* The RMF1 zoning district is intended to be applied in areas that are:
1. Approved for development at a density of up to fourteen and one-half units per acre;
  2. Existing with a density that may range from seven to eighteen units per acre; and
  3. Existing with a present or future land use pattern that reflects an area suitable for families in assisted and personal care facilities; detached, and zero lot line dwellings; multifamily dwellings; two family dwellings; and townhouses.

### Section 2.2.12. - Residential Multifamily 2 Zoning District—(RMF2).

- A. *Property Development Regulations.* Property development regulations for the RMF2 zoning district are established in Table [2.2.12](#)

Table [2.2.12](#)  
Property Development Regulations: Residential Multifamily 2 Zoning District

*Purpose.* The purpose of the RMF2 zoning district is to provide a high density residential zoning district that

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
<b>RMF2</b>										
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20 <sup>2</sup>	30	
Duplex	7,500 (2,000)	16.5	40%	60	75	20	10	20 <sup>2</sup>	30	
Multifamily and Condo	7,500 (2,000)	16.5	40%	60	75	20	10	20 <sup>2</sup>	30	
Nonresidential Use	7,500 (2,000)	16.5	40%	60	75	20	10	20 <sup>2</sup>	30	

**Note.**

<sup>1</sup>Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

<sup>2</sup>Applies to end units only.

- B.** allows only multifamily dwelling types and maintains an overall residential character by allowing a limited number of commercial uses such as assisted, retirement or personal care facilities, and bed and breakfast inns; allowing secondary uses within office, and institutional, prohibiting other commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that are consistent with higher density residential concentrations.
- C.** *Intent.* The RMF2 zoning district is intended to be applied in areas that are:
1. Approved for development at a density of up to 16.5 units per acre;
  2. Existing with a density that may range from seven to eighteen units per acre; and
  3. Existing with a present or future land use pattern that reflects an area suitable for families in assisted and personal care facilities; multifamily dwellings; two family dwellings; and townhouses.
- D.** *Secondary Uses for Retail and Personal Services.* Secondary uses are permitted as provided in [Section 4.2.9](#) (Ord. No. 08-23, § 1, 6-3-08)

### Section 2.2.13. - Residential Manufactured Home Zoning District—(RMH).

- A.** *Property Development Regulations.* Property development regulations for the RMH zoning district are established in Table [2.2.13](#)

Table 2.2.13

Property Development Regulations: Residential Manufactured Home Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
<b>RMH</b>	6,000	7.25	35%	50	35	20	8	20	30	

- B.** *Purpose.* The purpose of the RMH zoning district is to provide a residential zoning district that may be utilized as an enhanced location for manufactured housing and mobile homes.
- C.** *Intent.* The RMH zoning district is intended to be applied in areas that are:
1. Approved for development at a density of approximately seven units per acre;
  2. Existing with a land use pattern that has been developed as a location for manufactured and mobile home dwellings; and
  3. Located in a site is suitable for manufactured and mobile home dwellings.

**Columbus, Georgia, Code of Ordinances >> APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE >> Chapter 2 - ZONING DISTRICTS >> ARTICLE 3. - STANDARD COMMERCIAL ZONING DISTRICTS >>**

**ARTICLE 3. - STANDARD COMMERCIAL ZONING DISTRICTS**

Section 2.3.1. - Property Development Regulations.

Section 2.3.2. - Uptown Zoning District—(UPT).

Section 2.3.3. - Central Riverfront District—(CRD).

Section 2.3.4. - Neighborhood Commercial Zoning District—(NC).

Section 2.3.5. - Residential Office Zoning District—(RO).

Section 2.3.6. - Commercial Office Zoning District—(CO).

Section 2.3.7. - General Commercial Zoning District—(GC).

Section 2.3.8. - Special Activity and Technical Center—Corporate Office Zoning District—(SAC).

**Section 2.3.1. - Property Development Regulations.**

Consolidated property development regulations for commercial zoning districts are provided in Table 2.3.1.

Table 2.3.1.  
Consolidated Property Development Regulations: Commercial Zoning Districts

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
UPT										
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 <sup>3</sup>	0	0	
Mixed Uses	4,000	None	100%	40	150	0	0/15 <sup>3</sup>	0	0	<sup>2</sup>
CRD	See Requirements For UPT Zoning District									
NC	4,000 (1,000)	None	100%	40	50	20	0/15 <sup>3</sup>	20	0/15 <sup>3</sup>	<sup>2</sup>
RO										
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20	30	
Multifamily and Condo	10,000 (1,000)	43	100%	75	150	25	12	25	40	
Nonresidential Uses	10,000	43	100%	75	150	25	12	25	40	
Mixed Uses	10,000 (1,000)	43	100%	75	150	25	12	25	40	<sup>2</sup>
CO	3 acres (21,780)	None	50%	110	125	0	0/15 <sup>3</sup>	0	0/15 <sup>3</sup>	<sup>2,4</sup>
GC	4,000	None	100%	40	70	20	0/15 <sup>3</sup>	20	0/15 <sup>3</sup>	
SAC	130,680	None	80%	300	120	40	20	20	20	

Notes.

<sup>1</sup> Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.

<sup>2</sup> Residential uses are to be located above the ground floor.

<sup>3</sup> 15 feet when abutting a residential zoning district.

<sup>4</sup> See Section 2.3.6 for minimum lot size within property zoned CO.

(Ord. No. 08-23, § 1, 6-3-08)

### Section 2.3.2. - Uptown Zoning District—(UPT).

- A. *Property Development Regulations.* Property development regulations for the UPT zoning district are established in Table 2.3.2.

Table 2.3.2.  
Property Development Regulations: Uptown Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
UPT										
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 <sup>3</sup>	0	0	
Mixed Uses	4,000	None	100%	40	150	0	0/15 <sup>3</sup>	0	0	2

#### Notes.

<sup>1</sup> Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.

<sup>2</sup> Residential uses are to be located above the ground floor.

<sup>3</sup> 15 feet when abutting a residential zoning district.

- B. *Purpose.* The purpose of zoning district is to provide a mixed use zoning district that provides for both high intensity commercial and high density residential uses in an area that is adjacent and complementary to the CRD zoning district.
- C. *Intent.* The UPT zoning district is intended to be applied in areas that are:
1. Located in an area where high density and intensity development is encouraged;
  2. Located adjacent to the CRD zoning district; and
  3. Capable of allowing complementary existing and future land uses that can attract employment, residential and entertainment activities in one extended area.
- D. *Secondary Uses for Retail and Personal Services.* Secondary uses are permitted as provided in [Section 4.2.9](#)
- E. *Existing Encroachments.* Existing encroachments into a public right-of-way shall comply with the requirements of [Section 4.2.23](#)
- F. *Additional Review.* Properties within the UPT zoning district are subject to review by the Uptown Facade Board as provided in [Section 9.2.5](#) and the BHAR as provided in Article 7 of Chapter 9.

### Section 2.3.3. - Central Riverfront District—(CRD).

- A. *Property Development Regulations.* Property development regulations for the CRD zoning district are established in Table 2.3.3.

Table 2.3.3.  
Property Development Regulations: Central Riverfront Zoning District

Zoning District	Property Development Regulations						Notes
	Min. Lot Size	Max. Density	Max. Lot Coverage	Min. Lot Width	Max. Bldg	Minimum Required Yard/Setback (Feet)	

	(Square Feet)	(Units per Acre)		(Feet)	Height (Feet)	Front	Side	Side Corner	Rear
CRD	See requirements for UPT zoning district								

- B. Purpose.** The purpose of the CRD zoning district is to provide a high density and intensity "main street" commercial center adjacent to the Chattahoochee River as a means to encourage a mixed use of residential, office, employment, institutional, and entertainment uses.
- C. Intent.** The CRD zoning district is intended to encourage and enhance the existing fabric of the City's historic urban area and to be applied in areas located adjacent to properties possessing one or more of the following characteristics:
1. Areas where high density and intensity development is encouraged;
  2. Located adjacent to the Chattahoochee River;
  3. Complement land uses that can attract employment, residential and entertainment activities in one extended area; and
  4. Retain and enhance its reputation as an area possessing significant historic, cultural and institutional amenities.
- D. Existing Encroachments.** Existing encroachments into a public right-of-way shall comply with the requirements of [Section 4.2.23](#)
- E. Separation Distances for Sale of Alcoholic Beverages.** Any minimum required separation distance between establishments selling alcoholic beverages for on-premises or off-premises consumption shall not apply within the CRD zoning district.
- F. Additional Review.** Properties within the CRD zoning district are subject to review by the Uptown Facade Board as provided in [Section 9.2.5](#) and the BHAR as provided in Article 3 of Chapter 9.

### Section 2.3.4. - Neighborhood Commercial Zoning District—(NC).

- A. Property Development Regulations.** Property development regulations for the NC zoning district are established in Table 2.3.4.

Table 2.3.4.

Property Development Regulations: Neighborhood Commercial Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
NC	4,000	None	100%	40	50	20	0/15 <sup>2</sup>	20	0/15 <sup>2</sup>	<sup>2</sup>

#### Notes.

<sup>1</sup> Reserved.

<sup>2</sup> 15 feet when abutting a residential zoning district.

- B. Purpose.** The purpose of the NC zoning district is to provide a low intensity commercial zoning district that caters to the day-to-day retail, commercial and personal services needs of surrounding residential neighborhoods.
- C. Intent.** The NC zoning district is intended to be applied to be applied in areas that are:
1. Located near one or more residential neighborhoods;
  2. Capable of serving a limited trade area;
  3. Limited in size or square feet; and
  4. Oriented toward both pedestrian and vehicular circulation.
- D. Maximum Size for Commercial, Retail and Office Establishments.**
1. *Maximum Size.* Maximum size for a use shall not exceed 5,000 gross square feet.
  2. **(A)** Existing commercial, retail, and office establishments that are in excess of 5,000 gross square feet on March 1, 2005, shall be considered a conforming use. However, such uses shall not increase in number of existing square feet without obtaining a variance or rezoning to a district that allows an increased building size, unless such uses are located within a building that has been granted a special exception pursuant to [Section 10.2.7.C](#) of the UDO.
  - (B)** Buildings in existence as of March 1, 2005, that have more than 5,000 square feet under roof may

be granted a special exception pursuant to [Section 10.2.7.C](#) of the UDO to allow, at any time, one or more permitted uses within such buildings that each occupy more than 5,000 gross square feet under roof.

3. *Permitted Increases in Sizes.* The Director may permit an increase of not more than 10% in maximum building size based upon the standards listed below.
  - (A) *Existing Building.* The use is proposed to be located within an existing building that cannot be readily reduced in size to accommodate the activity.
  - (B) *Business Practices.* The additional size is necessary to accommodate specific business practices.
  - (C) *Infill or Existing Development.* The proposed use will utilize an existing building or structure in any zoning district, or will encourage infill development within the NC zoning district.

(Ord. No. 08-23, § 1, 6-3-08; Ord. No. 10-37, § 1, 7-27-10)

### Section 2.3.5. - Residential Office Zoning District—(RO).

- A. *Property Development Regulations.* Property development regulations for the RO zoning district are established in Table 2.3.5.

Table 2.3.5.

Property Development Regulations: Residential Office Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
RO										
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20	30	
Multifamily and Condo	10,000 (1,000)	43	100%	75	150	25	12	25	40	
Nonresidential Uses	10,000	43	100%	75	150	25	12	25	40	
Mixed Uses	10,000 (1,000)	43	100%	75	150	25	12	25	40	<sup>2</sup>

#### Notes.

<sup>1</sup>Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

<sup>2</sup>Residential uses are to be located above the ground floor.

- B. *Purpose.* The purpose of the RO zoning district is to provide a lower density office and residential zoning district that may be utilized as a transitional buffer between more intense commercial zoning districts and less dense residential zoning districts.
- C. *Intent.* The RO zoning district is intended to be applied in areas that are:
  1. Suitable for transitional uses between more intense commercial districts and less dense residential districts;
  2. Supportive of mixed residential and commercial uses;
  3. Capable of supporting secondary uses that complement the residential and commercial components; and
  4. Centers of related uses, such as medical, hospital, institutional and academic centers.
- D. *Reserved.*
- E. *Secondary Uses for Retail and Personal Services.* Secondary uses are permitted as provided in [Section 4.2.9](#)  
(Ord. No. 08-23, § 1, 6-3-08)

### Section 2.3.6. - Commercial Office Zoning District—(CO).

- A. *Property Development Regulations.* Property development regulations for the CO zoning district are established in Table 2.3.6.

Table 2.3.6.

## Property Development Regulations: Commercial Office Zoning District

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
CO	3 Acres (21,780)	None	50%	110	125	0	0/15 <sup>1</sup>	0	0/15 <sup>1</sup>	

**Notes.**  
<sup>1</sup>15 feet when abutting a residential zoning district.

- B. Purpose.** The purpose of the CO zoning district is to provide an area where office buildings and office parks are the predominant use and the district can be utilized as a transitional zoning district between more intense commercial districts and less intense residential zoning districts.
- C. Intent.** The CO zoning district is intended to be applied in areas that are:
1. Located on major arterial or collector roads;
  2. Located near major regional or state road systems, such as interstate highways;
  3. Suitable in size to encourage a planned office campus that is planned and designed in a comprehensive manner; and
  4. Capable of serving as a center for attracting and concentrating office, financial, service and similar types of uses.
- D. Commercial Office Development Standards.** Commercial office development shall comply with requirements applicable to an office park, as provided in [Section 2.5.15.G](#).
- E. Secondary Uses for Retail and Personal Services.** Secondary uses are permitted as provided in [Section 4.2.9](#)
- F. Minimum Lot Size For Rezoning.** Property minimum area for a site to be rezoned to the CO zoning district is three acres.

(Ord. No. 08-23, § 1, 6-3-08)

### Section 2.3.7. - General Commercial Zoning District—(GC).

- A. Property Development Regulations.** Property development regulations for the GC zoning district are established in Table 2.3.7.

Table 2.3.7.

#### Property Development Regulations: General Commercial Zoning District

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
GC	4,000	None	100%	40	70	20	0/15 <sup>1</sup>	20	0/15 <sup>1</sup>	

**Note.**  
<sup>1</sup>15 feet when abutting a residential zoning district.

- B. Purpose.** The purpose of the GC zoning district is to provide for a wide variety and intensity of commercial uses that may serve a citywide or regional market.
- C. Intent.** The GC zoning district is intended to be applied in areas that are:
1. Located on major arterial or collector roads;
  2. Located at or near intersections of arterial or collector roads with major regional or state road systems, such as interstate highways;
  3. Suitable for attracting business over a multi-state and multicounty area; and
  4. Of a size and nature to provide goods and services not needed on a regular basis, such as auto sales, appliances, discount department stores, and similar larger scale retail and commercial activities.

### Section 2.3.8. - Special Activity and Technical Center—Corporate Office Zoning District—(SAC).

**A. Property Development Regulations.**

1. *Regulations.* The property development regulations are listed in Table [2.3.8](#)

Table [2.3.8](#)

Property Development Regulations for the SAC Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
SAC	130,680	None	80%	100	120	40	20	40	20	

2. *Conflicts.* The requirements of this Section shall apply in the event of a conflict between this Section and the property development regulations of this Chapter.
3. *Reduction.* The requirement for minimum building square footage may be reduced upon the review and approval of the Director. General standards to consider such requests are indicated below.
- (A) *Lot Configuration.* Lot configuration or dimensions that do not support compliance with minimum building size.
- (B) *Building Purpose.* A building with a purpose that may not require compliance with minimum building size.
- (C) *Relation to Existing Structures.* A building that is to be situated in such a manner that compliance with minimum requirements will result in a structure that is not consistent with scale and architectural context of existing buildings.
- (D) *Phasing.* A building that is not consistent with minimum requirements in an initial phase, but will be consistent in a later phase.
- B. Purpose.** The purpose of the SAC zoning district is to provide one or more areas of downtown Columbus as an economic activity centers for the region.
- C. Intent.** The SAC zoning district is intended to be applied in downtown areas that can be utilized for:
- Concentrated financial, security and insurance, data processing, telecommunication, computer/information technologies and other related office facilities servicing regional, state, national and international business;
  - Utilized for corporate, regional or local headquarters;
  - Efficient use of existing infrastructure, mass transit, governmental support services, and public/private investments allocated to downtown redevelopment and civic facilities; and
  - Strengthening the status of downtown Columbus by encouraging like uses of compatible size to locate in a district designed to foster the highest level of professional work environment.
- D. Intent of Permitted Uses.** Specific permitted and special exception uses within the SAC zoning district are provided in Chapter 3. The application of permitted uses is to be broadly interpreted to encourage the types of principal uses listed below.
- Principal Uses Permitted with Administrative Approval.* The uses listed below are permitted subject to administrative approval:
    - Financial businesses;
    - Security-insurance services;
    - Data processing, including software development; and
    - Telecommunication and other forms of media, excluding production.
  - Principal Use Permitted as a Special Exception Use.* A hotel with an associated conference center containing at least 100,000 square feet of meeting rooms.
  - Accessory Uses.* Accessory uses and structures when related and incidental to a permitted use such as, but not limited to, food preparation and services, eating facilities, auditoriums, health and recreational facilities to serve employees.

(Ord. No. 08-23, § 1, 6-3-08)

## 2 - ZONING DISTRICTS >> ARTICLE 4. - STANDARD INDUSTRIAL ZONING DISTRICTS >>

### ARTICLE 4. - STANDARD INDUSTRIAL ZONING DISTRICTS

[Section 2.4.1. - Property Development Regulations.](#)

[Section 2.4.2. - Technical Zoning District—\(TECH\).](#)

[Section 2.4.3. - Light Manufacturing/Industrial Zoning District—\(LMI\).](#)

[Section 2.4.4. - Heavy Manufacturing/Industrial Zoning District—\(HMI\).](#)

#### Section 2.4.1. - Property Development Regulations.

Consolidated property development regulations for industrial zoning districts are provided in Table [2.4.1](#).

Table [2.4.1](#)

Consolidated Property Development Regulations: Industrial Zoning Districts

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
TECH	43,560 <sup>1</sup>	None	50%	500	50	100	75	100	100	
LMI	7,500	None	100%	40	No Limit	25	8 <sup>2</sup>	25	15	
HMI	15,000	None	100%	80	No Limit	30	20	30	30	

Note.

<sup>1</sup>Minimum site area for TECH zoning district parcel is 5 acres.

<sup>2</sup>Combined total setback required for both side yards.

(Ord. No. 08-23, § 1, 6-3-08)

#### Section 2.4.2. - Technical Zoning District—(TECH).

- A. Property Development Regulations. Property development regulations for the TECH zoning district are established in Table [2.4.2](#)

Table [2.4.2](#)

Property Development Regulations: Technical Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
TECH	43,560 <sup>1</sup>	None	50%	500	50	100	75	100	100	

Note.

<sup>1</sup>Minimum site area for TECH zoning district parcel is 5 acres.

- B. *Purpose.* The purpose of the TECH zoning district is to provide an area where light manufacturing, wholesaling and warehousing activities and office parks are the predominant use and the district can be utilized as a transitional zoning district between more intense industrial and manufacturing districts and less intense commercial or nonresidential zoning districts.
- C. *Intent.* The TECH zoning district is intended to be applied in areas that are:
1. Located on major arterial or collector roads; located near major regional or state road systems, such as interstate highways;

2. Located near other regional water or railroad transportation systems;
  3. suitable in size to encourage a planned industrial campus that is planned and designed in a comprehensive manner; and
  4. Capable of serving as a center for attracting and concentrating light manufacturing uses that are of economic benefit to the City.
- D. *Minimum Site Area.* Minimum area for a site to be rezoned to a TECH zoning district is five acres.
- E. *Secondary Uses for Retail and Personal Services.* Secondary uses are permitted as provided in [Section 4.2.9](#)
- F. *Required Perimeter Buffers.* Required perimeter buffers shall be provided as indicated in Table [2.4.3](#)

Table [2.4.3](#)  
Required Perimeter Buffers

Adjacent Zoning District	Minimum Buffer
Historic	100 feet
Residential (All Districts)	100 feet
Residential Office	75 feet
Commercial Office	75 feet
All Other Commercial Districts	50 feet
All Industrial Districts	25 feet

- G. *Technology Park.* A technology park shall comply with the standards of this Section.
1. *Purpose.* The purpose of a technology park is to provide an area where light manufacturing, wholesaling and warehousing activities and office parks are the predominant use and the district can be utilized as a transitional zoning district between more intense industrial and manufacturing districts and less intense commercial or nonresidential zoning districts.
  2. *Intent.* The intent of a technology park is to be located in areas that are:
    - (A) Located on major arterial or collector roads;
    - (B) Located near major regional or state road systems, such as interstate highways;
    - (C) Located near other regional water or railroad transportation systems;
    - (D) Suitable in size to encourage a planned industrial campus that is planned and designed in a comprehensive manner; and
    - (E) Capable of serving as a center for attracting and concentrating light manufacturing uses that are of economic benefit to the City.
  3. *Minimum Site Area.* Minimum site area for a technology park is five acres.
  4. *Secondary Uses for Retail and Personal Services.* Secondary uses are permitted as provided in [Section 4.2.9](#)
  5. *General Development Standards.* A technology park will be developed consistent with the general development standards listed below.
    - (A) *Master Plan.* The park shall be developed in accordance with an overall master plan. In addition to information required by the City, the master plan shall contain the following information:
      - (1) The general location of individual sites for future development;
      - (2) Maximum development, in square feet;
      - (3) General vehicular circulation pattern;
      - (4) Development restrictions, such as numbers of stories, maximum building size, and similar limits;
      - (5) Common areas, including buffer locations;
      - (6) Environmental preservation areas; and
      - (7) Such other items as may be required by City.
    - (B) *Sign Plan.* Signs within a technology park shall be installed consistent with an overall sign plan, as required by Article 4 of Chapter 4.
    - (C) *Landscape Plan.*
      - (1) *Compliance.* Landscaping within a technology park shall comply with the requirements of Article 5 of Chapter 4.
      - (2) *Alternative Landscape Plan.* The Director, upon a recommendation by the Tree Board, may allow use of an alternative landscape plan. A proposed alternative landscape plan may be allowed subject to the applicable standards listed below.
        - (a) *Existing Vegetation.* The proposed plan protects and utilizes significant amounts of existing vegetation, especially within required buffer areas.

- (b) *Vegetation Protection.* The proposed plan provides for protection of large or unique areas of native vegetation within or on the perimeter of the proposed development.
  - (c) *Creativity.* The proposed plan provides a creative design that provides for an overall design theme or concept for the proposed development.
  - (d) *Buffers.* The proposed plan provides significant buffering, excess of the requirements of this Section, for adjacent residential zoning districts.
  - (e) *Amount of Plant Material.* The amount of required plant material, including trees, shrubs and ground cover, exceeds by ten percent the requirements of Article 5 of Chapter 4.
  - (f) *Unique Features.* The proposed plan provides unique landscape features such as significant entry areas, extensive landscaping along public roads and streets, and interior street tree plantings.
- (D) *Required Perimeter Buffers.* Required perimeter buffers shall be provided as indicated in Table [2.4.4](#)

Table [2.4.4](#)  
Required Perimeter Buffers

Adjacent Zoning District	Minimum Buffer
Historic and Residential—All Districts	100 feet
Residential Office	75 feet
Commercial Office	75 feet
All Other Commercial Districts	50 feet
All Industrial Districts	25 feet

(Ord. No. 08-23, § 1, 6-3-08)

### Section 2.4.3. - Light Manufacturing/Industrial Zoning District—(LMI).

- A. *Property Development Regulations.* Property development regulations for the LMI zoning district are established in Table 2.4.5.

Table 2.4.5.  
Property Development Regulations: Light Manufacturing/Industrial Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
LMI	7,500	None	100%	40	No Limit	25	g <sup>1</sup>	25	15	

Note.

<sup>1</sup>Combined total setback required for both side yards.

- B. *Purpose.* The purpose of the LMI zoning district is to provide locations for light manufacturing, wholesaling and warehousing uses.
- C. *Intent.* The LMI zoning district is intended to be applied in areas that are:
  1. Located on arterial or collected streets; an existing land use pattern of less than one unit per acre;
  2. Compatible with surrounding land uses;
  3. Located away from residential zoning districts; and
  4. Provided with access to water and sewer services.
- D. *Accessory Retail Sales.* Accessory retail sales of products are permitted, subject to the following:
  1. The items for sale are produced onsite by the principal use;
  2. The sales are accessory to the principal use; and
  3. The sales activities shall occur within an enclosed building.

### Section 2.4.4. - Heavy Manufacturing/Industrial Zoning District—(HMI).

- A. *Property Development Regulations.* Property development regulations for the HMI zoning district are established in Table 2.4.6.

Table 2.4.6.

## Property Development Regulations: Heavy Manufacturing/Industrial Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
HMI	15,000	None	100%	80	No Limit	30	20 <sup>1</sup>	30	30	

Note.  
<sup>1</sup>Combined total setback required for both side yards.

- B. Purpose.** The purpose of the HMI zoning district is to provide locations that are appropriate for locations for heavy manufacturing, wholesaling and warehousing uses.
- C. Intent.** The HMI zoning district is intended to be applied in areas that are:
1. Located on arterial or collector streets;
  2. Located at or near intersections of arterial or collector roads with major regional or state road systems, such as interstate highways;
  3. Located near other regional water or railroad transportation systems;
  4. Compatible with surrounding land uses;
  5. Located away from residential zoning districts; and
  6. Provided with access to water and sewer services.
- D. Accessory Retail Sales.** Accessory retail sales of products are permitted, subject to the following:
1. The items for sale are produced onsite by the principal use;
  2. The sales are accessory to the principal use; and
  3. The sales activities shall occur within an enclosed building.

**Columbus, Georgia, Code of Ordinances >> APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE >> Chapter 2 - ZONING DISTRICTS >> ARTICLE 5. - OVERLAY ZONING DISTRICTS >>**

**ARTICLE 5. - OVERLAY ZONING DISTRICTS**

- [Section 2.5.1. - Overlay Zoning Districts.](#)
- [Section 2.5.2. - Specific Area Overlay District.](#)
- [Section 2.5.3. - SAOD Creation and Application.](#)
- [Section 2.5.4. - Master Planned Development Overlay Districts.](#)
- [Section 2.5.5. - Purpose and Intent.](#)
- [Section 2.5.6. - Review of Master Planned Districts.](#)
- [Section 2.5.7. - Conceptual Master Plan Required for MPD Application.](#)
- [Section 2.5.8. - Property Development Regulations and Permitted Uses.](#)
- [Section 2.5.9. - Minimum Standards.](#)
- [Section 2.5.10. - General Standards.](#)
- [Section 2.5.11. - Open Space.](#)
- [Section 2.5.12. - Planned Unit Development \(PUD\).](#)
- [Section 2.5.13. - PUD Incentives.](#)
- [Section 2.5.14. - Planned Commercial Development—\(PCD\).](#)
- [Section 2.5.15. - Planned Industrial/Manufacturing Development—\(PID\).](#)
- [Section 2.5.16. - Planned Mixed Use Development—\(PMUD\).](#)
- [Section 2.5.17. - Waivers to MPD Requirements.](#)
- [Section 2.5.18. - Mill Restoration Overlay District—\(MROD\).](#)
- [Section 2.5.19. - U.S. Highway 80 Overlay District.](#)
- [Section 2.5.20. - Veterans Parkway Overlay District.](#)
- [Section 2.5.21. - Victory Drive Overlay District.](#)

### Section 2.5.1. - Overlay Zoning Districts.

- A. *Establishment.* The Council may create one or more overlay zoning districts, including a specific area overlay district or a planned development overlay district.

### Section 2.5.2. - Specific Area Overlay District.

- A. *Purpose and Intent.* The purpose and intent of creating specific area overlay district (SAOD) is to allow the Council to address specific issues that may exist within a defined area, such as a roadway corridor or historic area, without the necessity for creating an entirely new zoning district or creating the need for one or more area-wide variances to achieve a desired community benefit. A SAOD allows the Council to address one or more issues such as:
1. Architectural or design control;
  2. Building facades;
  3. Community redevelopment;
  4. Economic development
  5. Historic resources;
  6. Infill development;
  7. Landscaping;
  8. Natural resources protection or preservation;
  9. Signage;
  10. Specific use regulations; and
  11. Tree and vegetation preservation.

### Section 2.5.3. - SAOD Creation and Application.

A SAOD shall be created and applied as indicated below.

- A. *Creation.* A SAOD shall be adopted in the same manner as a standard zoning district.
- B. *Application.* A SAOD shall be applied to a specific area of the City. The specific boundaries of a SAOD shall be created by the implementing ordinance and shall be indicated on the Official Zoning Map.
- C. *Regulations and Incentives.* The regulations, incentives and other land development regulations applicable within a SAOD shall be included in the ordinance creating the district.
- D. *Inclusion in Unified Development Code.* All overlay zoning districts that are created shall be included in this unified development code.
- E. *Conflicts.* In the event of a conflict between the regulations associated with a SAOD and the regulations of the underlying zoning district, the requirements of the overlay district shall apply. Unless otherwise addressed in the ordinance approving a SAOD, the requirements of the underlying zoning district shall apply.

### Section 2.5.4. - Master Planned Development Overlay Districts.

The master planned development overlay districts (MPDs) created in this Article are provided as an alternative to a standard zoning district. For the purpose of this Article, the following MPDs are created:

- A. Planned Residential Unit Development (PUD);
- B. Planned Commercial Development (PCD);
- C. Planned Industrial/Manufacturing Development (PID); and
- D. Planned Mixed Use Development (PMUD).

### Section 2.5.5. - Purpose and Intent.

The purpose and intent of an MPD is to provide a variety of benefits to the City, adjacent residents and communities, and the property owner, as indicated below.

- A. *Comprehensive Plan.* To encourage development or redevelopment that is consistent with the City's comprehensive plan.
- B. *Compatibility.* To encourage development or redevelopment that is compatible with the character, density or intensity of adjacent uses.
- C. *Creative Development.* To encourage development or redevelopment patterns that achieve a more

efficient and creative development or redevelopment of property.

- D. *Efficiency.* To encourage an economical and efficient arrangement of buildings.
- E. *Innovation.* To provide maximum opportunity for application of innovative concepts of development or redevelopment in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location.
- F. *Preservation.* To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas
- G. *Design.* To provide architectural and design features which are aesthetically pleasing and supportive of an enhanced quality of life and are reflective of area or community character.
- H. *Public Services.* To make use of existing public services, including water, sewer, drainage, roads and schools, or to assist the City with reconstruction, expansion or installation of required public services.
- I. *Public Benefits.* To provide one or more specifically identifiable benefits to the City and its residents, including voluntary dedication of land for public purposes, preservation of natural or cultural resource, elimination of blight, or provide affordable housing.
- J. *Flexibility and Balance.* The MPD is a flexible overlay zoning district that is intended to provide an appropriate balance between the density or intensity of development and the ability to provide adequate services for such development.
- K. *Approved Development.* To ensure that development occurs according to limitations of use, design, density, coverage, and planning as stipulated in an approved development plan approved by the Council.

### Section 2.5.6. - Review of Master Planned Districts.

Review and consideration for approval of application for a master planned development, including a conceptual master plan, shall include the following:

- A. General consistency with the purpose and intent of the overlay zoning district as indicated in [Section 2.5.2](#)
- B. Overall consistency with comprehensive plan;
- C. Overall consistency with UDO;
- D. Overall consistency with historic district designations, overlay zoning districts or similar designations;
- E. Overall compatibility with existing or anticipated surrounding uses;
- F. Anticipated impacts on community facilities, including water, sewer, drainage, public schools and roads;
- G. Anticipated positive and negative economic impacts;
- H. Anticipated impact on environmental and natural resources;
- I. Anticipated neighborhood or community impacts; and
- J. Anticipated screening and buffering to be provided.

### Section 2.5.7. - Conceptual Master Plan Required for MPD Application.

An application for MPD overlay zoning shall comply with the requirements of Article 2 of Chapter 10. In addition to these requirements, a conceptual master plan for the entire MPD shall be submitted with an application for MPD approval. The conceptual master plan shall contain such information as indicated in Table 2.5.1 and as may be required by the Department.

- A. *Approval.* The conceptual master plan shall be included as part of any planned development approval granted by the Council. A conceptual master plan shall contain, at a minimum, the information listed in Table 2.5.1.

Table 2.5.1.  
Conceptual Master Plan Information

Conceptual Master Plan Information	
STANDARD TECHNICAL DATA	NONRESIDENTIAL USES
North Arrow	Gross Square Feet (per Pod)
Scale	Proposed Building Heights
Development Name	Proposed Uses (Generalized)
Firm (Name, Address, and Telephone)	Proposed Building Locations (Generalized)
Location Map	PHASING
Date Prepared/Revised	Proposed Order of Phasing by Pods
Boundary Dimensions	Proposed Dwelling Units per Phase

GENERAL SITE AND DESIGN PARAMETERS	Proposed Gross Square Feet per Phase
Total Site Area	Proposed Size of Phases (# of acres)
Major Topographical Features	ENVIRONMENTAL
Abutting Land Uses	Generalized Location and Size of Significant Natural or Environmental Resources
Estimated Open Space Area	Proposed Location of Areas to be Preserved or Dedicated
Estimated Environmental/Natural Areas to be Preserved	PUBLIC USES/BENEFITS
Proposed Buffer Locations and Widths	Proposed Public Uses
Development Pods (if multiple)	Proposed Public Lands
Estimated Size of Individual Pods (Acres)	Other Proposed Public Uses/Facilities/Benefits
Proposed Uses per Pod	RECREATION
Proposed Major Roadways (Internal)	Proposed Location of Common Facilities
Proposed Vehicular and Pedestrian Access Points	Proposed Size of Common Facilities
Proposed Pedestrian Circulation	Proposed Types of Common Facilities
Proposed Public Utilities	Proposed Maintenance for Common Facilities
RESIDENTIAL	OTHER
Total Number Dwelling Units	Proposed Perpetual Maintenance of Common Areas
Types of Dwellings (Single, Multifamily, Assisted Living, etc.)	GENERALIZED IMPACTS
Number and Type of Dwellings per Pod	Anticipated Traffic Impacts
Proposed Pod/Community-serving Nonresidential Uses	Availability of Water and Sewer Service
	Generalized Drainage Statement

- B.** *Deviation or Amendments.* Any deviation from or amendment proposed to an approved conceptual master plan shall be reviewed as provided below.
- C.** *Major Amendments.* Major amendments to an approved conceptual plan to approved conceptual master plans shall be reviewed by the Council. An amendment is deemed to be a major amendment if such amendment provides for:
1. An increase in land area of more than 5 percent or 2 acres whichever is less;
  2. An increase of more than 5 percent of total nonresidential square feet of building area, including retail, commercial, office or industrial uses;
  3. Any increase in the number of approved dwelling units;
  4. Any change in the approved mix of residential dwelling unit types which results in an increase or decrease of a specific unit type of more than 5 percent;
  5. Any changes to an approved development phasing plan;
  6. Any changes to a condition of development approval;
  7. Any reduction in excess of 5 percent of open space, common area, conservation area, environmental area preserve, or similar area intended as open space;
  8. Any change in phasing that extends anticipated time of development by more than 12 months;
  9. Any reduction of more than 5 percent of an approved perimeter, screening or other landscape or manmade buffer;
  10. Any amendment that would substantially alter the character of an approved development;
  11. Any amendment which would materially decrease the amount or size of recreational, open space or similar amenities in a residential or nonresidential development;
  12. Any major change to principal vehicular or pedestrian circulation;
  13. Any change to an approved plan when considered cumulatively with prior minor amendments which, as determined by the Director, results in a substantial deviation from an approval granted by the Council; or
  14. Any change that the Director determines to deviate materially from the approval granted by the Council.
- D.** *Minor Amendments.* Minor amendments to an approved conceptual plan to approved conceptual master plans shall be reviewed by the staff. An amendment is deemed to be a minor amendment if it is not a major

amendment.

- E. *Implementation of Approved Conceptual Master Plan.* Each phase, parcel, subdivision, tract or similar discrete land area within a conceptual master plan shall be implemented by individual site plans. Site plans are subject to review and approval by the City staff as provided in Article 3 of Chapter 10.

### Section 2.5.8. - Property Development Regulations and Permitted Uses.

Property development regulations and permitted uses within a MPD are established in this Section.

- A. *Property Development Regulations.* Unless otherwise provided in a planned development approval, the property development regulations within a MPD are established by the regulations applicable to the underlying zoning district.
- B. *Permitted and Special Exception Uses.* Unless otherwise provided in a planned development approval, the permitted and special exception uses within a MPD are established by the regulations applicable to the underlying zoning district.
- C. *Approved Planned Developments.* In addition to creating a MPD overlay district, the approval for a planned development may address one or more of the following:
1. Permitted, special exception and prohibited uses;
  2. Property development regulations; and
  3. Waivers to requirements of the underlying zoning district.
- D. *Conflicts.* In the event of a conflict between the planned development approval and the property development regulations or permitted uses of the underlying zoning district, the provisions of the planned development approval shall prevail.

### Section 2.5.9. - Minimum Standards.

All MPD shall comply with the minimum standards of Table [2.5.2](#).

Table [2.5.2](#)  
Minimum Master Planned Development Standards

Minimum Standard	Master Planned Developments			
	PUD	PCD	PID	PMUD
Site Size	5 acres	10 acres	10 acres	15 acres
Perimeter Buffer Width (feet)				
Front	50	75	100	100
Side	50 <sup>1</sup> 100 <sup>2</sup>	50 <sup>1</sup> 100 <sup>2</sup>	50 <sup>1</sup> 100 <sup>2</sup>	50 <sup>1</sup> 100 <sup>2</sup>
Side Corner	25	75	75	75
Rear	50 <sup>1</sup> 100 <sup>2</sup>	50 <sup>1</sup> 100 <sup>2</sup>	50 <sup>1</sup> 100 <sup>2</sup>	50 <sup>1</sup> 100 <sup>2</sup>
Open Space	50%	15%	15%	25%
Underground Utilities	Yes	Yes	Yes	Yes
Density Incentive				
Very Low (RE10, 5, 1 and RT)	Per conservation subdivision	As provided in <a href="#">Section 2.5.14</a>		
Low (SFR1, 2 and 3)	Up to 1 unit per gross acre	As provided in <a href="#">Section 2.5.14</a>		
Medium (RMD)	Up to <u>1.5</u> units per gross acre	As provided in <a href="#">Section 2.5.14</a>		
High (RMF 1 and 2)	Up to 2 units per gross acre	As provided in <a href="#">Section 2.5.14</a>		
Nonresidential Intensity Incentive	None			
Notes.				
<sup>1</sup> Abutting nonresidential future land use designation.				
<sup>2</sup> Abutting residential future land use designation.				

### Section 2.5.10. - General Standards.

All MPDs shall comply with the standards of this Section.

- A. *Underground Utilities.* All utilities, excluding necessary service boxes and similar installations, shall be located underground. This requirement shall not apply to electrical transmission or major distribution lines located along the perimeter of a MPD. The Council shall not waive this requirement.
- B. *Variances.* Unless otherwise provided by this unified development code, the Board of Zoning Appeals shall not grant a variance within a MPD. Any requested deviation from a property development regulation as provided in Chapter 2 or a development standard for a particular use as provided in Chapter 3, shall be considered as a waiver.
- C. *Platting.* All areas of a subdivision, including all common areas, shall be platted.
- D. *Phasing.* Phasing of development is permitted, subject to approval by the Council.

### Section 2.5.11. - Open Space.

Open space within a planned development shall be calculated as provided below.

- A. *Planned Unit Development.* Open space within a PUD shall include the following: active and passive recreation areas; active and passive recreation areas; areas dedicated for a public purpose; buffers and areas associated with floodplain management; community areas such as clubhouses; conservation or preservation areas; perimeter buffer areas; streets and roads; water control and drainage features; and yard and landscaping areas associated with individual dwellings and buildings.
- B. *Planned Commercial and Industrial Developments.* Open space within a PCD or PID shall include the following: areas dedicated for a public purpose; buffers and areas associated with floodplain management; conservation or preservation areas; perimeter buffer areas; and water control and drainage features.
- C. *Mixed Use Developments.* Open space within a PMUD shall include the following: active and passive recreation areas; areas dedicated for a public purpose; buffers and areas associated with floodplain management; conservation or preservation areas; perimeter buffer areas; and water control and drainage features.

### Section 2.5.12. - Planned Unit Development (PUD).

- A. *Purpose and Intent.* The purpose and intent of the PUD overlay zoning district is to:
  - 1. Provide residential development that is consistent with the comprehensive plan;
  - 2. Provide residential development that is compatible with and enhances surrounding land use patterns;
  - 3. Allow a departure from strict adherence to property development, use and similar requirements applicable to a standard zoning district;
  - 4. Provide residential development that allows for creative and innovative design;
  - 5. Provide residential development that provides a variety of circulation patterns;
  - 6. Provide residential development that supports and encourages the use of cluster development techniques;
  - 7. Provide buffering and landscaping in excess of current requirements;
  - 8. Encourage infill residential development;
  - 9. Provide residential development in a manner that conserves natural and environment resources;
  - 10. Provide residential development that creates large areas of open spaces for common use and enjoyment;
  - 11. Provide for community-serving commercial development; and
  - 12. Encourage voluntary dedication of land or other benefits to the public and City.
- B. *Required Rezoning.*
  - 1. *Rezoning Required.* Any residential development that exceeds either the minimum site size or number of dwelling units as indicated in Table [2.5.2](#) shall be considered a PUD and shall be required to be rezoned to a PUD overlay zoning district.
  - 2. *Exemption from Required Rezoning.* Any rezoning of property to an RE10, RE5 or RE1 zoning district is not required to apply for rezoning to a PUD overlay zoning district.
- C. *Permitted Housing Types.* All types of residential dwellings, excluding mobile homes, may be permitted within a PUD.
- D. *Commercial Centers.* As part of a PUD approval, the Council may approve a neighborhood commercial center or a community commercial center, subject to the criteria and standards provided in this Section. A neighborhood or community commercial center within a PUD may be allowed, subject to the standards listed below.
  - 1. *Neighborhood Commercial Centers.*
    - (A) *Purpose and Intent.* The purpose and intent of neighborhood commercial centers within a PUD is to

provide neighborhood commercial, retail and personal services to the residents, without the necessity of traveling outside the boundaries of the community.

- (B) *Limit.* Not more than ten percent of the gross land area of a PUD may be developed for neighborhood-serving commercial or office uses. This area may be increased, to a maximum of an additional ten percent, on the basis of one percent for each acre dedicated without charge for a public purpose such as a right-of-way, public school or park.
- (C) *Permitted Uses.* Uses in neighborhood commercial center shall be same as the permitted or special exception uses in the NC zoning district, as may be modified by a planned development approval.
- (D) *Locational Standards.* Neighborhood commercial centers shall be constructed in one or more locations that optimize availability to PUD residents. Neighborhood commercial centers shall be designated on the PUD master plan. The location of a commercial center is subject to the overall standards listed below.
  - (1) *PUD-Serving.* The size, intensity, and proposed uses within the proposed neighborhood commercial center are appropriate as PUD-serving uses, and are not of a nature requiring a larger market area.
  - (2) *Civic Uses.* The proposed neighborhood commercial center may contain civic uses of a PUD-serving nature, including postal services, meeting facilities, recreation facilities, and administrative offices.
  - (3) *Access.* The neighborhood commercial center will not be accessible from any public or private roads abutting the PUD.
  - (4) *Central Area.* The proposed neighborhood commercial center will be generally located at the center of a project. If multiple neighborhood centers are provided, the location shall be central to a phase or identifiable portion of the PUD.
  - (5) *Visibility.* The proposed neighborhood commercial center will not be visible from any public roads abutting the PUD.
  - (6) *Intersection Location.* The proposed neighborhood commercial center will be located at the intersection of two or more neighborhood collector or neighborhood-serving roads.
  - (7) *Advertising.* The proposed neighborhood commercial development site will not be advertised in any fashion on abutting public roads.
- (E) *Waivers.* Waivers to PUD standards may be granted as provided in [Section 2.5.18](#)
  - 2. *Community Commercial Centers.*
    - (A) *Purpose and Intent.* The purpose and intent of community commercial centers approved in association with a PUD is to provide commercial, retail and personal services to the residents, without the necessity of traveling outside the boundaries of the community.
    - (B) *Maximum Size Limit.*
      - (1) *Maximum Land Area.* The lesser of 15 acres or ten percent of the gross land area of a PUD may be developed for community-serving commercial or office uses, subject to the limitations listed below.
        - (a) This area may be increased, to a maximum of an additional ten percent, on the basis of one percent for each acre dedicated without charge for a public purpose such as a right-of-way, public school or park.
        - (b) The gross land area of the residential portion of the PUD must be at least five times as large as the gross land area of the PUD that is used for community commercial purposes.
      - (2) *Maximum Number of Square Feet.* A community-serving shopping center shall not exceed 150,000 square feet, unless a specific waiver to exceed that limit is approved by the Council as provided in [Section 2.5.18](#)
    - (C) *Permitted and Special Exception Uses.*
      - (1) *Permitted Uses.* Uses in community commercial center shall be same as the permitted or special exception uses in the NC zoning district, as may be modified by the Council as part of a PUD approval.
      - (2) *Mix of Users.* A mix of retail, office and personal services shall be located within a community commercial center. Each center shall provide at least three separate users or tenants.
      - (3) *Prohibited Uses.* Regional, "big box," and similar types of uses that attract clientele from within and outside the community are prohibited.
      - (4) *Maximum Size of Permitted Uses.* Individual uses shall not exceed a maximum of 5,000 gross square feet. This limit may be waived by the Council, for specific community-serving uses such as grocery stores, drug stores and similar types of uses providing goods and services of a daily or routine nature.
    - (D) *Locational Standards.* Community commercial centers shall be constructed with principal frontage

- along either arterial or collector roads.
- (E) *Compatibility.* Community commercial centers shall be designed, constructed and operated to minimize impacts on all surrounding properties, including all street frontages. Factors to be addressed during the development review process include, but are not limited to the following:
- (1) Buffering;
  - (2) Landscaping;
  - (3) Lighting;
  - (4) Hours of operation;
  - (5) Location of garbage, refuse, recycling and similar collection facilities;
  - (6) Architectural features;
  - (7) Stormwater and drainage; and
  - (8) Types of uses that are community-serving.
- (F) *Conceptual Master Plan Designation.* PUD community commercial centers shall be designated on the PUD conceptual master plan.
- (G) *Civic Uses.* The proposed commercial center may contain civic uses of a community-serving nature, including postal services, meeting facilities, recreation facilities, and administrative offices.
- (H) *Waivers.* Waivers to PUD standards may be granted as provided in [Section 2.5.18](#)

### Section 2.5.13. - PUD Incentives.

As indicated in Table [2.5.3](#), additional density is provided as an incentive to utilize the PUD zoning district. The amount of additional density to be provided shall be determined based upon compliance with the purpose and intent of this Article and this Section.

Table [2.5.3](#)  
PUD Density Incentives (Units per Acre)

Zoning District	Maximum Density	PUD Density Incentive	Conservation Subdivision Density Incentive	Cluster Development Density Incentive	Maximum Additional
RT	2	.5	.5	.5	1
SFR1	2	.5	.5	.5	1 <sup>2</sup>
SFR2	4	.5	.5	.5	1 <sup>2</sup>
SFR3	<u>5.5</u>	.5	.5	.5	1 <sup>2</sup>
SFR4	7.25	1	.5	.5	<u>1.5</u> <sup>2</sup>
RMF1	Duplex: <u>14.5</u> Townhouse: 18 MF and Condo: 14.25	1 unit for each 10 units to be constructed	Not Applicable	Not Applicable	Determined by number of units to be constructed
RMF2	Townhouse: 18 Duplex: <u>16.5</u> MF and Condo: <u>16.5</u>	1 unit for each 10 units to be constructed	Not Applicable	Not Applicable	Determined by number of units to be constructed

#### Notes.

<sup>1</sup>Maximum density of standard zoning district.

<sup>2</sup>Incentive for conservation subdivision or cluster development cannot be combined.

- A. *Incentive Standards.* The Council, when reviewing a request for additional dwelling units within a PUD, shall utilize the standards provided below.
1. *Comprehensive Plan.* The request is consistent with the Comprehensive Plan.
  2. *Unified Development Ordinance.* The request is consistent with the requirements of this unified development ordinance.
  3. *Public Benefit.* The application provides one or more clear benefits to the public, including the following:
    - (A) Creation of green space or open space in excess of requirements of this code;

- (B) Dedication at no charge or reduced charge of land for public purpose, including right-of-way in excess of area required for the abutting roadway, public school sites, public parks, land trusts, or similar public purpose;
  - (C) Preservation of significant environmental resources such as historic resources, archeological resources, wetlands, environmental resources, and similar areas;
  - (D) Construction of significant public improvements in excess of normal requirements, including sidewalks, roadways to alleviate traffic congestion, or extension of water or sewer lines;
  - (E) Elimination of existing area problems such as insufficient drainage, lack of internal and external roadway connectivity to adjacent residential zoning districts and existing or proposed residential development;
  - (F) Installation or retention of significant perimeter buffering to protect adjacent residential properties or to protect future residents from adjacent nonresidential uses; and
  - (G) Creation of mixed use projects that provide an appropriate mix of residential, commercial, employment and related activities.
4. *Compatibility.* The project is compatible with all adjacent properties relating to one or more of the following: architectural style and design, site development characteristics, bulk, height, anticipated uses, lot size, traffic impact, and water and sewer demand.
  5. *Connectivity.* The project provides an appropriate degree of connectivity to adjacent public roadways, including connection to existing or future roadways and connection to existing or future public improvements such as drainage, potable water and central sewer services.
  6. *Infill Development.* The project utilizes property within existing urban areas that have remained undeveloped, have been developed or are subject to redevelopment.

#### Section 2.5.14. - Planned Commercial Development—(PCD).

- A. *Purpose and Intent.* The purpose and intent of the PCD overlay zoning district is to:
  1. Provide commercial development that is consistent with the comprehensive plan;
  2. Provide commercial development that is compatible with and enhances surrounding land use patterns;
  3. Allow a departure from strict adherence to property development, use and similar requirements applicable to the underlying zoning district;
  4. Provide commercial development that allows for creative and innovative design;
  5. Provide commercial development that encourages the use of alternative design patterns that support a pedestrian orientation,
  6. Provide buffering and landscaping in excess of current requirements;
  7. Encourage infill commercial and residential development;
  8. Provide residential development in a manner that is consistent with the overall intent of the planned development;
  9. Provide residential development that creates large areas of open spaces for common use and enjoyment; and
  10. Encourage voluntary deduction of land or other benefits to the public and City.
- B. *Property Development Regulations.* Permitted and special exception uses are established by either the underlying zoning district or the planned development approval granted by the Council, as appropriate.
- C. *Incentives.*
  1. *Residential Density Incentive.* As indicated in Table [2.5.4](#), residential density is provided as an incentive to utilize the PCD zoning district. The amount of additional intensity or density to be provided shall be determined based upon compliance with the purpose and intent of both this Article and this Section.
  2. *Maximum Density.* Maximum residential density within a PCD shall be determined by the difference between the total number of nonresidential gross square feet that may be constructed and the actual amount of nonresidential gross square feet that is constructed. That difference, expressed as a percentage, is applied against the maximum density allowed in a planned development. In a PCD, the calculation of density shall be [16.5](#) units per acre. An example of this calculation is presented in Table [2.5.4](#)

Table [2.5.4](#)  
Residential Density Incentive Calculations

#### Example of Maximum Dwelling Units in a PCD, PID or PMUD

Characteristic of Site	Size or Percentage
Site Size	10 Acres

Maximum Development (Lot Coverage times Acreage times Number of Stories)	50% X 435,600 X 5 = 1,089,000 square feet (where 50%=lot coverage 435,600 = # Sq. Ft. in 10 Acres 5 = # of stories)
Actual Development	250,000 square feet
Percent Difference	70% (% of potential undeveloped square feet)
Maximum Density	16.5 dwellings X 10 Acres = 165 dwellings
Maximum Potential Dwellings (Percentage difference times maximum density)	165 X 70% = 115 dwellings

- D.** *Permitted Housing Types.* All types of residential dwellings, excluding mobile homes, may be permitted within a PCD.
- E.** *Waivers.* Waivers to applicable nonresidential or residential standards may be granted as provided in [Section 2.5.18](#)
- F.** *Permitted and Special Exception Uses.* Permitted and special exception uses are established by either the underlying zoning district or a planned development approval, as appropriate.
- G.** *Office Park.*
1. *Purpose.* Standards for development of an office park have been included for the purpose of:
    - (A) Encouraging and facilitating a more total approach to land development; and
    - (B) Encouraging the conservation of natural and fiscal resources of both the private and public sectors.
  2. *Definitions.* Definitions relating to offices parks are provided in Chapter 13.
  3. *General Standards.* An office park shall comply with the standards listed below.
    - (A) *Lot Area.* Comply with the minimum lot area and other property development regulations of this Article. In addition, the standards listed below shall apply.
      - (1) *Setbacks.* The setback requirements shall be included as part of the common areas. Setbacks shall not be required for individual parcels within the development.
      - (2) *Minimum Lot Area.* A minimum lot area shall not be required per lessee or owner of a parcel within the office park.
      - (3) *Minimum Frontage.* Possess frontage of at least 25 feet on a public right-of-way. All requirements for frontage on a public right-of-way shall apply to the boundaries of the entire development and not to individually owned parcels.
    - (B) *Water and Sewer.* The park shall be served by public water and sewage systems.
    - (C) *Common Areas.* An agreement for the installation and maintenance of common area features, including utilities, drainage and roads, shall be provided.
  4. *Site Plan Review.* As provided in Article 3 of Chapter 10, all parcels within an office park shall be subject to site plan review and approval prior to the issuance of a building permit.
  5. *Certificate of Occupancy.* A certificate of occupancy shall not be issued until construction is deemed to be in full compliance with the approved site plan.

### Section 2.5.15. - Planned Industrial/Manufacturing Development—(PID).

- A.** *Purpose and Intent.* The purpose and intent of the PID zoning district is to:
1. Provide manufacturing and industrial development that is consistent with the comprehensive plan;
  2. Provide manufacturing and industrial development that is compatible with and enhances surrounding land use patterns;
  3. Allow a departure from strict adherence to property development, use and similar requirements applicable to the underlying zoning district;
  4. Provide manufacturing and industrial development that allows for creative and innovative design;
  5. Provide buffering and landscaping in excess of current requirements;
  6. Encourage infill manufacturing and industrial development;
  7. Provide residential development in a manner that is consistent with the overall purpose of the planned development;
  8. Provide residential development that creates large areas of open spaces for common use and enjoyment;
  9. Encourage voluntary dedication of land or other benefits to the public and City.
- B.** *Property Development Regulations.* Permitted and special exception uses are established by either the underlying zoning district or a planned development approval, as appropriate.
- C.** *Waivers.* Waivers to applicable nonresidential or residential standards may be granted as provided in [Section 2.5.18](#)
- D.** *Permitted and Special Exception Uses.* Permitted and special exception uses are established by either the

underlying zoning district or a planned development approval, as appropriate.

- E. *Maximum Density.* Residential density within a PID zoning district shall comply with the standards of [Section 2.5.14](#), as provided for planned commercial developments.
- F. *Permitted Housing Types.* All types of residential dwellings, excluding mobile homes, may be permitted within a PID.

(Ord. No. 08-23, § 1, 6-3-08)

### **Section 2.5.16. - Planned Mixed Use Development—(PMUD).**

- A. *Comprehensive Plan and Zoning Designation.* The proposed site shall possess a commercial or industrial future land use and zoning designation.
- B. *Land Uses.*
  - 1. *Minimum Number of Uses.* Mixed use developments shall include a minimum of three types of land uses including but not limited to the following: academic and institutional, residential, retail and personal services, hotel and motel, industrial or manufacturing. Different types of residential structures shall not be regarded as a different type of use.
  - 2. *Maximum Use Percentage.* A single use shall not occupy more than 60 percent of the proposed site.
  - 3. *Permitted and Special Exception Uses.* Permitted and special exception uses shall be established by the development approval for the planned development.
- C. *Design and Planning.* A mixed used development shall be planned for a diversification of uses, structures, and open spaces in a manner compatible with surrounding land uses and development patterns.
- D. *Property Development Regulations.* Property development regulations are established by either the underlying zoning district or a planned development approval, as appropriate.
- E. *Incentives.* As indicated in [Table 2.5.4](#), additional density is provided as an incentive to utilize the mixed use provisions for planned developments. The amount of additional intensity or density to be provided shall be determined based upon compliance with the purpose and intent of both this Article and this Section.
- F. *Internal Circulation.* A mixed use development shall provide vehicular, pedestrian and bicycle circulation and accessibility for all uses within the site.

### **Section 2.5.17. - Waivers to MPD Requirements.**

- A. *General.*
  - 1. *Purpose and Intent.* The purpose and intent of this Section are to encourage applicants for MPD approval to propose residential and nonresidential projects that are innovative, creative and utilize planning, design, and architectural concepts that will be of benefit to the City. The use of innovative and creative techniques and concepts may require one or more waivers to the development standards applicable to such projects. The Council may grant one or more of the requested waivers, provided community benefits are demonstrated, such as:
    - (A) Architectural design;
    - (B) Pedestrian amenities;
    - (C) Preservation of environmentally sensitive lands;
    - (D) Provision of public parks and open space; or
    - (E) Provision of mixed uses that reduce impacts on City services.
  - 2. *Waivers Permitted.* An application for MPD approval may include a request for waiver of one or more requirements of this Article. Requests for waivers shall comply with the requirements contained herein. For the purpose of this Section, a waiver is defined as a reduction in a development standard or other land development regulation that is normally required.
  - 3. *Prohibited Waivers.* The Council shall not grant the waivers listed below.
    - (A) A waiver of a standard established by federal or state law;
    - (B) A waiver of a standard or requirement affecting the public safety;
    - (C) A waiver of a standard affecting drainage, water quality, water or sewer service; or
    - (D) A waiver of a standard affecting traffic safety.
  - 4. *Grant of Waivers.* The Council, following an advisory recommendation by the Planning Division and Planning Advisory Commission, may grant waivers from requirements applicable to planned developments.
  - 5. *Waivers Established.* For the purposes of this Section, the Council may grant waivers as indicated in [Table 2.5.5](#)

Table 2.5.5  
Planned Developments Waivers

*Residential Variances.*

Development Standard or Requirement	City Council Waiver
Building Height	<input type="checkbox"/>
Sign Regulations	<input type="checkbox"/>
Landscaping	<input type="checkbox"/>
Open Space	<input type="checkbox"/>
Standards Applicable to Planned Developments	<input type="checkbox"/>
Architectural and Design Standards	<input type="checkbox"/>
Engineering Standards	<input type="checkbox"/>
Permitted Uses	<input type="checkbox"/>
Development Standards Applicable to Permitted and Conditional Uses	<input type="checkbox"/>
Minimum Size Requirements	<input type="checkbox"/>
Supplementary District Regulations	<input type="checkbox"/>
Number and Size of Required Parking Spaces	<input type="checkbox"/>
Building Setbacks (front, side, side corner, and rear)	<input type="checkbox"/>
Lot Coverage, Size, Depth and Width	<input type="checkbox"/>
Height of Buffering and Screening Walls	<input type="checkbox"/>
Others as provided by this unified development ordinance	<input type="checkbox"/>
<p>Note.</p> <p><input type="checkbox"/> = Waiver may be granted by Council.</p>	

- B.** *Reduction.* Any reduction to a planned development standard or requirement applicable to an entire residential use or project shall occur only as provided in this Section.
- 1.
  2. *Exception.* The owner of a single-family dwelling may apply for a variance to the applicable development standards, rather than apply for a waiver.
- C.** *Application.*
1. *Request for Waiver.* All requests for a waiver shall be submitted accompany an application for planned development approval. Each waiver to planned development requirements or standards utilized in an application shall be identified by the applicant.
  2. *Criteria.* A request for the Council to approve a waiver generally shall comply the criteria listed below.
    - (A) *Comprehensive Plan.* The request is consistent with the city's Comprehensive Plan.
    - (B) *Purpose and Intent.* The request is consistent with the purpose and intent of this Section.
    - (C) *Design Benefits.* The request furthers the public and City benefits such as development possessing architectural significance, pedestrian amenities and linkages, employment opportunities, reductions in vehicle trips and a enhancing the traditional character of the City.
    - (D) *Enhancement of Natural Resources.* The request demonstrates that granting of a waiver will result in preservation of valuable natural resources, including environmentally sensitive lands, drainage areas, floodplains, water-related resources and similar areas of environmental significance.
    - (E) *Public and City Benefits.* The request clearly demonstrates public benefits to be derived, including but not limited to such benefits as no-cost dedication of rights-of-way, voluntary dedication at no-cost of lands for public purposes, extensions of pedestrian linkages outside of the project boundaries and use of desirable architectural, building, and site design techniques.
    - (F) *Screening and Buffering.* Sufficient screening and buffering, if required, is provided to screen adjacent uses from adverse impacts caused by a waiver.
    - (G) *Economics.* The request is not based solely or predominantly on economic reasons.
    - (H) *Compatibility.* The request will be compatible with existing and potential land uses adjacent to the development site.
    - (I) *Minimum Requirements.* The request demonstrates that granting of the waiver will result in a development that exceeds one or more of the minimum requirements for planned developments.
    - (J) *Innovative Design.* The request for one or more waivers results from innovative design in which other minimum standards are exceeded.

### Section 2.5.18. - Mill Restoration Overlay District—(MROD).

- A.** *Purpose and Intent.* The purpose and intent of creating a Mill Restoration Overlay District (MROD) is to allow the Council to address specific issues that may exist with vacant mills without the necessity for creating an entirely new zoning district or creating the need for one or more variances to achieve a desired community benefit. A MROD allows the Council to address the following issues concerning mill restoration:

1. *Architectural or Design Issues.* Architectural or design issues shall be addressed individually concerning each mill.
2. *Building Facades.* Building facades shall be addressed individually concerning each mill.
3. *Economic Development.* Economic development criteria:
  - (A) Job creation.
  - (B) Neighborhood revitalization.
  - (C) Taxation impact.
  - (D) New land-use designations.
4. *Historic Resources.* Historic resources shall be assessed by the Lower Chattahoochee Regional Development Commission's Historic Preservation Planner.
5. *Landscaping.* Landscaping shall be addressed in accordance with Article 5 of Chapter 4.
6. *Natural Resources Protection and Preservation.* Natural resources protection and preservation shall be addressed individually concerning each mill.
7. *Signage.* No portable sign or billboards shall be permitted in the MROD. All signage requirements shall be addressed in accordance with Article 4 of Chapter 4.
8. *Tree and Vegetation Preservation.* Tree and vegetation preservation shall be addressed in accordance with Articles 5 and 6 of Chapter 4.

**B.** *Permitted Uses.*

1. *Residential.*
  - (A) Dwelling, Multi-Family.
  - (B) Dwelling, Condominium.
2. *Civic and Public.*
  - (A) Cultural Facility.
  - (B) Public Uses.
  - (~~C~~) University or college.
3. *Commercial and Personal Services.*
  - (A) Artisans.
  - (B) Arts and Crafts sales.
  - (C) Banks and Financial institutions.
  - (D) Banquet Facility.
  - (E) Bars and Lounges.
  - (F) Clinic, Medical or Dental.
  - (G) Consignment Shop.
  - (H) Convenience Store, No Gas Sales.
  - (I) Data Processing.
  - (J) Day Care Center, Type II.
  - (K) Day Care Center, Type III.
  - (L) Dry Cleaning and Laundry Station.
  - (M) Film and Video Studio.
  - (N) Gift and Antique Shop.
  - (O) Health and Fitness Facility.
  - (P) Hotel, Motel, or Inn.
  - (Q) Massage Therapy.
  - (R) Office, Business and Professional.
  - (S) Office, Medical or Dental.
  - (T) Outdoor Cafe, Private Property.
  - (U) Personal Services.
  - (V) Pharmacy or Drug Store.
  - (W) Restaurant, General.
  - (X) Retail Sales, General.
  - (Y) Schools, Vocational and Non-academic.
4. *Manufacturing and Industrial.*
  - (A) Self Service Storage.
  - (B) Warehousing.
5. *Accessory and Temporary Uses.*
  - (A) Accessory Uses.

**(B) Temporary Use or Special Event.**

(Ord. No. 09-22, § 1, 6-2-09)

**Section 2.5.19. - U.S. Highway 80 Overlay District.****A. Purpose and Intent.** The purposes of this section are to:

1. Improve and enhance the aesthetic qualities of development within the arterial road corridor of U.S. Highway 80 through the implementation of land use regulations, and within which amenity features are encouraged.
2. Manage the location and intensity of development within the arterial road corridor and to concentrate development in focus areas.
3. Ensure safe access by vehicles and pedestrians to destinations in the corridor in a manner that does not conflict with access to individual developments or the roadway's primary purpose.
4. Encourage the minimization of visual clutter along the city's major roadways.
5. Provide a quality and sustainable living environment for the citizens of Columbus.
6. Create effective transitions between different uses, by planting trees, shrubs, groundcover and other landscaping material in open space areas.
7. Add a valuable amenity to the urban environment by providing shade, cooling the air through evaporation, restoring oxygen to the atmosphere, reducing glare and noise levels, and providing an ecological habitat for song birds and other animal and plant species.
8. Exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares and roadways that serve as major entrances to the community, where higher development standards can effectively enhance the city's image as a desirable place to live, work and shop.

**B. Definitions.**

*Amenity:* Pedestrian shelters, gazebos, decorative paving, pathways and sidewalks, trees, landscaping, retention ponds when designed according to the specifications of this ordinance, signage when scaled to the pedestrian and constructed of materials and sizes specified in this ordinance and other aesthetic features and characteristics approved by the city.

*Corridor:* All lands that are undeveloped and/or any developed lands that are redeveloped on the date of adoption of this ordinance which are located wholly or partially within 1,000 feet of the right-of-way of U.S. Highway 80 (from Warm Springs Road, east to the Talbot county line) with a 1,000-foot depth at each intersection, or as shown on the official zoning, land use, or corridor maps.

*Focus Areas:* An area of land within the corridor, at the intersection of the corridor and any other intersecting public road. Unless more specifically shown on the corridor overlay map, a focus area shall be generally limited to a square parcel of land extending 1,000 feet from the intersection to which it pertains, in both directions along the road rights-of-way. The focus area includes approximately twenty-three acres at each quadrant and can be larger or smaller by mutual agreement of the city and other interested parties.

**C. Applicability.**

1. This ordinance shall apply to all properties lying wholly or partially within the U.S. Highway 80 Corridor as shown on the Official Zoning Map and the Overlay District Map, which is hereby adopted and made a part of this ordinance. No clearing or other disturbance of land shall occur, and no building, structure or use shall be established, except in compliance with the provisions of this ordinance and the Unified Development Ordinance.
2. These standards shall apply to all redevelopment activities. Redevelopment is defined as one or more of the following:
  - (A) Demolition of an existing building and rebuilding on the site.
  - (B) Expansion of the gross square footage of building's or a site's physical development by 50 percent or greater, from the date of the ordinance inception.

**D. Encouraged Uses.** Mixed uses such as commercial, civic spaces, institutional uses and residences (including residential use in the same building with commercial), and office or other uses, are especially encouraged within focus areas.**E. Design Requirements/Access.**

1. *Transportation/Infrastructure.*
  - (A) *Vehicular Access to Site.* Within the corridor, the subdivision of lots along an arterial road shall not be allowed if designed so that each lot has its own individual access to the major road unless approved by the Director of Engineering. Each pod of development, or if subdivided, each lot (including out parcels), must be connected with on-site access to a frontage road or interconnecting driveway, rather than directly to the arterial road.
  - (B) *Private Roadway/Driveways.* All private access to U.S. Highway 80 shall be right-in/right-out and at intervals no closer than 300 feet as measured from the center-of-access to center-of-access

- roadway/driveways. Two-way access may be allowed at existing median breaks or at new median breaks at intervals of 1,320 feet only with the approval of the Georgia Department of Transportation and the Director of Engineering for the Columbus Consolidated Government.
- (C) **Interparcel Access.** All land parcels, excluding single-family residential, fronting the Corridor right-of-way shall have interparcel connectivity via either a frontage road or a travel way that is delineated from parking areas such that short trips between developments can be made without use of the major road within the Corridor. Within a focus area, development shall interconnect with the road or travel way network of any adjacent development or site within the focus area unless the Director of Engineering determines such connection would constitute an undue hardship.
- (D) **Medians.** Private roads and entrances to developments connecting with the arterial road in the Corridor or serving development in a focus area shall include center medians. Such roadway designs will be based upon projected traffic volume and the number of parking spaces. Medians are desired because they improve traffic safety and can be planted to enhance the overall appearance of the focus area, as well as provide refuge for pedestrians.
- (E) **Sidewalks.** Sidewalks shall be required as established under Chapter 7, Article 10 of the Unified Development Ordinance and shall be adjacent to all nonlimited access public rights-of-way.
- (F) **Pedestrian Access.** Pedestrian access should be provided to individual developments from any sidewalk, unless topography prohibits construction of facilities meeting Americans with Disabilities Act (ADA) requirements. Where medians are required, pedestrian access shall be provided across the median as approved by the Director of Engineering.
2. **Retail Developments.** For retail developments totaling 200,000 square feet or more of gross leasable area, or uses that result in a building of 100,000 square feet or more of gross leasable area whether by new construction or by expansion of existing uses, such developments shall comply with the retail developments of community significance section of this Unified Development Ordinance.
3. **Utility Location.** All new utility lines serving a development constructed after the effective date of this Ordinance shall be located underground.
4. **Landscaping Requirements.**
- (A) **General.** All developments shall be landscaped, screened, and buffered in accordance with Articles 5 and 6 of Chapter 4 of the Unified Development Ordinance. In addition to these requirements, 20-tree density unit per acre for all nonresidential development shall be required.
- (B) A minimum 15-foot wide landscaped strip shall be provided adjacent to all road rights-of-way in developments, with the exception of RE10, RE5, RE1, RT, SFR1, SFR2, SFR3, and SFR4 developments. Parking, merchandise displays, and off-street loading are prohibited in the landscaped strip.
- (C) A minimum ten-foot wide landscaped strip shall be provided between primary developments and adjacent out parcels in accordance with [Section 4.5.8](#) of the Unified Development Ordinance.
- (D) A minimum of one large-maturing tree per 40 linear feet of frontage shall be planted in the 15-foot wide landscaped strip as required above. Clustering of trees may be permitted if approved by the City Arborist.
- (E) Trash areas shall be located at a minimum of 100 feet from any public road right-of-way.
5. **Parking/Yard, Height and Setback.**
- (A) **Location of Parking Areas.** Buildings should be located at the corner of sites closest to the road intersection, so that the parking areas are screened by the building from view of any public road, and so that the travel path from public sidewalks is shortened. Parking must be located in a way that is not visually dominant. Parking between buildings and an arterial road is discouraged, but if necessary, requirements of [section 2.5.19.E.S.\(D\)](#) (Screening of parking areas) must be met. If parking is located in the side or rear yards, any screening may be clustered and need not cover 100 percent of frontage.
- (B) Up to 25 percent of the required parking spaces for any development may be reduced in total area, width, or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight feet in width and 17 feet in depth.
- (C) All nonresidential developments shall meet the following requirements for parking:

Gross Square Feet	Maximum percent of Parking Spaces Allowed in Front of Buildings
< 7,500	20 percent
7,501 to 25,000	30 percent
25,001 to 50,000	40 percent
50,000 >	50 percent

- (D) **Screening of Parking Areas.** When parking areas are provided in a front yard (in between a public road right-of-way and a principle building), a minimum two and one-half foot high evergreen hedge

or a landscaped earthen berm shall be installed to obscure visibility of the parking lot from the corridor. Screening may be located in the planting yard if it does not impede other uses or purposes of the yard.

**6. Signage.**

**(A) Billboards.** Billboards and bench signs shall not be permitted in the Corridor.

**(B) Monument Signs.** Freestanding signs shall be monument style. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building. Signs for single businesses shall not exceed 36 square feet in size and a height of six feet. Joint identification signs for multiple businesses at one location may have a monument sign not to exceed 64 square feet in size and a height of eight feet. Marketing, spectacular, inflatable/flying, bench, roof, and mobile/portable signs and street banners, as defined in Sections [4.4.5](#) of the Unified Development Ordinance are not allowed. Canopy and awning sign(s) shall be limited to 15 square feet per road frontage, and if lighted, the lettering shall be individually formed and lighted.

**F. Building Placement, Height and Intensity.**

**1. Placement Generally.** Buildings should be arranged so that they help frame and define the fronting arterial road or driveways (i.e., the arterial road in the Corridor, an intersecting arterial road, or internal streets or driveways of the development), thus giving deliberate form to streets and sidewalk areas.

**2. Building Height.** Buildings located on property abutting a residential zoned area must be comparable in height to those in the residential area.

**3. Building Mass, Intensity and Density.** Mass of buildings and building intensity (floor area ratios) should be highest when located closest to the arterial road intersection, transitioning to progressively lower intensities moving outwards to the outer edge of the focus area. Buildings at the outer edge of the focus area should be comparable in mass and intensity with the surrounding neighborhood or existing land uses adjacent and beyond the focus area.

**G. Provisions for Specific Uses.**

**1. Communication Towers.** Communication towers shall only be allowed under the provisions for a concealed support structure as defined under the Unified Development Ordinance.

**2. Fences and Walls.** Where provided and where visible from the right-of-way of a public road, fences and walls shall be composed of iron, stone, masonry, or concrete. Landscaping should be used to minimize or soften the appearance from the public right-of-way. Chain link fencing shall not be permitted except in side or rear yards of residential developments and shall be screened with vegetation to a height of six feet.

**3. Drive-Through Facilities.** Drive-through facilities shall be located to the rear or side of the building and shall not abut an amenity zone or face the corridor arterial roadway.

**H. Gas Station Pump Islands.** Gas station pump islands must be mostly obscured from view from the highway, either through location or by plantings or other methods. Pump islands shall only house gas pumps, windshield-cleaning materials, and trash receptacles. Canopies for gas pumps must have architectural style and detail such as gabled or hip roofs with a three to 12 roof pitch or higher. All support columns must be brick, brick veneer, or stone construction. Buildings located at establishments selling gasoline must comply with [section 2.5.19.K](#) (Architecture). Canopies shall only display logo identification signs. No other advertising is allowed.

**I. Outside Display and Storage and Service Areas.**

**1. Exterior storage structures or uses, including the parking or storage of service vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, forklifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Such outdoor storage uses and areas shall be appropriately screened as required by this Ordinance. The following standards are intended to reduce the impacts of outdoor storage, loading and operations areas on adjacent land uses, and to protect the outdoor area of the subject property.**

**(A) Areas for truck parking and loading shall be screened by a combination of structures and evergreen landscaping to minimize visibility from adjacent streets and residential district lines.**

**(B) Outdoor storage, loading, and operations shall be attractively screened from adjacent parcels and streets.**

**(C) Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If, because of lot configuration, the director of inspections and code determines that such placement is not feasible, then the side yard may be used, but in no case shall such area(s) be located within 15 feet of any public street, public sidewalk, or on-site pedestrian way.**

**(D) Seasonal merchandise such as Christmas trees, Halloween pumpkins, bedding plants, etc., may be displayed in any outdoor area up to four times per calendar year for a cumulative total not to exceed eight weeks per year.**

**(E) Areas for the storage and sale of all other merchandise shall be permanently defined and screened with walls or fences. Materials, colors, and design of screening walls or fences shall conform to those used in the principal structure. If such areas are to be covered, then the covering shall**

- conform to the colors on the building.
- (F) No products containing toxic chemicals, such as fertilizers, insecticides, herbicides, cement, etc., shall be stored in any uncovered outside location where they might enter the stormwater drainage system in the event of any spillage, breakage, or tearing of the container.
- J. *Stormwater Detention Facilities.* Open storm drainage and detention areas visible from the corridor should be landscaped and incorporated into the design of the development as an attractive amenity. Wet-bottom basins are encouraged.
- K. *Architecture.* The following requirements shall not apply to single-family residential developments:
1. Architectural design shall comply with the following performance guidelines:
    - (A) Building facades visible from roadways or public parking areas shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used subject to review and approval of the planning director.
    - (B) Metal-sided or portable buildings shall be prohibited.
    - (C) Roofing materials for pitched or mansard roofs shall be of colors compatible with the building and subject to approval and limited to the following materials:
      - 1) Metal standing seam.
      - 2) Tile, slate or stone.
      - 3) Wood shake.
      - 4) Shingles with a slate, tile or metal appearance.
      - 5) Other materials subject to approval.
    - (D) All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls or roofs so as to not be visible from public streets adjacent to or within 1,000 feet of the subject property, or at least equal to the height of the equipment to be screened, whichever is less. Fences or similar rooftop screening devices may not be used to meet this requirement.
  2. Any accessories provided, such as railings, benches, trash receptacles and/or bicycle racks, shall complement the building design and style.
  3. Architectural design of all buildings shall comply with the following additional performance guidelines:
    - (A) To lend the appearance of multitenant occupancy, facades of multitenant buildings shall be varied in depth or parapet height.
    - (B) Distinct architectural entry identification for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
    - (C) All out parcel buildings within a proposed development shall be of a architectural character comparable to the primary structure as determined by the Planning Department.
    - (D) Walls visible from roadways or public parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
    - (E) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be three feet, and may be provided in height offset or facade projections such as porticoes or towers.
    - (F) Articulation of building design shall continue on all facades visible to the general public.
    - (G) Building elevation plans shall be subject to review and approval of the Planning Director, or his/her designee, prior to the issuance of a building permit. Designs, which are inconsistent with these performance guidelines, may be denied.
- H. *Land Use and Plan Review.* The Planning Director shall evaluate all proposed development activities in the U.S. Highway 80 Corridor. No development permit, land use permit, or building permit shall be issued unless the proposed development, land use, building, or structure is in compliance with this ordinance.

(Ord. No. 07-43, § 1, 7-13-07)

### Section 2.5.20. - Veterans Parkway Overlay District.

- A. *Purpose and Intent.* The purposes of this section are to:
1. Promote and enhance the aesthetic qualities of development within the arterial road corridor of Veterans Parkway through the implementation of land use regulations, and within which amenity features are encouraged.
  2. Provide management of the location and intensity of development within the arterial road corridor and to concentrate development in focus areas.
  3. Provide safe access by vehicles and pedestrians to destinations in the corridor in a manner that does not conflict with access to individual developments or the roadway's primary purpose.
  4. Promote the minimization of visual clutter along the city's major roadways.

5. Provide a quality and sustainable living environment for the citizens of Columbus.
6. Provide effective transitions between different uses, by planting trees, shrubs, groundcover and other landscaping material in open space areas, which enhance development of the urban environment by promoting shade, cooling the air through evaporation, restoring oxygen to the atmosphere, reducing glare and noise levels, and promoting an ecological habitat for animal and plant species.
7. Provide greater control over the aesthetic and functional characteristics of development along major thoroughfares and roadways that serve as major entrances to the community, where higher development standards can effectively enhance the city's image as a desirable place to live, work and shop.

**B. Definitions.**

*Amenity:* Pedestrian shelters, gazebos, decorative paving, pathways and sidewalks, trees, landscaping, retention ponds when designed according to the specifications of this ordinance, signage when scaled to the pedestrian and constructed of materials and sizes specified in this ordinance and other aesthetic features and characteristics approved by the city.

*Corridor:* All lands that are undeveloped and/or any developed lands that are redeveloped after the date of adoption of this ordinance which are located within 750 feet of the right-of-way of Veterans Parkway (from Williams Road/Moon Road, North to the county line) with a 750-foot depth at each intersection, or as shown on the official zoning, land use, or corridor maps.

*Focus areas:* An area of land within the corridor, at the intersection of the corridor and any other intersecting public road. Unless more specifically shown on the corridor overlay map, a focus area shall be generally limited to a square parcel of land extending 750 feet from the intersection to which it pertains, in both directions along the road rights-of-way. The focus area includes approximately seventeen (17) acres at each quadrant and can be larger or smaller by mutual agreement of the city and other interested parties.

**C. Applicability.**

1. This ordinance shall apply to all properties lying within the Veterans Parkway Corridor, as shown on the official zoning map and the overlay district map, which is hereby adopted and made a part of this ordinance. Single-family residential homes are excluded from this ordinance. No clearing or other disturbance of land shall occur, and no building, structure or use shall be established, except in compliance with the provisions of this ordinance and the Unified Development Ordinance.
2. These standards shall apply to all redevelopment activities. Redevelopment is defined as one or more of the following:
  - (A) Demolition of an existing building and rebuilding on the site.
  - (B) Expansion of the gross square footage of building's or a site's physical development by 50 percent or greater, from the date of the ordinance inception.
3. This [Section 2.5.20](#) shall not apply to any land that on the date of the adoption of this section was, and thereafter remains, in a Heavy Manufacturing/Industrial Zoning (HMI) District, except, however, for that part, if any, of any HMI land located within 125 feet of the right-of-way of Veterans Parkway (the "125-foot buffer"), which 125-foot buffer, anything herein to the contrary notwithstanding, shall be subject to the following requirements:
  - (A) There shall be no development within the 125-foot buffer, other than the following development stipulated under 3. (A)(1), (2), (3), and/or (4) hereof, which development permitted hereunder, in any event, shall be subject to the requirements of all applicable provisions of the UDO:
    - (1) Private roadways and driveways;
    - (2) Monument style signs;
    - (3) Underground utilities, and
    - (4) Berms with planted trees similar to existing trees or undisturbed natural vegetation, but with the height limitation of [Section 4.5.8](#) hereof being inapplicable with respect thereto.
  - (B) Except, only, as is required for the development permitted in Section 3. (A)(1), (2), (3), and/or (4) hereof, the 125-foot buffer shall consist of the current undisturbed natural vegetation located thereon.
  - (C) Any berm beyond 125 feet shall be planted with trees and other vegetation similar to existing vegetation located thereon.

**D. Encouraged Uses.** Mixed uses such as commercial, civic spaces, institutional uses and residences (including residential use in the same building with commercial), and office or other uses, are especially encouraged within focus areas.

**E. Design Requirements/Access.**

1. *Transportation/Infrastructure.*
  - (A) *Vehicular Access to Site.* Within the corridor, the subdivision of lots along an arterial road shall not be allowed if designed so that each lot has its own individual access to the major road unless approved by the Director of Engineering. Each pod of development, or if subdivided, each lot

- (including out parcels), shall be connected with on-site access to a frontage road or interconnecting driveway, rather than directly to the arterial road.
- (B) *Private Roadway/Driveways.* All private access to Veterans Parkway shall be right-in/right-out and at intervals no closer than 300 feet as measured from the center-of-access to center-of-access roadway/driveways. Two-way access may be allowed at existing median breaks or at new median breaks at intervals of 1,320 feet only with the approval of the Georgia Department of Transportation and the Director of Engineering for the Columbus Consolidated Government.
- (C) *Interparcel Access.* All land parcels, excluding single-family residential, fronting the Corridor right-of-way shall have interparcel connectivity via either a frontage road or a travel way that is delineated from parking areas such that short trips between developments can be made without use of the major road within the corridor. Within a focus area, development shall interconnect with the road or travel way network of any adjacent development or site within the focus area unless the Director of Engineering determines such connection would constitute an undue hardship.
- (D) *Medians.* Private roads and entrances to developments connecting with the arterial road in the corridor or serving development in a focus area shall include center medians. Such roadway designs will be based upon projected traffic volume and the number of parking spaces. Medians are desired because they improve traffic safety and can be planted to enhance the overall appearance of the focus area, as well as provide refuge for pedestrians.
- (E) *Sidewalks.* Sidewalks shall be required, located, and constructed as established under Chapter 7, Article 10, Subsections 7.10.2 and 7.10.3 of the Unified Development Ordinance and shall be adjacent to all non-limited access public rights-of-way.
- (F) *Pedestrian Access.* Pedestrian access should be provided to individual developments from any sidewalk, unless topography prohibits construction of facilities meeting Americans with Disabilities Act (ADA) requirements. Where medians are required, pedestrian access shall be provided across the median as approved by the Director of Engineering.
2. *Retail Developments.* For retail developments totaling 200,000 square feet or more of gross leasable area; or uses that result in a building of 100,000 square feet or more of gross leasable area whether by new construction or by expansion of existing uses, such developments shall also comply with the Retail Developments of Community Significance section of this Unified Development Ordinance.
3. *Utility Location.* All new utility lines serving a development constructed after the effective date of this ordinance shall be located underground.
4. *Landscaping Requirements.*
- (A) *General.* All developments shall be landscaped, screened, and buffered in accordance with Articles 5 and 6 of Chapter 4 of the Unified Development Ordinance except 20 Tree Density Unit (TDU) per acre for all non-residential development shall be required. If the TDU requirement cannot be met, an administrative variance or tree replacement fund may be granted by the City Arborist according to Chapter 4, Articles 5 and 6 of the Unified Development Ordinance.
- (B) A minimum fifteen-foot wide landscaped strip adjacent to all road rights-of-way in non-residential developments shall be provided. Parking, merchandise displays, and off-street loading are prohibited in the landscaped strip.
- (C) A minimum ten-foot wide landscaped strip shall be provided between primary developments and adjacent out parcels in accordance with [Section 4.5.8](#) of the Unified Development Ordinance.
- (D) A minimum of one (1) large-maturing tree per forty (40) linear feet of frontage shall be planted in the fifteen-foot wide landscaped strip as required above. Clustering of trees may be permitted if approved by the City Arborist.
5. *Parking/Yard, Height and Setback.*
- (A) *Location of Parking Areas.* Buildings should be located at the corner of sites closest to the road intersection, so that the parking areas are screened by the building from view of any public road, and so that the travel path from public sidewalks is shortened. Parking must be located in a way that is not visually dominant. Parking between buildings and an arterial road is discouraged, but if necessary, requirements of [section 2.5.19.E.5](#). (D) (Screening of Parking Areas) must be met. If parking is located in the side or rear yards, any screening may be clustered and need not cover 100 percent of frontage.
- (B) Up to 25 percent of the required parking spaces for any development may be reduced in total area, width, or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight feet in width and seventeen (17) feet in depth.
- (C) All nonresidential developments shall meet the at least one of the following requirements:
- (1)

Gross Square Feet	Maximum % of Parking Spaces Allowed in Front of Buildings
-------------------	---

< 7,500	20%
7,501 to 25,000	30%
25,001 to 50,000	40%
50,000 >	50%

- (2) When parking areas are provided in a front yard (in between a public road right-of-way and a principal building), a minimum 18-inch evergreen hedge shall be installed to obscure visibility of the parking lot from the corridor. This evergreen hedge must reach a minimum height of 2.5 feet within 2 years of planting. Screening may be located in the planting yard if it does not impede other uses or purposes of the yard.
- (3) When parking areas are provided in a front yard (in between a public road right-of-way and a principle building), a combination of landscaped earthen berm and evergreen hedge with a minimum height of 18 inches shall be used. The total height of landscaped earthen berm and hedge combination shall reach a minimum height of 2.5 feet at planting. Screening shall be located in the planting yard if it does not impede other uses or purposes of the yard.

**6. Signage.**

- (A) *Directional Signs.* Billboards and bench signs shall not be permitted in the corridor. To help advertise and direct the motoring public to businesses and activities in focus areas that do not directly access the arterial road, or are screened from view, development applicants may provide and seek approval by the city for off-premise joint-use "logo" directional signs. These may be located at the entrance to the focus area, and shall be no more than sixty-four (64) square feet in size and a height of eight (8) feet. Subject to the city's approval, directional logo signs may be placed at corners of intersections or along appropriate portions of the corridor, immediately outside public rights-of-way, to guide customers and patrons from the arterial road and along public frontage roads to their destinations.
- (B) *Monument Signs.* Freestanding signs shall be monument style. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building. Signs for single businesses shall not exceed thirty-six (36) square feet in size and a height of six (6) feet. Joint identification signs for multiple businesses at one location may have a monument sign not to exceed sixty-four (64) square feet in size and a height of eight (8) feet. Marketing, spectacular, inflatable/flying, bench, roof, and mobile/portable signs and street banners, as defined in Sections 4.4.5 of the Unified Development Ordinance are not allowed. Canopy and awning sign(s) shall be limited to fifteen square feet per road frontage, and if lighted, the lettering shall be individually formed and lighted.

**F. Building Placement, Height and Intensity.**

1. *Placement Generally.* Buildings should be arranged so that they help frame and define the fronting arterial road or driveways (i.e., the arterial road in the corridor, an intersecting arterial road, or internal streets or driveways of the development), thus giving deliberate form to streets and sidewalk areas.
2. *Building Height.* Commercial buildings located within or adjacent to a residential zoning district shall not exceed the height to those structures allowed by the zoning in the residential area if the commercial structure is located within 100 feet of the property line of the residential zoned area.
3. *Building Mass, Intensity and Density.* Mass of buildings and building intensity (floor area ratios) should be highest when located closest to the arterial road intersection, transitioning to progressively lower intensities moving outwards to the outer edge of the focus area. Buildings at the outer edge of the focus area should be comparable in mass and intensity with the surrounding neighborhood or existing land uses adjacent and beyond the focus area.

**G. Provisions for Specific Uses.**

1. *Communication Towers.* Communication towers shall only be allowed under the provisions for a concealed support structure as defined under the Unified Development Ordinance.
2. *Fences and Walls.* Where provided and where visible from the right-of-way of a public road, fences and walls shall be composed of iron, stone, masonry, or concrete. Landscaping should be used to minimize or soften the appearance from the public right-of-way. Chain link fencing shall not be permitted except in side or rear yards of residential developments and shall be screened with vegetation to a height of six (6) feet.
3. *Drive-Through Facilities.* Drive-through facilities shall be located to the rear or side of the building and shall not abut an amenity zone or face the corridor arterial roadway.

**H. Gas Station Pump Islands.** Gas station pump islands must be mostly obscured from view from the highway, either through location or by plantings or other methods. Pump islands shall only house gas pumps, windshield-cleaning materials, and trash receptacles. Canopies for gas pumps shall have architectural style and detail such as gabled or hip roofs with a three to twelve roof pitch or higher. All support columns shall be brick, brick veneer, or stone construction. Buildings located at establishments selling gasoline shall comply with section 2.5.20.K (Architecture). Canopies shall only display logo identification signs. No other advertising is allowed.

- I. *Outside Display and Storage and Service Areas.*
1. Exterior storage structures or uses, including the parking or storage of service vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, fork lifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Such outdoor storage uses and areas shall be appropriately screened as required by this ordinance. The following standards are intended to reduce the impacts of outdoor storage, loading and operations areas on adjacent land uses, and to protect the outdoor area of the subject property.
    - (A) Areas for truck parking and loading shall be screened by a combination of structures and evergreen landscaping to minimize visibility from adjacent streets and residential district lines.
    - (B) Outdoor storage, loading, and operations shall be attractively screened from adjacent parcels and streets.
    - (C) Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If, because of lot configuration, the Director of Inspections and Code determines that such placement is not feasible, then the side yard may be used, but in no case shall such area(s) be open or face the corridor within a minimum of 100 feet from the right-of-way along Veterans Parkway.
    - (D) Seasonal merchandise such as Christmas trees, Halloween pumpkins, bedding plants, etc. may be displayed in any outdoor area up to four times per calendar year for a cumulative total not to exceed eight weeks per year.
    - (E) Areas for the storage and sale of all other merchandise shall not be located in parking lots, and shall be permanently defined and confined to areas shown on the initial plans submitted for approval to the city.
    - (F) No products containing toxic chemicals, such as fertilizers, insecticides, herbicides, cement, etc., shall be stored in any uncovered outside location where they might enter the stormwater drainage system in the event of any spillage, breakage, or tearing of the container.
- J. *Stormwater Detention Facilities.* Open storm drainage and detention areas visible from the corridor shall not be fenced, but shall be landscaped and incorporated into the design of the development as an attractive amenity. Wet-bottom basins are encouraged.
- K. *Architecture.* The following requirements shall apply to all properties lying within the Veterans Parkway Corridor except single-family developments.
1. Architectural design shall comply with the following performance guidelines:
    - (A) Building facades visible from roadways or public parking areas shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used subject to review and approval of the Planning Director.
    - (B) Metal-sided or portable buildings shall be prohibited.
    - (C) Roofing materials for pitched or mansard roofs shall be of colors compatible with the building and subject to approval and limited to the following materials:
      - 1) Metal standing seam.
      - 2) Tile, slate or stone.
      - 3) Wood shake.
      - 4) Shingles with a slate, tile or metal appearance.
      - 5) Architectural shingles (asphalt composition shingles)
      - 6) Other materials subject to approval.
    - (D) All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls or roofs so as to not be visible from public streets adjacent to or within 1,000 feet of the subject property, or at least equal to the height of the equipment to be screened, whichever is less. Fences or similar rooftop screening devices may not be used to meet this requirement.
  2. Any accessories provided, such as railings, benches, trash receptacles and/or bicycle racks, shall complement the building design and style.
  3. Architectural design of all buildings shall comply with the following additional performance guidelines:
    - (A) To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.
    - (B) Distinct architectural entry identification for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
    - (C) All out parcel buildings within a proposed development shall be of architectural character comparable to the primary structure as determined by the Planning Department.
    - (D) Walls visible from roadways or public parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
    - (E) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or

architectural features at least every 150 linear feet. The minimum height of articulations or features shall be three feet, and may be provided in height offset or facade projections such as porticoes or towers.

- (F) Articulation of building design shall continue on all facades visible to the general public.
- (G) Building elevation plans shall be subject to review and approval of the Planning Director, or his/her designee, prior to the issuance of a building permit, to verify compliance with this ordinance. Designs, which are inconsistent with these performance guidelines, may be denied.

- L. *Land Use and Plan Review.* The Planning Director shall evaluate all proposed development activities in the Veterans Parkway Corridor. No development permit, land use permit, or building permit shall be issued unless the proposed development, land use, building, or structure is in compliance with this ordinance.

(Ord. No. 09-17, § 1, 5-26-09)

### Section 2.5.21. - Victory Drive Overlay District.

Highway 27 (4th Street-Victory Drive) (from the Chattahoochee River, east to I-185), South Lumpkin Road, and Fort Benning Road (south of Victory Drive, north of Fort Benning).

- A. *Purpose and Intent.* The purposes of this section are to:

1. Promote and facilitate redevelopment and community improvement activities that foster long-term economic growth and enhance the quality of life in Columbus South.
2. Improve and enhance the aesthetic qualities of development within the arterial road corridors of Victory Drive, South Lumpkin Road, and the South end of Fort Benning Road through the implementation of land use regulations, and within which amenity features are encouraged.

- B. *Definitions.*

*Amenity:* Pedestrian shelters, gazebos, decorative paving, pathways and sidewalks, trees, landscaping, retention ponds when designed according to the specifications of this ordinance, signage when scaled to the pedestrian and constructed of materials and sizes specified in this ordinance and other aesthetic features and characteristics approved by the city.

*Corridor:* All lands, on the date of adoption of this ordinance, which are located wholly or partially within the following:

1. 250 feet of the right-of-way of US Highway 27 (from the Chattahoochee River, east to I-185), with a 250-foot depth at each intersection;
2. 250 feet of the right-of-way of South Lumpkin Road, with a 250-foot depth at each intersection except Victory Drive, and;
3. 250 feet of the right-of-way of Fort Benning Road (south of Victory Drive, north of Fort Benning) with a 250-foot depth at each intersection except Victory Drive; or as shown on the official zoning, land use, or corridor maps.

*Focus areas:* An area of land within the corridor, at the intersection of the Corridor and any other intersecting public road. Unless more specifically shown on the corridor overlay map, a focus area shall be generally limited to a square parcel of land extending 250 feet from the intersection to which it pertains, in both directions along the road rights-of-way. The focus area includes approximately six (6) acres at each quadrant and can be larger or smaller by mutual agreement of the City and other interested parties.

- C. *Applicability.*

1. This ordinance shall apply to all properties lying wholly or partially within the Victory Drive/South Lumpkin Road/Fort Benning Road (south) corridors as shown on the official zoning map and the overlay district map, which is hereby adopted and made a part of this ordinance. Single-family residential homes are excluded from this ordinance. No clearing or other disturbance of land shall occur, and no building, structure or use shall be established, except in compliance with the provisions of this ordinance and the Unified Development Ordinance.
2. These standards shall apply to all redevelopment activities. Redevelopment is defined as one or more of the following:
  - (A) Demolition of an existing building and rebuilding on the site.
  - (B) Expansion of the gross square footage of a building's or a site's physical development by 50 percent or greater, from the date of the ordinance inception.

- D. *Encouraged Uses.* Mixed uses such as commercial, civic spaces, institutional uses and residences (including residential use in the same building with commercial), and office or other uses, are especially encouraged within focus areas.

- E. *Design Requirements/Access.*

1. *Transportation/Infrastructure.*
  - (A) *Vehicular Access to Site.* Within the Corridor, the subdivision of properties along an arterial road shall not be allowed if designed so that each property has its own individual access to the major

road unless approved by the Director of Engineering. Each pod of development, or if subdivided, each lot (including out parcels), shall be connected with on-site access to a frontage road or interconnecting driveway, rather than directly to the arterial road.

- (B) *Private Roadway/Driveways.* All private access to US Highway 27 (from the Chattahoochee River, east to I-185), South Lumpkin Road, and Fort Benning Road (from Victory Drive, east to Fort Benning) shall be right-in/right-out and at intervals no closer than 300 feet as measured from the center-of-access to center-of-access roadway/driveways. Two-way access may be allowed at existing median breaks or at new median breaks at intervals of 1,320 feet only with the approval of the Georgia Department of Transportation and the Director of Engineering for the Columbus Consolidated Government.
- (C) *Interparcel Access.* All properties, excluding single-family residential, fronting the corridor right-of-way that are subdivided either into multiple, smaller parcels or outparcels to a larger development shall, upon determination by the City Engineer, provide for interparcel access so that short trips between developments can be made without use of the major road within the corridor.
- (D) *Medians.* Private roads and entrances to developments connecting with the arterial road in the corridor or serving development in a focus area shall include center medians. Such roadway designs will be based upon projected traffic volume and the number of parking spaces. Medians are desired because they improve traffic safety and can be planted to enhance the overall appearance of the focus area, as well as provide refuge for pedestrians.
- (E) *Pedestrian Access.* Pedestrian access should be provided to individual developments from any sidewalk, unless topography prohibits construction of facilities meeting Americans with Disabilities Act (ADA) requirements. Where medians are required, pedestrian access shall be provided across the median as approved by the Director of Engineering.
2. *Utility Location.* All new utility lines serving a new development or 100 percent redevelopment constructed after the effective date of this ordinance, are required to be underground.
3. *Landscaping Requirements.*
- (A) *General.* All developments shall be landscaped, screened, and buffered in accordance with Section 4 Article 6 of the Unified Development Ordinance except fifteen (15) tree density units per acre for all non-residential developments shall be required.
- (B) A minimum ten-foot wide landscaped strip adjacent to all road rights-of-way in nonresidential developments shall be provided. Parking, merchandise displays, and off-street loading are prohibited in the landscaped strip.
- (C) A minimum ten-foot wide landscaped strip shall be provided between primary developments and its adjacent out parcels in accordance with Chapter 4 of the Unified Development Ordinance.
- (D) A minimum of one (1) large-maturing tree per fifty (50) linear feet of frontage shall be planted in the area adjacent to and along the right-of-way. Clustering of trees may be permitted.
- (E) Trash areas shall be located at a minimum of 100 feet from any public road right-of-way.
4. *Parking/Yard, Height and Setback.*
- (A) *Location of Parking Areas.* Buildings should be located at the corner of sites closest to the road intersection, so that the parking areas are screened by the building from view of any public road, and so that the travel path from public sidewalks is shortened. Parking must be located in a way that is not visually dominant. Parking between buildings and an arterial road is discouraged, but at a minimum, requirements of [Section 2.5.21.E.4\(C\)](#) must be met. If parking is located in the side or rear yards, any screening may be clustered and need not cover 100 percent of frontage.
- (B) Up to 25 percent of the required parking spaces for any development may be reduced in total area, width, or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight feet in width and seventeen (17) feet in depth.
- (C) All nonresidential developments shall meet the at least one of the following requirements:
- (1)

Gross Square Feet	Maximum % of Parking Spaces Allowed in Front of Buildings
<7,500	20%
7,501 to 25,000	30%
25,001 to 50,000	40%
50,000 >	50%

- (2) When parking areas are provided in a front yard (in between a public road right-of-way and a principle building), a minimum 18-inch evergreen hedge shall be installed to obscure visibility of the parking lot from the corridor. This evergreen hedge must reach a minimum height of [2.5](#) feet within 2 years of planting. Screening may be located in the planting yard if it does not

impede other uses or purposes of the yard.

- (3) When parking areas are provided in a front yard (in between a public road right-of-way and a principle building), a combination of landscaped earthen berm and evergreen hedge with a minimum height of 18 inches shall be used. The total height of landscaped earthen berm and hedge combination shall reach a minimum height of 2.5 feet at planting. Screening shall be located in the planting yard if it does not impede other uses or purposes of the yard.

(D) Auto/truck sales shall be excluded from the requirements of this section.

5. *Signage.*

(A) *Directional Signs.* Bench, inflatable, banner, and portable signs shall not be permitted in the corridor. To help advertise and direct the motoring public to businesses and activities in focus areas that do not directly access the arterial road, or are screened from view, development applicants may provide and seek approval by the city for off-premise joint-use "logo" directional signs. These may be located at the entrance to the focus area, and shall be no more than sixty-four (64) square feet in size and height of eight (8) feet. Subject to the city's approval, directional logo signs may be placed at corners of intersections or along appropriate portions of the corridor, immediately outside public rights-of-way, to guide customers and patrons from the arterial road and along public frontage roads to their destinations.

(B) *On Premise Signs.* Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building. Signs for single businesses shall be in compliance with Chapter 4 of the Unified Development Ordinance.

F. *Building Placement, Height and Intensity.*

1. *Building Height.* Buildings located along the South Lumpkin Road corridor that are abutting a residential zoned area shall not exceed the permitted height as dictated by the requirements of the adjoining residentially zoned area.

G. *Provisions for Specific Uses.*

1. *Communication Towers.* Communication towers shall only be allowed under the provisions for a concealed support structure as defined under the Unified Development Ordinance.
2. *Fences and Walls.* Where provided and where visible from the right-of-way of a public road, fences and walls shall be composed of iron, stone, masonry, or concrete. Wood is acceptable when used in combination with other approved materials. Landscaping should be used to minimize or soften the appearance from the public right-of-way. Chain link fencing shall not be permitted except in side or rear yards of residential developments and shall be screened with vegetation to a height of six (6) feet.
3. *Drive-Through Facilities.* Drive-through facilities shall be located to the rear or side of the building and shall not abut an amenity zone or face the corridor arterial roadway.

H. *Gas Station Pump Islands.* Pump islands shall only house gas pumps, windshield-cleaning materials, and trash receptacles. All support columns shall be brick, brick veneer, or stone construction. Buildings located at establishments selling gasoline shall comply with Chapter 2 of the Unified Development Ordinance. Canopies shall only display logo identification signs. No other advertising is allowed.

I. *Outside Display and Storage and Service Areas.*

1. Exterior storage structures or uses, including the parking or storage of service vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, fork lifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Such outdoor storage uses and areas shall be appropriately screened as required by this ordinance. The following standards are intended to reduce the impacts of outdoor storage, loading and operations areas on adjacent land uses, and to protect the outdoor area of the subject property.
- (A) Areas for truck parking and loading shall be screened by a combination of structures and evergreen landscaping to minimize visibility from adjacent streets and residential district lines.
- (B) Outdoor storage, loading, and operations shall be attractively screened from adjacent parcels and streets.
- (C) Seasonal merchandise such as Christmas trees, Halloween pumpkins, bedding plants, etc. may be displayed in any outdoor area up to four times per calendar year for a cumulative total not to exceed eight weeks per year.
- (D) Areas for the storage and sale of all other merchandise shall be permanently defined and screened with walls or fences, but shall not be located in parking lots. If such areas are to be covered, then the covering shall conform to the colors on the building.
- (E) No products containing toxic chemicals, such as fertilizers, insecticides, herbicides, cement, etc., shall be stored in any uncovered outside location where they might enter the stormwater drainage system in the event of any spillage, breakage, or tearing of the container.
2. Auto/truck sales shall be excluded from the requirements of this section.

J. *Stormwater Detention Facilities.* Open storm drainage and detention areas visible from the corridor should be landscaped and incorporated into the design of the development as an attractive amenity. Wet-bottom basins are

encouraged.

- K. Architecture.** The following requirements shall apply to all properties except single-family developments.
1. Architectural design shall comply with the following performance guidelines:
    - (A) Building facades visible from roadways or public parking areas shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete and metal or alternate material may be used subject to review and approval of the Planning Director.
    - (B) Portable buildings and storage containers are only allowed when they are not visible from the main corridor.
    - (C) Roofing materials for pitched or mansard roofs shall be of colors compatible with the building and subject to approval and limited to the following materials:
      - 1) Metal standing seam.
      - 2) Tile, slate or stone.
      - 3) Wood shake.
      - 4) Shingles with a slate, tile or metal appearance.
      - 5) Architectural shingles (asphalt composition shingles).
    - (D) All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls or roofs so as to not be visible from subject corridors to the subject property, at least equal to the height of the equipment to be screened, whichever is less. Fences or similar rooftop screening devices may not be used to meet this requirement.
  2. Any accessories provided, such as railings, benches, trash receptacles and/or bicycle racks, shall complement the building design and style.
  3. Architectural design of all buildings in excess of 10,000 square feet of floor space or 100 linear feet in road frontage facade shall comply with the following additional performance guidelines:
    - (A) Distinct architectural entry identification for individual tenants' entrances shall be provided for buildings exceeding 10,000 square feet of leasable area.
    - (B) All out parcel buildings within a proposed development shall be of a architectural character comparable to the primary structure as determined by the Planning Department.
    - (C) Walls visible from roadways or public parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
    - (D) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be three feet, and may be provided in height offset or facade projections such as porticoes or towers.
    - (E) Articulation of building design shall continue on all facades visible to the general public.
    - (F) Building elevation plans shall be subject to review and approval of the Planning Director, or his/her designee, prior to the issuance of a Building Permit. Designs, which are inconsistent with these performance guidelines, may be denied.
- L. Land Use and Plan Review.** The Planning Director shall evaluate all proposed development activities to insure compliance with this Overlay District Ordinance with the same administrative authority as directed under Chapter 12 of the UDO.

(Ord. No. 09-47, § 1, 9-22-09)