

## Chapter 3356 - C-4 REGIONAL SCALE COMMERCIAL DISTRICT

### Sections:

#### 3356.01 - Purpose.

The purpose of the C-4, Commercial District is to provide a zoning district which promotes a range of uses from office and community-scale retail uses through regional-scale uses where a mix of business, profession and service may be conducted.

(Ord. 236-03 § 4.)

### **C-4 Regional Scale Commercial Uses**

#### 3356.03 - C-4 permitted uses.

The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-4 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The Director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-4, district.

- A. All uses listed in C.C. 3351, C.C. 3353 and C.C. 3355.
- B. Commercial uses allowing dwelling units above the primary use, including:

Appliance Stores

Automotive Accessories, Parts and Tire Stores

Automobile and Light Truck Dealers

Automobile Driving Training Facility

Automotive Sales, Leasing and Rental

Bars, Cabarets and Nightclubs

Blood and Organ Banks

Building Material and Supplies Dealers

Caterers

Check Cashing and Loans

Community Food Pantry

Consumer Goods Rental

Discount Department Stores

Electronics Stores

Floor Covering Stores

Furniture and Home Furnishings Stores  
General Merchandise Stores  
Home Centers  
Household and Personal Goods Maintenance and Repair  
Linen and Uniform Supply  
Missions/Temporary Shelters  
Motorcycle, Boat, and Other Motor Vehicle Dealers  
Motor Vehicle Accessories and Parts Dealers  
Outdoor Power Equipment Stores  
Parking Lots and Parking Garages as allowed in C.C. 3356.05  
Pawn Brokers  
Recreational Vehicle Dealers  
Reupholster and Furniture Repair  
Sporting Goods and Outfitters Stores  
Supermarkets  
Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing  
Used Merchandise Stores  
Vending Machine Operators  
Warehouse Clubs and Super Centers

C. Commercial uses not allowing dwelling units above the primary use, including:

Automotive Maintenance and Repair  
Bowling Centers  
Carpet and Upholstery Cleaning Services  
Drive-In Motion Picture Theaters  
Exterminating and Pest Control Services  
Farm Equipment and Supply Stores  
Garden, Landscaping and Nursery Centers and Sales  
Hotels and Motels  
Hotels, Extended Stay  
Hospitals

Janitorial Services

Lawn and Garden Equipment and Supplies Stores

Limousine and Taxi Service

Paint and Wallpaper Stores

Performing Arts, Spectator Sports and Related Industries

Theaters, Dance Companies and Dinner Theaters

- D. Commercial uses not allowing dwelling units above the primary use and subject to the additional provisions of C.C. 3356.05, including:

Animal Shelter

Amusement Arcade

Halfway House

Veterinarians (unlimited practice)

- E. Dwelling units, as allowed under C.C. 3356.05.

(Ord. 236-03 § 4; Ord. 1014-2008 § 3; Ord. No. 2342-2013, § 3, 3-3-2014)

#### **C-4 Regional Scale Commercial Development Standards**

3356.05 - C-4 district development limitations.

A. Animal Shelter — or Animal Kennel.

1. All activities shall be conducted indoors.
2. Buildings containing animals shall be located a minimum distance of 100 feet from a residential district.
3. Waste products shall be located a minimum distance of 100 feet from a residential district and in compliance with Columbus Department of Health regulations.

B. Amusement park or arcade when in compliance with applicable provisions of the Special Permit requirements.

C. Dwelling units when located above uses contained in the C-1, C-2, and C-3, Commercial Districts and those specified in the C-4 Commercial District; however, dwelling units are not permitted in a building containing those specified C-4 Commercial uses nor are the specified C-4 Commercial uses permitted to be established in a building containing dwelling units.

D. Halfway house when in compliance with applicable provisions of the Special Permit requirements.

E. Hotels, Extended Stay:

1. Shall be subject to all AR-4, Apartment Residential district development standards except side and rear yard setbacks where abutting non-residentially zoned parcels.
2. Shall be subject to the parking requirements and parkland dedication requirements for a multi-unit residential use.

Hotels, extended stay, built prior to the effective date of Ordinance No. 2342-2013 shall be deemed conforming to the standards in place at the time of their approval.

F. Parking Lots and Garages, (Both Private and Public).

1. Dwelling units are permitted above parking garages or parking lots only if the parking facilities are adjoining to one or more other uses listed in C.C. 3351, C.C. 3353, C.C. 3355 or 3356.03(B). The parking garage or parking lot shall be located within the same structure as these uses.
2. Required adjoining uses specified in subsection (E)(1) must occupy the entire length of at least one property frontage as defined in C.C. 3303 except that driveways and pedestrian entrances to the parking lot or garage are permitted provided that said driveways and pedestrian entrances occupy no more than 20 percent of the length of that frontage.

G. Veterinarians (unlimited practice).

1. Open air confinement of animals shall not be allowed.
2. Outdoor therapeutic exercise areas or therapeutic equipment shall be located a minimum distance of 100 feet from a residential zoning district. Stables are not allowed.
3. Distance separation as required in this section is measured from the closest point on a parcel line containing the outdoor exercise area or therapeutic equipment and the closest point on a parcel line containing the zoning district or use it is to be separated from.

(Ord. 236-03 § 4; Ord. 0762-2005 § 15; Ord. 1014-2008 § 4; Ord. No. 2342-2013, § 4, 3-3-2014)

3356.07 - Distance separation standards.

The following are required distance separation standards:

- A. Bars, cabarets and nightclubs shall be located a minimum of 500 feet from a public or parochial school or a religious facility.
- B. Automotive maintenance and repair uses shall be located a minimum of 100 feet from a hospital, playground, public library, public or parochial school, or a religious facility, unless permission is obtained in writing from the governing body or agency waiving the distance separation requirement.
- C. Wall or roof openings in an automotive maintenance and repair use shall be located 25 feet or more from an adjacent residential zoning district.

(Ord. 236-03 § 4.)

3356.09 - C-4 district lot combinations.

When lots or portions of lots are proposed to be combined in any manner to form a building site, the proposed building site as shown on the submitted plot or site plan is considered a newly created single lot, which may not be reduced in size, divided, or split if the reduction, division, or split will result in a lot or parcel, which fails to meet any of the requirements of the Zoning Code.

(Ord. 236-03 § 4.)

3356.11 - C-4 district setback lines.

- A. Building setback lines in the C-4 district shall be measured from street right-of-way lines and the requirements shall not be less than specified setback and apply in descending order as follows:
  1. That distance specified if the site is subject to an ordinance, overlay, plat, or variance.

2. That distance equal to one-half the right-of-way as denoted on the Columbus Thoroughfare Plan (CTP) if the site abuts a designated CTP street unless buildings exist on both abutting parcels at less than a 25-foot setback, then the setback would be no less than the distance equal to the average of the building setbacks on both abutting parcels (For corner lots with either or both lot frontages are less than 65 feet, the setback shall be as shown below for corner lots).
3. If the site does not abut a designated CTP street, the setback shall be no less than 25 feet, unless buildings exist on both abutting parcels at less than a 25-foot setback, then the setback would be no less than the distance equal to the average of the building setbacks on both abutting parcels (For corner lots with either or both lot frontages are less than 65 feet, the setback shall be as shown below for corner lots).
4. For corner lots where none of the above apply and either or both lot frontages are less than 65 feet, the setback along the shortest frontage shall not be less than the setback of the nearest building on an abutting parcel if less than 25 feet or no less than 25 feet if no building exists and shall be no less than ten feet along the longest street frontage.

In instances of conflict, the most restrictive building setback applies.

- B. All structures except graphics shall be setback behind the building line unless otherwise permitted elsewhere on site by an overlay or other provisions of this Zoning Code.
- C. Graphic setbacks shall be in compliance with provisions of Article XV of this Zoning Code, unless specified in an overlay or area of special graphics control.

(Ord. 236-03 § 4; Ord. No. 0455-2010, § 72, 4-5-2010)