

May 1, 2026

Honorable Mayor and Councilors  
 City Manager  
 City Attorney  
 Clerk of Council

This application comes at the request of Columbus Consolidated Government.

A request to amend the text of the Unified Development Ordinance (UDO) for various items.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS  
 (Explanation of Revisions)

***1. Explanation of Revisions: Amend Section 13.1.1 by amending the definition of Personal Services.***

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p><b>Sec. 13.1.1. Definitions.</b></p> <p style="text-align: center;"><b>Section 13.1.1</b></p> <p><i>Personal services</i> means an establishment providing services of a personal nature that are necessary on a frequent or recurring basis. Personal services may include the accessory retail sale of items related to service rendered. Personal services typically include beauty and barbershops; clerical services; dog grooming; garment repair; informational, instructional, personal improvement,</p>	<p>Sec. 13.1.1. Definitions.</p> <p style="text-align: center;"><b>Section 13.1.1</b></p> <p><i>Personal services</i> means an establishment providing services of a personal nature that are necessary on a frequent or recurring basis. Personal services may include the accessory retail sale of items related to the service rendered. Personal services typically include beauty and barbershops; clerical services; dog grooming; garment repair; informational, instructional, personal improvement,</p>

<p>or services of a similar nature; fortune telling and similar psychic services; and dry cleaning drop-off and pick-up stations; limited repair services; manicurists; photography studios; spas; shoe repair and shoeshine parlors; tailoring; and tanning salons. XXX</p>	<p>or services of a similar nature; fortune telling and similar psychic services; and dry-cleaning drop-off and pick-up stations; limited repair services; manicurists; photography studios; spas; shoe repair and shoeshine parlors; tailoring; and tanning salons. This use category also includes the provision of microblading, permanent (or semi-permanent) makeup, and other cosmetic pigmentation services when performed in compliance with all applicable state and local health regulations. Such cosmetic tattooing services may be offered as a primary or accessory service within a personal-services establishment.</p>
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**2. Explanation of Revisions: Amend Section 13.1.1 by amending the definition of Retail Sales, General to remove liquor and package sales.**

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p><b>Sec. 13.1.1. Definitions.</b></p> <p style="text-align: center;"><b>Section 13.1.1</b></p> <p><i>Retail sales, general</i> means establishments engaged in retail sales and rental of products, including antique stores; apparel for women and men; appliance sales; auto parts store; bicycle sales; book and stationary stores; business machines and office equipment sales; camera and photography sales and service; candy, nuts, and confectionery sales; drug stores and pharmacies; fabric stores; floor covering sales; farm and garden supply stores; food stores, excluding convenience stores; furniture stores, gift, novelty, and souvenir stores; hobby toy, and game shops; home furnishings, and equipment; hardware sales; household goods; jewelry stores; lawn and garden sales, including lawnmowers; leather goods and luggage stores; liquor and package sales; marine equipment sales, excluding boats and personal water craft; music and musical instrument sales; newsstand and cigar sales; office supplies; optical goods; pet shops; shoe stores; specialty</p>	<p><b>Sec. 13.1.1. Definitions.</b></p> <p style="text-align: center;"><b>Section 13.1.1</b></p> <p><i>Retail sales, general</i> means establishments engaged in retail sales and rental of products, including antique stores; apparel for women and men; appliance sales; auto parts store; bicycle sales; book and stationary stores; business machines and office equipment sales; camera and photography sales and service; candy, nuts, and confectionery sales; drug stores and pharmacies; fabric stores; floor covering sales; farm and garden supply stores; food stores, excluding convenience stores; furniture stores, gift, novelty, and souvenir stores; hobby toy, and game shops; home furnishings, and equipment; hardware sales; household goods; jewelry stores; lawn and garden sales, including lawnmowers; leather goods and luggage stores; X marine equipment sales, excluding boats and personal water craft; music and musical instrument sales; newsstand and cigar sales; office supplies; optical goods; pet shops; shoe stores; specialty merchandise, including</p>

merchandise, including artist's supplies, orthopedic and artificial limbs, sporting goods; tobacco shops; and similar uses as may be determined by the Director.	artist's supplies, orthopedic and artificial limbs, sporting goods; tobacco shops; and similar uses as may be determined by the Director.
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**3. Explanation of Revisions: Amend Section 4.2.18. by adding *Front Yard Standards*.**

<b>ORIGINAL ORDINANCE</b>	<b>PROPOSED ORDINANCE CHANGE</b>
<p><b>Article 2. – GENERAL DEVELOPMENT STANDARDS</b></p> <p>Section 4.2.18. Required Yards</p> <p><b>Section 4.2.18. Required Yards.</b></p> <p>In all zoning districts, the standards listed below shall apply to required yards.</p> <p>A. <i>Obstructions or Encroachments Prohibited.</i> Unless otherwise provided in this Section, all yards shall be unobstructed from the ground to the sky.</p> <p>B. <i>Double Counting Prohibited.</i> A required yard for one use or structure shall not be counted as part of the required yard for another use or structure.</p> <p>C. <i>Encroachments.</i> An encroachment of not more than four feet into a required yard may be allowed for one or more of the following structural features: awnings, balconies, belt courses, cornices, eaves, gutters, lintels, open porches, outside staircases, sills, and similar architectural or structural features.</p> <p>D. <i>Double Frontage Lots.</i> The main entrance to the building shall determine the front yard for lots with two or more street frontages.</p>	<p><b>Article 2. – GENERAL DEVELOPMENT STANDARDS</b></p> <p>Section 4.2.18. Required Yards</p> <p><b>Section 4.2.18. Required Yards.</b></p> <p>In all zoning districts, the standards listed below shall apply to required yards.</p> <p>A. <i>Obstructions or Encroachments Prohibited.</i> Unless otherwise provided in this Section, all yards shall be unobstructed from the ground to the sky.</p> <p>B. <i>Double Counting Prohibited.</i> A required yard for one use or structure shall not be counted as part of the required yard for another use or structure.</p> <p>C. <i>Encroachments.</i> An encroachment of not more than four feet into a required yard may be allowed for one or more of the following structural features: awnings, balconies, belt courses, cornices, eaves, gutters, lintels, open porches, outside staircases, sills, and similar architectural or structural features.</p> <p>D. <i>Double Frontage Lots.</i> The main entrance to the building shall determine the front yard for lots with two or more street frontages.</p> <p>E. <i>Alleys.</i> One-half of the width of an alley abutting a side or rear yard may be included as part of the required yard.</p>

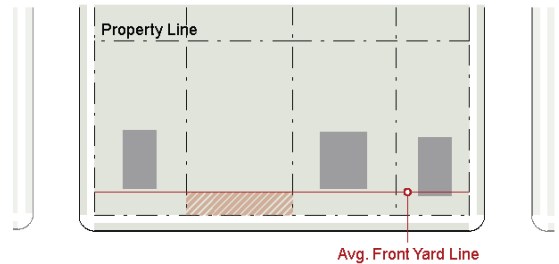
E. *Alleys.* One-half of the width of an alley abutting a side or rear yard may be included as part of the required yard.

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## F. Front Yard Standards

### 1. Average Front Yard

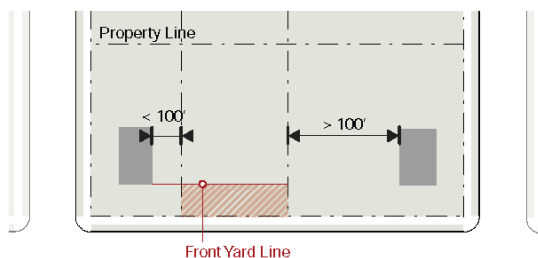
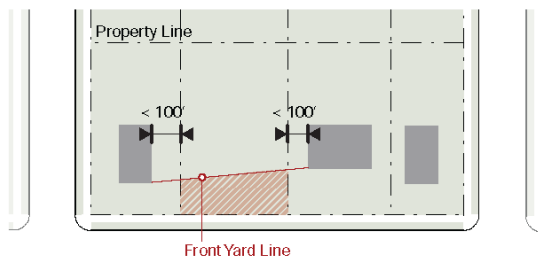
- a. Where 40% or more of the frontage on the same side of a street between two intersecting streets is developed with buildings that have (with a variation of 5 feet or less) a front yard greater or lesser in depth than required, new buildings shall not be erected closer to the street than the average front yard established by the existing buildings.



- b. Where 40% or more of the frontage on one side of a street between two intersecting streets is developed that do not have a front yard as described above, then:

- i. Where a building is to be erected on a parcel of land that is within 100 feet of existing buildings on both sides, the minimum front yard shall be a line drawn between the two closest front corners of the adjacent buildings; or

- ii. Where a building is to be erected on a parcel of land that is within 100 feet of an existing building on one side only, the building may be erected as close to the street as the existing adjacent building.



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**4. Explanation of Revisions: Add a height minimum for shingle signage in the 2<sup>nd</sup> Avenue Overlay District.**

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p><b>Sec. 2.5.24 2<sup>nd</sup> Avenue Overlay District.</b></p> <p style="text-align: center;"><b>Section C.6.(B)</b></p> <p>(B) <i>Shingle Signs.</i> A sign that is suspended, parallel, or perpendicular from a building wall, roof, façade, canopy, marquee, or porch by means of brackets, hooks, or chains and the like. The sign area shall be no more than 24 inches in height and 36 inches in length. The sign area can be both front and back.  <span style="background-color: yellow;">XXX</span></p>	<p><b>Sec. 2.5.24 2<sup>nd</sup> Avenue Overlay District.</b></p> <p style="text-align: center;"><b>Section C.6.(B)</b></p> <p>(B) <i>Shingle Signs.</i> A sign that is suspended, parallel, or perpendicular from a building wall, roof, façade, canopy, marquee, or porch by means of brackets, hooks, or chains and the like. The sign area shall be no more than 24 inches in height and 36 inches in length. The sign area can be both front and back. Said sign shall be a minimum of 7 feet from the ground for pedestrian clearance.</p>

**5. Explanation of Revisions: Amend Sections 3.2.6 and 3.2.7 by adding a subsection C regarding repair work.**

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p><b>Sec. 3.2.6. Auto/Truck Repair, Major</b></p> <p style="text-align: center;"><b>Section 3.2.6.C</b></p> <p><b>Section 3.2.6. Auto/Truck Repair, Major.</b></p> <p>A major auto repair facility shall comply with the standards listed below.</p>	<p><b>Sec. 3.2.6. Auto/Truck Repair, Major</b></p> <p style="text-align: center;"><b>Section 3.2.6.C</b></p> <p><b>Section 3.2.6. Auto/Truck Repair, Major.</b></p> <p>A major auto repair facility shall comply with the standards listed below.</p>

<p>A. <i>Bay or Garage Doors.</i> Bay or garage doors shall comply with the requirements of Section 4.2.5.</p> <p>B. <i>Fencing, Walls and Hedges.</i> An opaque wall, consistent with the requirements of Section 4.2.14 shall be provided for all repair services that store wrecked, junked, abandoned or inoperative vehicles. Fencing consistent with the requirements of Section 4.2.14 shall be provided if an opaque wall is not required.</p> <p>XXX</p>	<p>A. <i>Bay or Garage Doors.</i> Bay or garage doors shall comply with the requirements of Section 4.2.5.</p> <p>B. <i>Fencing, Walls and Hedges.</i> An opaque wall, consistent with the requirements of Section 4.2.14 shall be provided for all repair services that store wrecked, junked, abandoned or inoperative vehicles. Fencing consistent with the requirements of Section 4.2.14 shall be provided if an opaque wall is not required.</p> <p>Wall or fencing shall completely screen all junk or inoperable vehicles from public view.</p> <p>C. The outdoor storage of wrecked, junked, abandoned, or inoperative vehicles shall be incidental and subordinate to the primary use of the property as an auto/truck repair facility. Vehicles stored on-site shall be actively undergoing repair, diagnostics, or awaiting pickup by the owner.</p> <p>D. <b>Determination of Use.</b> A property shall be deemed to be operating as a vehicle storage yard or junkyard, rather than a repair facility, if any of the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. Vehicles are stored for longer than 30 days without documented repair activity;</li> <li>2. Vehicles are dismantled or used primarily for parts;</li> <li>3. The accumulation, condition, or storage pattern of vehicles indicates that the principal use of the property is storage rather than repair.</li> </ol>
<p><b>Sec. 3.2.7. Auto/Truck Repair, Minor</b></p> <p style="text-align: center;"><b>Section 3.2.7.C</b></p> <p><b>Section 3.2.7. Auto/Truck Repair, Minor.</b></p> <p>A minor auto repair facility shall comply with the standards listed below.</p> <p>A. <i>Bay or Garage Doors.</i> Bay or garage doors shall comply with the requirements of Section 4.2.5.</p>	<p><b>Sec. 3.2.7. Auto/Truck Repair, Minor</b></p> <p style="text-align: center;"><b>Section 3.2.7.C</b></p> <p><b>Section 3.2.7. Auto/Truck Repair, Minor.</b></p> <p>A minor auto repair facility shall comply with the standards listed below.</p>

<p>B. <i>Fencing, Walls and Hedges.</i> An opaque wall, consistent with the requirements of Section 4.2.14 shall be provided for all repair services that store wrecked, junked, abandoned or inoperative vehicles. Fencing consistent with the requirements of Section 4.2.14 shall be provided if an opaque wall is not required.</p> <p>XXX</p>	<p>A. <i>Bay or Garage Doors.</i> Bay or garage doors shall comply with the requirements of Section 4.2.5.</p> <p>B. <i>Fencing, Walls and Hedges.</i> An opaque wall, consistent with the requirements of Section 4.2.14 shall be provided for all repair services that store wrecked, junked, abandoned or inoperative vehicles. Fencing consistent with the requirements of Section 4.2.14 shall be provided if an opaque wall is not required.</p> <p>C. <i>Repair Work.</i> All repair work shall occur within an enclosed structure.</p>
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**6. Explanation of Revisions: Amend Sections 10.11.8.G.8.(C) & (D) and 9.(B) regarding the tabling of cases.**

<b>ORIGINAL ORDINANCE</b>	<b>PROPOSED ORDINANCE CHANGE</b>
<p><b>Section 10.11.8. Process for Granting Appeals</b></p> <p>Section 10.11.8.G Board of Zoning Appeals Public Hearing</p> <p><b>Section 10.11.8.G.8.(C) <i>Effect of Tie Vote.</i></b></p> <p>(C) <i>Effect of Tie Vote.</i> A tie vote on a motion for approval of an appeal shall be deemed a denial of the appeal. A tie vote on any other motion shall be deemed to be no</p>	<p><b>Section 10.11.8. Process for Granting Appeals</b></p> <p>Section 10.11.8.G Board of Zoning Appeals Public Hearing</p> <p><b>Section 10.11.8.G.8.(C) <i>Effect of Tie Vote.</i></b></p> <p>(C) <i>Effect of Tie Vote.</i> A tie vote on a motion for approval of an appeal shall be deemed a denial of the appeal. A tie vote on any other motion shall be deemed to be no</p>

<p>action, and another motion would be in order. XXX</p>	<p>action, and another motion would be in order; however, if the appeal has previously been tabled once by the Board, a tie vote or no action at the subsequent meeting shall result in the appeal being automatically denied.</p>
<p><b>Section 10.11.8. Process for Granting Appeals</b></p> <p>Section 10.11.8.G Board of Zoning Appeals Public Hearing</p> <p><b>Section 10.11.8.G.8.(D) Failure to Act.</b></p> <p>(D) <i>Failure to Act.</i> If no action is taken on an appeal, it shall be considered tabled and action deferred to the next regular meeting of the Board of Zoning Appeals. XXX</p>	<p><b>Section 10.11.8. Process for Granting Appeals</b></p> <p>Section 10.11.8.G Board of Zoning Appeals Public Hearing</p> <p><b>Section 10.11.8.G.8.(D) Failure to Act.</b></p> <p>(D) <i>Failure to Act.</i> If no action is taken on an appeal, it shall be considered tabled and action deferred to the next regular meeting of the Board of Zoning Appeals. An appeal may be tabled only once. If the appeal has previously been tabled and the Board fails to take action at the next regular meeting, the appeal shall be automatically denied.</p>
<p><b>Section 10.11.8. Process for Granting Appeals</b></p> <p>Section 10.11.8.G Board of Zoning Appeals Public Hearing</p> <p><b>Section 10.11.8.G.9. Board of Zoning Appeals Actions.</b></p> <p>9. <i>Board of Zoning Appeals Actions.</i> In taking action on an appeal, the Board of Zoning Appeals may:</p> <p>(A) Approve, approve with changes, approve with conditions, or deny the request; or</p> <p>(B) Table the appeal for consideration at its next scheduled meeting; or XXX</p>	<p><b>Section 10.11.8. Process for Granting Appeals</b></p> <p>Section 10.11.8.G Board of Zoning Appeals Public Hearing</p> <p><b>Section 10.11.8.G.9. Board of Zoning Appeals Actions.</b></p> <p>9. <i>Board of Zoning Appeals Actions.</i> In taking action on an appeal, the Board of Zoning Appeals may:</p> <p>(A) Approve, approve with changes, approve with conditions, or deny the request; or</p> <p>(B) Table the appeal for consideration at its next scheduled meeting; provided, however, that an appeal may be tabled only once. If the appeal has been previously tabled and the Board encounters a tie vote or takes no action at the next regular meeting,</p>

	the appeal shall be automatically denied or
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**7. Explanation of Revisions: Amend Section 3.2.63. Temporary Use or Special Event regarding several issues (see attached).**

**ADDITIONAL INFORMATION:**

N/A

**Recommendations:**

The Planning Advisory Commission (PAC) considered this text amendment at their meetings on April 15, 2026. PAC recommended **approval** by a vote of

The Planning Department recommends **approval**.

Sincerely,

Will Johnson  
Planning Director