

Rezoning Case No.

Application No.

Project Name

Review Coordinator

Project Location

Review Date

TND Districts

Scoring Summary	Total Possible	Total Points	Percent (%)
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THOROUGHFARES

Mandatory

Desired

TOTAL

CIVIC SPACES AND CIVIC BUILDINGS

Mandatory

Desired

TOTAL

PRIVATE BUILDINGS

Mandatory

Desired

TOTAL

NATURAL AND HISTORIC RESOURCES

Desired

TOTAL

GRAND TOTAL:

Notes on Scoring:

The regulating plan must contain all mandatory elements in each section (Thoroughfares, Natural and Historic Resources, Civic Spaces and Civic Buildings, Private Buildings) and obtain at least 50% of the possible points in the Desired Elements category of each section and 75% of the possible points of both categories (Mandatory and Desired Elements) for all sections added together. Within the Desired Elements categories, items not applicable to a particular application shall not count toward the basis points for calculating the percentages. Under no circumstances are bonus points to be considered toward the basis points.

An asterisk (*) following the allowed number of points, as in (2 pts.)* means that additional points may be awarded for providing multiple instances of the elements described in the sections so indicated.

3320.15 THOROUGHFARES

3320.15A General.

1. Thoroughfare types permitted by this article are described in detail in the Permitted Thoroughfare Types by District Table. The Thoroughfare Standards Table lists the requirements for each thoroughfare type. Thoroughfare types shall be designated on the Regulating Plan as specified herein.
2. The location of street trees may be altered to reflect specific site and building placement.
3. Plantings in the right-of-way are subject to City Forester review and approval.
4. In the case of private thoroughfares, right-of-way provisions are intended as dimensional requirements to accommodate sidewalk, planter and other thoroughfare elements.
5. In the Neighborhood Center and Town Center districts the design of Street, Collector, Commercial Street, and Close thoroughfare types may be modified such that the sidewalk is adjacent to the pavement and the planter located between the sidewalk and right-of-way edge. Sidewalk width must be increased to 6' and the Public Service Department must approve the overall design.
6. All thoroughfares, public or private, must include provisions for appropriate signage such as no-parking signs in conformance with the uniform signage manual or other means approved by Public Safety Director and Public Service Director.
7. Refuse Collection Division must approve the layout of public or private thoroughfares intended for the use by Refuse Collection vehicles. Multifamily developments, condominium and homeowner association documents must include a provision that thoroughfares, refuse collection service methods, and other needed infrastructure will be upgraded, as needed, in the event that city refuse collection service is requested.
8. Multi-use paths, bikeways and bike paths must be publicly dedicated or be placed within a public easement.

<i>3320.15B Mandatory Elements:</i>	<i>Applicant Comments</i>	<i>Possible</i>	<i>Points</i>
<p>1. Thoroughfare lighting fixtures on public and private thoroughfares are of traditional design and conform with the standards for Street Lights #1,2,3,4, and 5 contained in Columbus Street Lighting Master Plan, Project 2020 Lighting Columbus. (3 pts.)</p>			
<p>2. Lanes are provided for all lots less than 50' in width. (3 pts.)</p>			
<p>3. Commercial lots in Neighborhood Center and Town Center districts have rear parking areas accessed by an alley, except the Parking Way frontage type may be used for commercial uses. No parking is permitted in the alley or lane right of way except for AI-86-60 (3 pts.)</p>			
<p>4. Alleys and lanes are interconnected. (3 pts.)</p>			
<p>5. All parking in a Neighborhood Center district is on-street, in parking lots, in parking structures/garages, or in a combination of the three. All parking lots are located mid-block or behind the buildings and accessed from an alley connected to other thoroughfares, except for the parking way frontage type may be used for commercial uses. Where a parcel contains one (1) principal building with no more than eight (8) dwelling units, the rear parking lot may be accessed through a driveway to the</p>			

<p>fronting thoroughfare. (No more than sixteen (16) dwelling units may be accessed by any one driveway.) No more than half the units located on any given thoroughfare can be accessed by a driveway. (3 pts.)</p>			
<p>6. Vistas of 600 feet or longer are not terminated by parking lots. (3 pts.)</p>			
<p>7. The thoroughfare network and thoroughfare types conform with the Permitted Thoroughfare Types by District Table and the Thoroughfare Standards Table. (3 pts.)</p>			
<p>8. The thoroughfare layout connects to all adjacent public stub streets and includes public stub streets to facilitate connections to adjacent future development sites. Substantial internal connections shall also exist within the site. The thoroughfares layout contains no cul-de-sacs or other unconnected thoroughfares, unless a determination is made by the Director of the Department of Development or his/her designee that the provision of connected streets is infeasible or inappropriate. (3 pts.)</p>			
<p>9. Regulating Plan shall include a bicycle network of trails, lanes, thoroughfares, and/or routes and connections to adjacent properties. (3 pts.)</p>			
<p>10. The front of a building faces a civic space or a public or private vehicular thoroughfare, except a lane, alley, or passage, interconnected to other thoroughfares. (3pts.)</p>			
<p>11. Buildings do not back onto public or private vehicular thoroughfares, except limited access highways, lanes, alleys, or passages. (3 pts.)</p>			
<p>12. All lots in Neighborhood General are accessed from lanes. (3 pts.)</p>			
	<p>Total</p>		
<p><i>3320.15C Desired Elements:</i></p>	<p><i>Applicant Comments</i></p>	<p><i>Possible</i></p>	<p><i>Points</i></p>
<p>1. Neighborhood Edge Thoroughfares intersect in unconventional geometries. (0-2 pts.)</p>			
<p>2. Landscaped medians are constructed in Neighborhood Center or Neighborhood General districts. (0-3pts.)</p>			
<p>3. Landscaped medians are constructed in Town Center districts. (0-3 pts.)</p>			

4. Medians are built up to the right-of-way line of intersecting streets, rather than being set back for dedicated left turn lanes. (1 pts.)			
5. Utilities other than sewer and water facilities are located at the rear of properties. (0-2 pts.)			
6. In conjunction with on-street parking, parking is provided in the rear of commercial lots in Neighborhood Center and Town Center districts. This item is not applicable where on-street parking is prohibited. (0-2 pts.)			
7. Bicycle parking is provided in either the streetscape or the adjacent front/side yard near commercial or civic spaces. (2 pts)			
	Total		

3320.17 CIVIC SPACES AND CIVIC BUILDINGS

3320.17 Civic Spaces and Civic Buildings

A. General.

1. Civic space types are designated on the Regulating Plan and conform with the Permitted Civic Space Types by Districts Table and the Civic Space Landscape Standards.
2. Civic building sites are designated on the Regulating Plan and are not required to be located on a civic space.
3. Frontage type requirements do not apply to civic buildings, except for retail uses.
4. Parking location for civic buildings is designated on the Regulating Plan and approved in consideration of impact on surrounding uses.
5. Thoroughfares adjacent to civic spaces or civic buildings conform to the standards of the underlying districts. Thoroughfares within a civic space are designed integrally with the civic space.
6. Civic spaces that preserve significant natural features are allowed in all districts without limitation.
7. For purposes of meeting allocation requirements, at least 50% of any district is other than civic space.
8. Civic spaces of one acre or greater will be dedicated to public use, accepted by the City of Columbus, and maintained by the Recreation and Parks Department to a standard similar to other civic spaces maintained by them. Civic spaces approved at the time of rezoning count toward the requirements of Columbus City Codes Chapter 3318.
9. Civic spaces to be owned and maintained by the City of Columbus or otherwise dedicated for public use are accessed by a public thoroughfare.

3320.17B. Mandatory Elements:	Applicant Comments	Possible	Points
1. The development contains civic spaces within the required distance of each housing unit. (3 pts.)			
2. Civic space types are designated on the Regulating Plan and conform with the standards specified in the Civic Space Types by Districts Table and the Civic Space Landscape Standards. (3 pts.)			
3. A majority of civic spaces and civic building space have a minimum of 50% of their perimeter along a thoroughfare excluding alleys, lanes and paths. All civic spaces must have frontage. (3 pts.)			
4. Side and rear setbacks are no smaller than those required for private buildings on adjacent lots. (3 pts.)			
5. On-site parking does not exceed the number of spaces required by this article minus the number of parking spaces that can reasonably be accommodated on-street adjacent to the civic building. (3 pts)			
6. Each Neighborhood Center and Town Center District contains at least one civic space designed and improved as a plaza, square or green of no less than one half acre and no greater than three acres. (3 pts.)			

<p>7. Land designated for neighborhood commercial uses, such as a live-work space, daycare center, and convenience store, in Neighborhood Center districts of more than 5 acres is integrated into the Regulating Plan. (3 pts.)</p>			
<p>8. At least one civic space in each Neighborhood General, Neighborhood Edge, and Neighborhood Center district containing one family dwellings is furnished with play equipment for children according to Civic Space Improvement and Landscape Standards. One civic space in each district is landscaped and furnished with benches, the remainder are landscaped. (3 pts.)*</p>			
<p>9. All parking lots along frontages are masked by a streetwall and/or hedges. (3 pts)</p>			
<p>10. Parking lots are planted with indigenous shade trees at a minimum ratio of 1 tree per 10 parking spaces. (3 pts)</p>			
<p>11. Trash compacters and dumpsters are not located in or adjacent to civic spaces unless they are associated with a civic building and so designated on the Regulating Plan.</p>			
	<p>Total</p>		
<p><i>3320.17C Desired Elements:</i></p>	<p><i>Applicant Comments</i></p>	<p><i>Possible</i></p>	<p><i>Points</i></p>
<p>1. Civic building site(s) are designated on the Regulating Plan. (2 pts.)*</p>			
<p>2. A commitment exists to build minor civic structures such as a picnic shelter, park facilities, gazebo, or centralized mail facility. (2 pts.)*</p>			
<p>3. A commitment exists to build non-retail commercial uses. (2 bonus pts.)</p>			
<p>4. A civic building site intended for use as a childcare center is reserved in each Neighborhood Center or Neighborhood General district. (2 pts.)</p>			
<p>5. A commitment exists to build a daycare center or pre-school. (2 bonus pts.)</p>			
<p>6. A commitment exists to build significant civic buildings such as a school, religious building, meeting hall, library, indoor recreation facility, or public swimming pool. (6 bonus pts.)</p>			

7. A commitment exists to build a corner store or other neighborhood retail. (6 bonus pts.)*			
8. A school site acceptable to public or private school officials has been dedicated (if applicable). (3 pts.)*			
9. A school site will be deeded to a public or private school. (2 bonus pts.)			
10. Civic buildings, civic spaces, natural features and/or structures terminate major vistas associated with CO, BV, and CS thoroughfare types. (2 pts.)*			
11. Civic space within each Neighborhood Center district is within 500 feet of the geographic center of the pedestrian shed. (1 pts.)*			
12. A corner store or café acceptable to COTA as a transit stop is contained within each Neighborhood Center or Town Center district (if applicable). (1 pts.)*			
13. A commitment exists to build a transit stop acceptable to COTA (if applicable). (2 pts.)*			
* Multiple points possible	Total		

3320.19 PRIVATE BUILDINGS

3320.19A General.

1. Standards for the following uses are specified in the Use Standards Table: Residential, Lodging, Office, Retail, Manufacturing, and Civic.
2. The configuration and disposition of lots and buildings are specified in the Building Standards Table and the Frontage Types Illustrations.
3. The required number of off-street parking spaces is specified in the Use Standards Table. The parking requirement may be reduced by implementing a shared parking policy based on "Shared Parking" (c) 1983 by The Urban Land Institute or successor documents.
4. On-street parking within the frontage of the building is counted toward on-site parking requirements of apartment building and rowhouse building types, but not residences above commercial uses. The required parking may be provided on private lots within the pedestrian shed (1/3 of a mile) of the lot it serves and on thoroughfares within the pedestrian shed, if such parking is neither adjacent to another existing or proposed use nor counted toward another use.
5. At the discretion of the applicant, on-street parking may not be counted toward the maximum parking requirements of retail uses.
6. If a commercial parking structure exists or is planned within the pedestrian shed, the required parking may be purchased, depending on availability.
7. As much as 40% of the Neighborhood Edge land area may be developed with Neighborhood General standards for single unit dwellings, provided these standards are not used for any portion of Neighborhood Edge located immediately along the exterior perimeter of the overall development site.
8. The following uses are prohibited in all TND zones: drive-through commercial uses except service stations, book and video drops and banks; vending machines, except within buildings; detached signs and billboards; "big-box" and single use tenants of 10,000 square feet or more; exterior commercial kennels and animal husbandry; prisons; depots for the distribution or storage of goods; scrap yards except recycling collection centers; automotive sales, except service and repair not exceeding four garage bays; mineral extraction; landfills and dumps; electric substation; newspaper printing; off-premise graphics, except for off-premise graphics which are approved as part of a graphics plan or Special Permit by the Graphics Commission; adult bookstore, adult motion picture theater, adults only entertainment facility, production of adult materials or adult entertainment, sale of adult videos or other sexually oriented businesses; armory; pool room; poultry killing (killing or dressing for sale at retail on the premises); stable; tinsmith; ice house; there shall be no outside storage of wrecked or non-operative motor vehicles associated with any garage repair shop or motor vehicle repair/maintenance use.
9. A maximum of 20% of the units in Neighborhood General may be built as two-unit dwellings, unless a higher level is indicated and approved in the Development Plan.
10. A maximum of 10% of the units in Neighborhood General may be four-unit dwellings and must be depicted on the regulating plan.

<i>3320.19B Mandatory Elements</i>	<i>Applicant Comments</i>	<i>Possible</i>	<i>Points</i>
1. The developer will not permit the placement of single-family houses substantially similar in design next to or directly across the street from each other. (3 pts.)			
2. The Regulating Plan complies with the requirements of the Use Standards Table in each district. (3 pts.)			

3.	The configuration and disposition of lots and buildings complies with the Building Standards Table and the Frontage Types Illustration. (3 pts.)			
4.	The facade is parallel to straight frontage lines and parallel to the chord of curved or broken frontage lines. (3 pts.)			
5.	Building facades along the frontage line meet the frontage requirements of the Building Standards Table. (3 pts.)			
6.	Principal building(s) have a front door opening directly to a frontage line on a principal thoroughfare. (3 pts.)			
7.	Trash containers are stored at the side or rear outside the public right-of-way. (3 pts.)			
8.	Garage door opening(s) facing a frontage do not exceed 40% of the width of the house façade (including the garage). (3 pts.)			
9.	Storefronts have no more than one integral sign and one blade sign for each retail establishment on each facade. (3 pts.)			
10.	The blade sign of a storefront is located either just above or just below the integral sign, is no larger than five square feet per side and does not project more than three feet in any direction. (3 pts.)			
11.	Where different zones abut along a side or rear property line, the larger of the required side and rear setbacks apply along the shared property line. (3 pts.)			
12.	Frontage types are designated on the Regulating Plan in compliance with the Frontage Types Illustrations. (3 pts.)			
13.	Private sidewalks are provided between the public sidewalk and building entrances and between connecting parking areas and the public sidewalk. (3 pts.)			
14.	All parking lots along frontages are masked by a streetwall and/or a hedge. (3 pts.)			
15.	Parking lots are planted with indigenous shade trees at a minimum ratio of 1 tree per 10 parking spaces. (3 pts.)			

16. The integral sign of a storefront is located on a frieze, fascia or awning located directly above the storefront. Signage is broken at intervals of no greater than 20 feet. (3 pts.)			
17. The shopfront type is used along retail frontages. (3 pts.)			
18. Residential buildings in Neighborhood Center district have at least one entrance door facing the thoroughfare for every two ground floor units facing the thoroughfare. (3 pts.)			
19. In the Neighborhood Edge district double width driveways are permitted on lots of 55' width or greater with the garage set back 2' from the front façade of the main building. (3 pts.)			
20. In the Neighborhood Edge District single width driveways are permitted on lots of 50' width or greater with the garage setback 20' from the front façade of the main building. (3 pts.)			
21. Vistas of 600' or longer are terminated by buildings or civic spaces. (3 pts.)			
22. No more than 50% of the units in a building may face an AL-86-60. (3 pts.)			
	Total		
<i>3320.19C Desired Elements</i>	<i>Applicant Comments</i>	<i>Possible</i>	<i>Points</i>
1. The first floor of frontages of parking structures is dedicated to commercial use, excluding parking, and upper stories at frontages are articulated to disguise the appearance of the garage. (3 pts.)			
2. Parking structures are masked by a building from the thoroughfares. (3 pts.)			
3. Parking structures do not lead directly to the buildings they serve and provide a pedestrian access route along a frontage line to the main building entrance. (1 pts.)			
4. Buildings are placed on axis to terminate vistas. (1 pts.)			
5. Garages facing a frontage use single-car garage door openings. (0-3 pts.)			
6. The integral sign of a storefront is no more than 24 inches in height, and externally lit. (2 pts.)			

7. Utility meters, air-handling equipment and the like, are set back at least ten feet from the front façade of the buildings. (2 pts.)			
8. The parking and private sidewalk systems in the Town Center district are landscaped. (1 pt.)			
9. Front or side porches of 50 square feet or more are provided on one- and two-family buildings. (0-3 pts.)			
10. Foundation planting is provided along all multifamily building frontages. Planting shall be of sufficient quantity and spacing to provide complete coverage of the entire length of the building (excluding doorways). (2 pts.)			
	Total		

3320.21 NATURAL AND HISTORIC RESOURCES

<i>3200.2111 Desired Elements:</i>	<i>Applicant Comments</i>	<i>Possible</i>	<i>Points</i>
1. Lakes, ponds, streams, and wetlands are retained. (0-2 pts.)			
2. Specimen trees and significant tree stands are retained. (0-2 pts.)			
3. Hilltops, ravines, ridges and significant topographic features are retained. (0-2 pts.)			
4. Lakes, ponds, streams, wetlands, or tree stands are enhanced or created. (0-2 pts.)			
5. Existing structures are retained and restored to useful purpose if deemed to be of historic value by the Historic Resources Commission. The applicant has applied for their listing on the Columbus Register of Historic Places. (3 pts.)*			
6. Existing natural or historic resources are preserved and incorporated into Civic Spaces. (2 pts.)			
	Total		