



DEPARTMENT OF  
DEVELOPMENT

## Zoning Report

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### Site Information

Address	4764 N HIGH ST, COLUMBUS, OH
Tax Bill Mailing Address	100 WETMORE RD COLUMBUS OH 43214-2112
Owner	THOMAS ROBERT TTEE THOMAS JAMES TTEE
Parcel Number	010085607
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	2113-2024, Mixed-Use, UGN-1, 8/28/2024, H-N/A
Historic District	None
Special Parking Area	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Clintonville Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

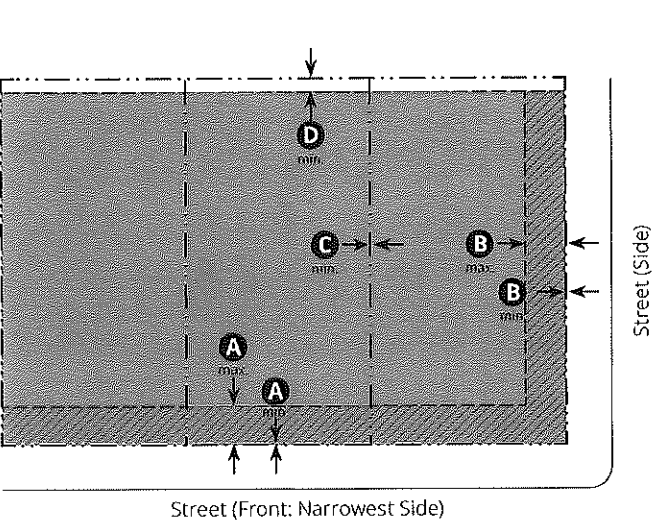
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E.20.040      Urban General 1 (UGN-1)



*General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.*

A. Intent		B. Sub-District(s)
<p>This district is a predominately walkable district comprised of attached and detached buildings, accommodating low and medium-rise buildings on smaller blocks and parcels. Typically located between higher intensity centers or functioning as a small mixed-use node at an intersection. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and some redevelopment at moderate densities. Allows residential, retail, service, and other commercial uses.</p>	The following are generally appropriate form elements in the district.	N/A
	Attached and Detached Buildings	
	Small-to-Medium Building Footprints	
	None-to-Small Front Setbacks	
	No Side Setbacks	
	Up to Four Stories	



Key

- ROW/Parcel Line
- Setback Line
- Buildable Area
- Facade Zone

C. Building Placement

Setback

Front (Facade Zone) <sup>1</sup>	0' min.; 15' max.	<b>A</b>
Side Street (Facade Zone)	0' min.; 15' max.	<b>B</b>
Side		<b>C</b>
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	

Rear (No Alley)

Abutting Residential Districts	10' min.	<b>D</b>
Abutting All Other Districts	5' min.	

Rear (Abutting an Alley)

Facade Zone	Front St.	Side St.
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Total Length of facade required within or abutting facade zone	70% min.	60% min.
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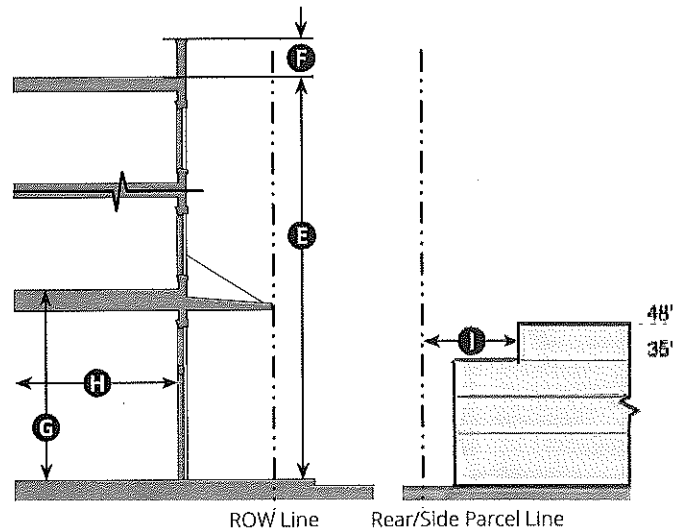
Footprint

Building Coverage	80% max.
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Open Space

On-Site Open Space per Unit (Private or Common)	25 sf min.
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<sup>1</sup> Where applicable, front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).



Key

- ROW/Parcel Line
- Setback Line
- Building Break
- Building
- Bonus Height

D. Building Form

Height<sup>1</sup>

Principal and Secondary Buildings

Stories	4 max.
Height	48' max. <b>E</b>
Height Allowed with Bonus	Not Applicable
Roof Access/Parapet	10' max. <b>F</b>
Ground Floor (Floor-to-Floor)	<b>G</b>

Residential	9' min.
Non-Residential	12' min.

Depth, Ground-Floor Space	12' min. <b>H</b>
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Accessory Building

Height	20' max.
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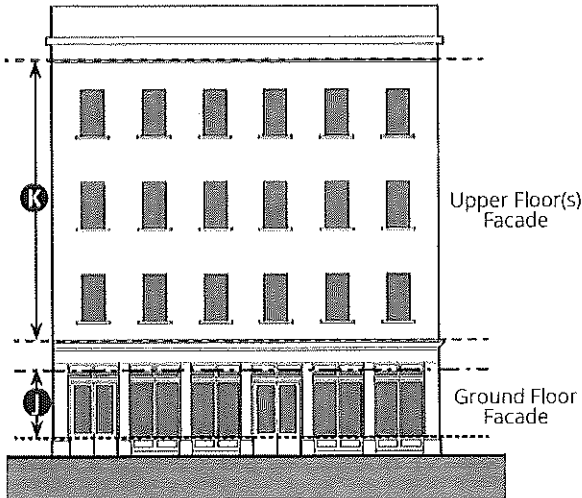
Adjacency Requirements for Buildings Abutting<sup>2</sup> a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line <sup>3</sup>
Above 3 stories/35'	20' min. <b>I</b>

<sup>1</sup> See Section B.30.030 (Measuring Building and Site Features).

<sup>2</sup> For the purposes of adjacency, properties across an alley are considered abutting.

<sup>3</sup> See Section B.30.070 (Measuring Adjacency Requirements).



**Key**

--- 2' from Finished Grade      Facade Surface Area  
--- 10' from Finished Grade      Window

E. Encroachments into Minimum Setback				
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X
Uncovered Patio/ Outdoor Dining	X	X	X	5' max.
Key	X = Not Allowed			

Encroachments into the ROW are subject to the Department of Public Service approval.

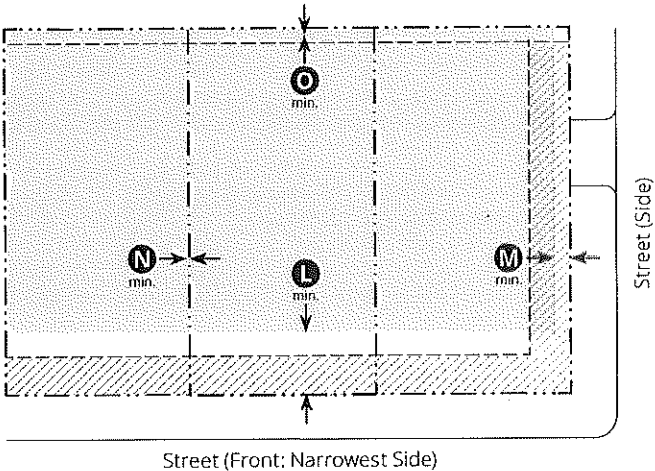
Fences, hedges, and other screening devices are allowed within setbacks as identified in Chapter G.20 (General Site Development Standards).

F. Facade		
Transparency <sup>1</sup>	Front	Side St.
Ground Floor Facade		<b>J</b>
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

<sup>1</sup> See Section B.30.050 (Measuring Facade Transparency).

**Facade Design**

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).



**Key**

--- ROW/Parcel Line      Parking Area  
--- Building Setback Line      Facade Zone

G. On-Site Parking	
Required Spaces	
Vehicular	No Minimum <sup>1</sup>
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>
Setback <sup>2</sup>	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

<sup>1</sup> See Division E.20.030.E for additional requirements.

<sup>2</sup> No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets. Structured parking or stand-alone garages shall meet the requirements for ground floor depth per E.20.030.C.2 and building placement requirements per Division B.

**H. Additional Standards**

See Chapter G.20 (General Development Standards) for additional requirements.