

Intent:

*In the jurisdiction of the City of Columbus the "CN", Commercial, Neighborhood zoning district is a Site Development Plan district consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance.*

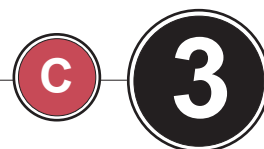
*The "CN", Commercial, Neighborhood zoning district is intended to provide convenience goods, services, and amenities within close proximity to residential areas. This district is also intended to enable the development of small-scale, mixed-use neighborhood centers. The commercial centers are generally to be located at major intersections, should be pedestrian oriented in the City of Columbus jurisdiction, and should provide ample buffering from adjacent residential uses. Further, this district should be protected from non-neighborhood serving land uses and businesses.*

*In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.*

### 3.18 Commercial: Neighborhood (CN)

<div> <div>A. Permitted Primary Uses:</div> <div>P</div> </div> <div> <p><u>Use Matrix:</u> The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</p> <hr/> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• dwellings, secondary (on upper floors of other uses)</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• nature preserve / conservation area</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>• personal service uses</li> <li>• restaurant</li> <li>• retail uses (small scale)</li> </ul> </div>	<div> <div>B. Conditional Primary Uses:</div> <div>C</div> </div> <div> <p><u>Use Matrix:</u> The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</p> <hr/> <p><b>Communications/Utilities Uses</b></p> <ul style="list-style-type: none"> <li>• neighborhood scale solar energy system</li> </ul> <p><b>Public / Semi-Public Uses</b></p> <ul style="list-style-type: none"> <li>• clinic</li> <li>• community center</li> <li>• community garden</li> <li>• daycare center (adult or child)</li> <li>• library</li> <li>• school (grades pre-school through 12)</li> <li>• worship facility</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• park / playground</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>• farmer's market</li> <li>• instructional center</li> <li>• office uses</li> <li>• recreation use (small scale)</li> <li>• retail uses (medium scale)</li> </ul> </div>
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## 3.18 Commercial: Neighborhood (CN)



### C. Lot Standards

#### Minimum Lot Area

- 5,000 sq. ft.

#### Maximum Lot Area

- 5 acres (217,800 sq. ft.)

#### Minimum Lot Width

- 50 feet

#### Minimum Lot Frontage

- 50 feet

#### Maximum Lot Coverage

- 75%

#### Maximum Front Setback

##### Applies to Columbus Jurisdiction

- Arterial Street or Road: 10 feet\*
- Collector Street or Road: 10 feet\*
- Local Street or Road: 10 feet\*

\* the maximum front setback shall not apply to primary structures on properties which include outdoor dining, assembly, or similar space which conforms to the maximum 10 foot setback when that outdoor space is immediately adjacent to the primary structure

#### Minimum Front Setback

##### Applies to Bartholomew County & Joint District Jurisdictions

- Arterial Road: 50 feet
- Arterial Street: 10 feet\*
- Collector Road: 35 feet
- Collector Street: 10 feet\*

- Local Road: 25 feet
- Local Street: 10 feet\*

\*25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

#### Minimum Side Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

#### Minimum Rear Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

#### Minimum Living Area per Dwelling

- 500 square feet

#### Minimum Ground Floor Living Area

- not applicable

#### Maximum Primary Structures per Lot

- 1\*

\*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

#### Maximum Height

- Primary Structure: 35 feet
- Accessory Structure: 25 feet

### D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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**Interpretation Note:** The images included in this Section 3.18(E) are intended to portray examples of a building or other feature that is consistent with the design guideline with which they are associated in the text. They are not intended to represent the only options for complying with that guideline. Further, the applicability of each image is limited to the subject matter of the design guideline with which each is associated; other development features shown in the image shall not be deemed to be representative of these guidelines. For example, an image associated with a building materials design guideline, that also happens to secondarily portray landscaping, shall only be considered as guidance for building materials.

The provisions of this Section 3.18(E) are based on the recommendations of the City of Columbus Neighborhood Commercial Access & Design Study, completed by the City of Columbus - Bartholomew County Planning Department in 2017.

## 3.18 Commercial: Neighborhood (CN) (cont.)

### E. Design Guidelines:

The following design guidelines shall apply to all property in the CN zoning district in the jurisdiction of the City of Columbus. They shall be interpreted and applied as describing the conditions necessary for a site development plan to comply with the criteria provided by Section 12.8(E)(2)(c, d, and e) of this Ordinance.

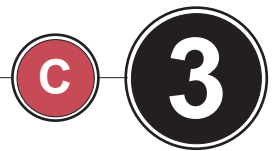
1. **Building Facade Materials:** Building facades, including the front, side, and rear facades, should be composed of a mix of high-quality building materials, such as brick, stone, and glass, and should incorporate variety in texture and color. *This guideline is intended to encourage high-quality investment in neighborhood commercial areas that will add long-term value to the neighborhood and maintain and/or improve the visual appeal of the area.*



2. **Building Facade Features:** Building facades should have horizontal and vertical variations, such as bays, recesses, banding, and similar features. *This guideline is intended to promote visual interest in neighborhood commercial buildings and to enhance the pedestrian environment in the neighborhood.*



### 3.18 Commercial: **Neighborhood (CN)** (Cont.)



Zoning Districts

3. **Building Facade Composition:** Buildings should avoid long, homogenous or bare facades. *This guideline is intended to result in buildings that respond to a pedestrian scale and have a mass consistent with a neighborhood location. Large, monolithic building facades do not contribute to the pedestrian-friendly environment desired in a primarily residential setting.*



4. **Windows:** A minimum of 40% of building front walls should be dedicated to transparent windows. *This guideline is intended to enhance the pedestrian environment by revealing activity inside the building and creating a welcoming, pedestrian-friendly neighborhood atmosphere.*



5. **Rooftop Mechanical Equipment:** Rooftop mechanical equipment should be fully screened from view of adjacent streets and properties. The screening should be part of the building composition and fully integrated architecturally. *This guideline is intended to minimize or eliminate views of rooftop mechanical equipment, which, if visible, could detract from the residential character of the surrounding neighborhood.*



### 3.18 Commercial: **Neighborhood (CN)** (cont.)

6. **Building Entrance:** Each business should orient at least one customer entrance toward a public street. *This guideline is intended to promote a pedestrian-friendly and inviting environment along the streets and sidewalks in the larger neighborhood.*

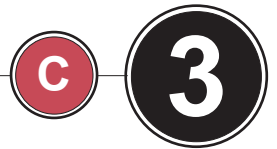


7. **Building Lighting:** Accent lighting for significant architectural features and building entrances is encouraged. *Lighting of an entire building or a significant portion of the building is discouraged. This guideline is intended to encourage illumination that is complementary of residential areas while promoting comfortable and safe pedestrian activity at night.*



8. **Number of Parking Spaces:** The number of on-site parking spaces provided above the minimum required by Article 7 of this Ordinance should be limited. *This guideline is intended to prevent excessive parking lot pavement that could detract from the character of the surrounding neighborhood.*

### 3.18 Commercial: Neighborhood (CN) (Cont.)



9. **Parking Lot Location:** Off-street parking lots should be located to the side or rear of buildings, with buildings placed along the street. *This guideline is intended to reduce the visibility of parking lots in a neighborhood setting, to separate parking areas from pedestrian circulation along public streets, and to promote walkable, pedestrian-friendly neighborhood-serving developments.*



10. **Streetscape:** Streetscape improvements, such as sidewalk repair/upgrade, street tree plantings, and on-street parking, should be supported when such improvements are needed to improve neighborhood pedestrian connections and character. *This guideline is intended to improve pedestrian safety and enhance the pedestrian experience of neighborhood residents.*



**Interpretation Note:** The guideline provided by Section 3.18(E) (10) is primarily intended to inform City of Columbus policy regarding the development and character of public infrastructure in neighborhood commercial settings. It is not intended to compel a developer or adjacent property owner to make improvements in adjacent public right-of-way. Columbus Board of Public Works & Safety approval is required for any construction or other change in a public right-of-way.