

## ORDINANCE NO. 188-17

### **AN ORDINANCE OF THE CITY OF COLUMBUS, TEXAS, AMENDING CHAPTER 14 ZONING, DIVISION 3 DISTRICT REGULATIONS, BY ADDITION OF PART X DISTRICT CCO, COMMERCIAL CORRIDOR OVERLAY DISTRICT.**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBUS, TEXAS, THAT:

Ordinance 188-17 styled:

“CHAPTER 14 ZONING, DIVISION 3 DISTRICT REGULATIONS, PART X DISTRICT CCO, COMMERCIAL CORRIDOR OVERLAY DISTRICT, ARTICLES 14.02.771-14.02.775” of the Municipal Code of the City of Columbus, Texas, is hereby adopted and said Ordinance No. 188-17 shall become effective after the publication requirement is satisfied.

#### **14.02.771 Purpose and Intent**

The Commercial overlay district is established to promote economic development in Commercial areas of the City of Columbus that meet one or more of the following criteria:

- A. Are largely undeveloped but in the path of rapid substantial Commercial or industrial development which it is anticipated will radically change the character of the lands within the district boundaries.
- B. Are major Commercial corridors with high visibility which will have a strong influence on the perception of the City of Columbus.
- C. Are Commercial corridors or districts which have been developed haphazardly or have deteriorated and are in need of visual improvements.
- D. Are areas in need of Commercial or industrial investment which is currently not being attracted due to poor area perception or high investment risk.

This district is designed to encourage high Commercial growth by establishing restrictions and standards to protect the natural environment, promote optimum development, and so that investment values will be maximized and will not be endangered by unsightly, undesirable, or incompatible developments descending upon adjacent properties in the foreseeable future.

The Commercial district shall overlay other zoning districts so that all lands lying within the Commercial district shall also be included within other zoning districts. Each parcel of land with the Commercial district shall be subject to the provisions, regulations, standards, and restrictions of both the Commercial district and of the other zoning districts within which it lies.

The primary goals of the Commercial overlay district are to provide a positive climate for high quality investment and development, to provide a sense of place and orientation, to provide an attractive and functional environment, to ensure a harmony of uses and

development, and to provide a comfortable secure and harmonious developed environment.

Approval and or variance requests of plans will be determined by the board or committee chosen by city council.

#### **14.02.772 Development Requirements**

Any Commercial, office, wholesale, distribution, storage and industrial use within the Commercial District, in addition to meeting all requirements and standards of the district within which it is located, shall also comply with the following minimum standards and restrictions:

##### **A. Landscaping**

If landscaping is put into place at any business in the corridor, proper maintenance, watering, weeding, trimming, etc, must be performed in order to maintain the appearance of the landscaped areas.

##### **B. Parking, Loading, and Other Motor Vehicle Access Areas.**

- 1) All areas used for parking, loading, or vehicular drives shall be paved, curbed, and guttered. Potholes should be repaired and striping maintained.
- 2) Whenever possible specimen trees within proposed parking lots and within proposed landscaped areas shall be preserved and site design shall plan around them.
- 3) Parking lots and traffic lanes shall be enhanced with landscaped spaces containing shade trees or tree groupings to break up large expanses of paving.
- 4) Trucks and tractor trailers shall be parked only to the rear of buildings except for active loading and unloading, not to exceed 2 hours.

##### **C. Utilities and Service Equipment**

- 1) All entry fixtures and other service equipment shall be located in side or rear yards and away from high use or high visibility areas.
- 2) In order to screen while traveling on main corridors, all service equipment including but not limited to electrical service transformers, air conditioning units, solid waste, recycling containers and other utility or mechanical equipment that will be located on a rooftop shall be screened from ground level view behind a parapet wall or other architectural extension, shall be a minimum of two (2) feet in height above the equipment requiring screening. Such parapet or extension shall be compatible in design and integrated architecturally with the building. A parapet or extension of up to eight (8) feet in height will not be included when calculating building height.

#### D. Outside Storage

Outside storage may be permitted only in the rear or non-street side yard in areas shown on the site plan where surfaces are adequately paved or otherwise improved in an innovative manner to a design shown on the site plan and approved by the City of Columbus Permitting Department. Any outbuildings should be complimentary to main building.

#### E. Sign Requirements

Signs shall conform to Chapter 3 Article 3.10 Division 4 – Sign Regulations of the Zoning Ordinance.

#### F. Fences and Walls

- 1) Any decorative fences or walls on corridor frontage shall be of wood, stone, vinyl, decorative iron, stucco on block, decorative block, or plant materials.
- 2) If security fencing is required or needed, it should consist of chain link or any material listed in number 1 above, must be a minimum of 6 feet with optional 2 feet of barbed or razor wire. Security fencing may not extend beyond building face nor face toward frontage on 71 corridor.
- 3) Chain link, other than security fencing, unfinished concrete or cinder block, plastic or fiberglass, and plywood fences are prohibited.

### **14.02.773 Building Design Requirements**

- A. Commercial Zone A-Walnut St (Hwy 90) from Austin Street to the West City Limits and Fannin Street from the North City Limits to Bonham Street and Highway 71 South from Bonham Street to the South City Limits.

Exterior surface materials of any walls visible from the corridor within the overlay district shall be divided into “Primary Materials” and “Secondary Materials”, and buildings shall incorporate each of the materials as follows:

- 1) Primary Materials - 60% or more of the area of each wall including gables shall consist of: fired clay brick or brick face, stucco, glass, natural stone including granite, marble, sandstone, field stone or any other natural manufactured stone including imitation field stone, marble terrazzo, and any other manufactured architectural finish stone, wood either vertical or horizontal board siding patterns, architecturally treated slabs, precast, or tilt up concrete panels either fluted or with exposed aggregate.
- 2) Secondary Materials – 40% or less of the area of each wall including gables shall consist of: shingle patterns painted or stained, fiber-cement planks and panels

either lap siding, shingle siding or vertical siding patterns painted or stained, and clay tile with baked-on enamel.

- 3) Exposed roof materials shall be architectural asphalt shingles, wooden shingles, standing seam metal roof or lap seam metal roofing panel, terra cotta, and slate shingles.
  - 4) Attached awnings, either metal or fabric, shall be in a color complimentary to the main wall color. All trim and decorative bands shall be selected from the primary and secondary materials and shall be harmonious with wall color although they are selected for accent.
  - 5) Prototype or franchise designs shall be adapted to reflect these design standards and be compatible with the character and uniqueness of the City of Columbus.
- B. Commercial Zone B-Walnut St (HWY 90) from the East City Limits to Austin Street

Exterior surface materials of any walls visible from the corridor within the overlay district shall be divided into “Primary Materials” and “Secondary Materials”, and buildings shall incorporate each of the materials as follows:

- 1) Primary Materials - 60% or more of the area of each wall including gables shall consist of: fired clay brick or brick face, natural stone including granite, marble, sandstone, field stone or any other natural manufactured stone including imitation field stone, marble terrazzo, and any other manufactured architectural finish stone, wood either vertical or horizontal board siding patterns.
- 2) Secondary Materials – 40% or less of the area of each wall including gables shall consist of: shingle patterns painted or stained fiber-cement planks and panels either lap siding, shingle siding painted or stained, and clay tile with baked-on enamel, or glass.
- 3) Exposed roof materials shall be architectural asphalt shingles, wooden shingles, standing seam metal roof or lap seam metal roofing panel, terra cotta, and slate shingles.
- 4) Attached awnings, either metal or fabric, shall be in a color complimentary to the main wall color. All trim and decorative bands shall be selected from the primary and secondary materials and shall be harmonious with wall color although they are selected for accent.
- 5) Prototype or franchise designs shall be adapted to reflect these design standards and be compatible with the character and uniqueness of the City of Columbus.

#### **14.02.774 Design Review**

All developments in the Commercial Corridor Overlay District shall submit an application for Certificate of Approval along with other submittal requirements as specified in subsection a. below to City of Columbus Permitting Department. This application is required for all new building construction, reconstruction, additions, alterations, accessory buildings, and site improvements.

A. Submittal Requirements

- 1) A completed application for Certificate of Approval.
- 2) A site plan which meets the minimum requirements for development review as specified in Subsection 2 of this Ordinance.
- 3) Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes, and other utility or mechanical equipment. Locations and screening materials shall be clearly noted. This shall apply both to structures and equipment at grade or placed on roof tops.
- 4) The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset. For each elevation, the area covered by each finish material shall be given as a percent of the total area of the elevation.
- 5) To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations, and other exterior features that clearly define the intent of the completed exterior of the structure.
- 6) Colored renderings clearly indicating color choices or exterior building and finish material samples shall be submitted.
- 7) Sign package which meets the requirements of the sign ordinance.
- 8) Other information as may be deemed necessary by the City of Columbus Permitting Department to evaluate the appearance of the completed structure.

B. Design Review Procedures

The City of Columbus Permitting Department shall review all materials for compliance with the Ordinance for those applications that utilize the appropriate percentages of primary and secondary materials. All other applications not meeting the appropriate percentages and any use of materials not specified in the ordinance will go to review for variance.

**14.02.775 Establishment of a Commercial Corridor Overlay District and Applicability Standards**

A. Establishment of a Commercial Corridor Overlay District

- 1) Commercial corridor standards established within this ordinance shall be applicable to all non-residential properties located along Commercial Zone A-Walnut St (Hwy 90) from Austin Street to the West City Limits and Fannin Street from the North City Limits to Bonham Street and Highway 71 South from

Bonham Street to the South City Limits, as shown on the map attached hereto and by reference made a part hereof as Exhibit "A."

- 2) Commercial corridor standards established within this ordinance shall be applicable to all non-residential properties located along Commercial Zone B-Walnut St (Hwy90) from the East City Limits to Austin Street, as shown on the map attached hereto and by reference made a part hereof as Exhibit "A."

B. Establishment of applicability standards for the Commercial Corridor Overlay District

- 1) New Non-Residential Development

All new non-residential development shall be subject to all provisions of this section.

- 2) Expansion of Structures

- a) Expansion of structures in excess of less than 50% of the existing gross floor area shall be subject only to the expansion area to the standards of this section.

- b) Expansion of structures in excess of 50% of the existing gross floor area shall subject the entire structure to the standards of this section.

- 3) Remodeling

Improvements to exterior walls covering more than 25% of the total wall area, excluding painting for maintenance, shall subject the structure to the standards of this section.

- 4) Parking Lots

- a) Any expansion of existing parking facilities which increases the required parking spaces by less than 50% of the existing capacity shall only subject the expansion area to the provisions of this section.

- b) Any expansion of existing parking facilities which increases the required parking spaces by more than 50% of the existing capacity shall subject the entire parking lot to the provisions of this section.

- 5) Damage to Structures

If any structure is destroyed by any means and to an extent greater than 50% of its replacement cost at the time of the destruction, then such structure shall only be rebuilt in accordance with the standards of this section.

- 6) Change of Ownership/Use

- a) Transfer of business ownership from one entity to another shall not subject the structure to the provisions of this section.

- b) Change of use from one permitted business to another shall not subject the structure to the provisions of this section.

- 7) Maintenance/Minor Repairs

This section shall not be construed in any way as to prevent the ordinary maintenance or minor repairs of existing structures. Maintenance keeps the common property in its original state of appearance and functionality, while improvements add to or upgrade it in some way.

**Severability Clause.** Any and all ordinance or parts of ordinances in conflict with this ordinance are hereby repealed and rescinded to the extent of said conflict. If any part of this ordinance is held unconstitutional or invalid by a court of competent jurisdiction, it does not invalidate the entire ordinance, but only that part held to be void or invalid.

Said Ordinance 188-17 shall become effective upon publication.

PASSED, APPROVED AND ADOPTED THIS DAY OF \_\_\_\_\_, 2017.

APPROVED:

ATTEST:

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Dwain K. Dungen, Mayor  
City of Columbus

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Bana Schneider, City Secretary