



Amended Plan Commission Meeting Agenda

Thursday, September 10, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Roll Call

Notice of Open Meeting

Approval of Agenda

Approval of Minutes

1. Approve minutes.

Regular Business

2. Consider and provide direction regarding the zoning rewrite regarding performance standards and other parts of the draft zoning code
3. Consider and take action regarding the housing survey and public input
4. Consider and take action regarding the amendment to the housing chapter of the comprehensive plan related to chapter narrative, goals, objectives, and policies.
5. Consider and take action regarding Heather Mosher's request for reconsideration regarding the granting of a second driveway at 353 W. School Street.
6. Future agenda items
7. Public Comments (Limit 3 minutes per person)

Adjourn



Plan Commission Meeting Minutes

Thursday, August 13, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Roll Call

A quorum of membership present consisted of Albright, Finkler, Hajewski, Meyers, Monday, and Stapelmann. Staff liaisons Kornmann and Bennett were present. Josh Lamp was in attendance via Zoom.

Notice of Open Meeting

The meeting was noted to have been posted according to law.

Approval of Agenda

Finkler motioned to approve the meeting agenda as presented; Hajewski seconded. There was no discussion and the motion was carried by unanimous vote.

Approval of Minutes

1. Approve minutes

Hajewski motioned to approve the meeting minutes as presented from July 9, 2026; seconded by Albright. There was no discussion and the motion was carried by unanimous vote.

Regular Business

2. Public Hearing: Amendment of parking spaces requirements - municipal code 114-126

Monday opened the public hearing for amending parking space requirements. There were no members of the public in attendance that spoke and there was no correspondence. The public hearing was closed.

3. Consider and take action regarding the repeal and replacement of municipal code 114-126 regarding required parking spaces.

Kornmann gave a brief recap of previous discussion as this action would help with the support of Wisconsin Housing and Economic Development Authority (WHEDA) programs for residential housing in downtown. Kornmann asked for the Plan Commission to take action due to the WHEDA program application period beginning in October / November. This action also only affects the number of required parking spaces in the code, but not other parking code.

Finkler motioned to recommend to Council to approve the repeal and replacement of municipal code 114-126 regarding required parking spaces; seconded by Meyers. There was no discussion and the motion was carried by unanimous vote.

4. Consider and take action regarding Condominium Plat – Lamps Landing LLC located on Tower Drive

Kornmann provided a report and highlighted the previously approved conditional Certified Survey Map (CSM). Staff had received a recent update to the Condominium Plat (Condo Plat) that addressed concerns from the City's Engineer. Additional documentation included stormwater management and developer's agreement. The twin homes would also use one the two driveways to be located on Tower Drive, with the future apartment to use the other.

Discussion included clarifying what twin homes were and other additional condominium (condo) documents to be reviewed. Josh Lamp was present to add to the discussion as needed and help answer any questions. Monday wanted clarification regarding if additional condo-related documents were needed for review as part of the Condo Plat. Kornmann noted that there were no comments from the City Engineer regarding if the additional documents were required. Land division documents would be sent to Council for review. Kornmann will check with the City Attorney prior to the September 5th Council meeting.

Finkler motioned to recommend to Council to approve the Condominium Plat for Lamps Landing, LLC, located on Tower Drive with the conditions that the items in the review letter be addressed and a sewer tap for all dwellings on the parcel be submitted and all fees to be paid in full; seconded by Hajewski. Monday wanted clarification between a condo plat and a Conditional Use Permit (CUP) and asked about having multiple buildings on a parcel. Kornmann noted that the condo plat is an option to allow multiple buildings on a parcel. The motion was carried by unanimous vote.

5. Consider and take action regarding a land division in the Town of Elba/Dodge County (City of Columbus extraterritorial jurisdiction) – Phyllis Hammann Estate – Dodge County Activity No. 260352

Kornmann noted that the State requires the City to take action regarding lot splitting within the City's extraterritorial jurisdiction. If approved, the proposed land division will move onto the town of Elba for consideration. The Plan Commission asked if the City owned land outside of the City limits and Kornmann noted Rotary Park.

Hajewski motioned to approve the requested land division; seconded by Stapelmann. There was no additional discussion, and the motion was carried by unanimous vote.

6. Consider and take action regarding the subdivision of land in the Town of Elba (Dodge County) Activity number 2026-0356 - David & Marie O'Kroley

Kornmann highlighted the parcel location and noted that the subdivision does not impede any of the City's code. Kornmann reiterated the multiple approvals needed for the subdivision as it is taking place outside the City's municipal limit but is within the City's extraterritorial boundary. It was noted that the City's current comprehensive plan does not address items like this.

Finkler motioned to approve the subdivision activity number 2026-0356 for David & Marie O'Kroley; seconded by Albright. There was no additional discussion, and the motion was carried by unanimous vote.

7. Consider and take action regarding the housing survey in support of the updating of the city's comprehensive plan

Kornmann presented a draft survey regarding the City's housing. Staff has obtained a SurveyMonkey subscription to be more efficient in creating and analyzing the survey data. The survey addresses affordability, growth rate, timing, and various other factors related to the City's approach to address housing shortage. Kornmann noted the difficulty to summarize comments but wanted to have a way for survey participants to provide input. There will be hard copies of the survey and an online option, and it will be shared to social media. Albright asked about mailing the survey, but Kornmann noted that it will be distributed similarly to the City's parks survey.

Hajewski asked about adding property taxes to the housing costs and affordability. The Plan Commission would like it added to the question. Monday asked about the term "missing middle

housing" and wanted clarification. The Plan Commission suggested removing the "missing" part to reduce confusion.

Finkler motioned to approve the housing survey; seconded by Hajewski. Finkler amended the motion to include the taxes clarification and removing the word missing. There was no additional discussion, and the amended motion was carried by unanimous vote.

8. Future agenda items

Kornmann noted that at the next meeting the survey results will be shared along with the draft housing chapter goals, objectives, and policies. The zoning rewrite will continue as well. Staff is anticipating November for a public hearing regarding the zoning rewrite. Kornmann would like to bring Chapter 86 to the Plan Commission for review at a future meeting.

Adjourn

Finkler motioned to adjourn the meeting; seconded by Monday. There was no discussion, and the motion was carried by unanimous vote.

The meeting was adjourned at 7:12 pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: September 10, 2026

Item Title: Consider and provide direction regarding the zoning rewrite regarding performance standards and other parts of the draft zoning code

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The draft performance standards includes a lot of information. Your direction on these items is critical to assist staff in completing the code for the upcoming public hearing and eventual adoption. Our current municipal code is drafted with driveways mostly in Chapter 86 which is not in the zoning code. With our new approach Chapter 86 will also need to be amended. The draft of Chapter 86 includes other revisions to clean up code language and provide better code. I have received feedback from our development review team regarding this chapter and it is represented in the draft.

Another item we need to review is the maximum height in the downtown mixed-use district. I received some feedback from a downtown business owner and I think it would be good to take a second look at the maximum height to ensure that is the direction we want to go.

List all Supporting Documentation Attached:

- Zoning re-write power point
- Zoning rewrite draft – performance standards
- Draft revision to Chapter 86

Action Requested: Provide direction on draft zoning code

City of Columbus

Zoning and Subdivision Ordinance Rewrite

Plan Commission
September 10, 2026

**Performance Standards &
Landscaping Requirements**



Today's Discussion & Project Schedule Overview

Item #2.

- Last meeting – July 9
 - Reviewed zoning map
- Today – September 10
 - Performance standards
 - Landscaping standards
- Next meeting
 - Building design
 - Admin and procedures
- Then full draft review and prepare for public hearing

Zoning Code Outline

- Article 1: Introduction
- Article 2: Establishment of Zoning Districts
- Article 3: Land Use Regulations
- Article 4: Bulk Regulations
- Article 5: Nonconforming Situations
- Article 6: Performance Standards
- Article 7: Exterior Building Design Standards
- Article 8: Landscaping Requirements
- Article 9: Signage
- Article 10: Administration and Procedures
- Article 11: Definitions

Remaining
Sections

Today's Review

Performance Standards

Article 6: Performance Standards

Item #2.

SITE FORM

- Group developments
- Access and visibility
- Parking and loading

OPERATIONAL IMPACTS

- Lighting
- Screening
- Noise
- Odor
- Vibration
- Air pollution

PROPERTY STANDARDS

- Fences and pools
- Recreation space
- Vacant buildings

Group Developments

Item #2.

- A group development is a project with two or more principal buildings on a single lot. Instead of reviewing each building in isolation, the City reviews the entire site as one coordinated development.
- Example site conditions:
 - Internal roads, driveways, emergency access
 - Shared parking and pedestrian connections
 - Building placement and compatibility
 - Lighting, landscaping, storage and screening
 - The ability to divide the property into lots later
- Requires CUP

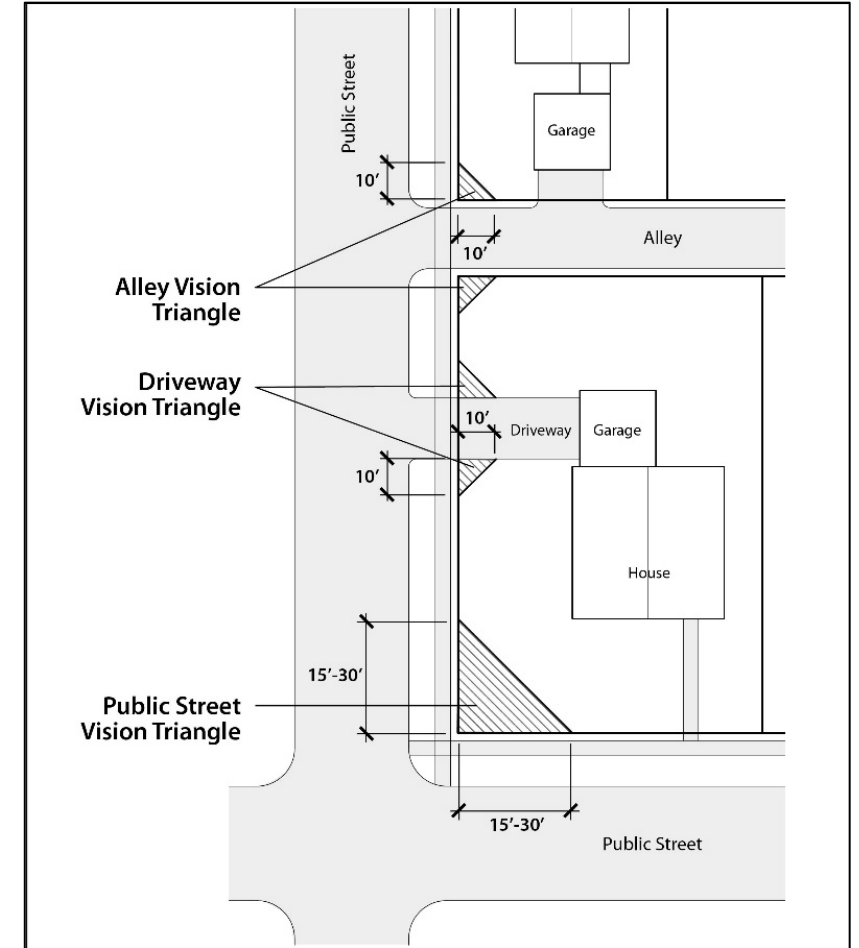
EXEMPT DISTRICTS

- Multi-Family-1
- Multi-Family-2
- Planned Development (PD)
- Light Industrial
- Heavy Industrial

Access and Visibility Standards

Item #2.

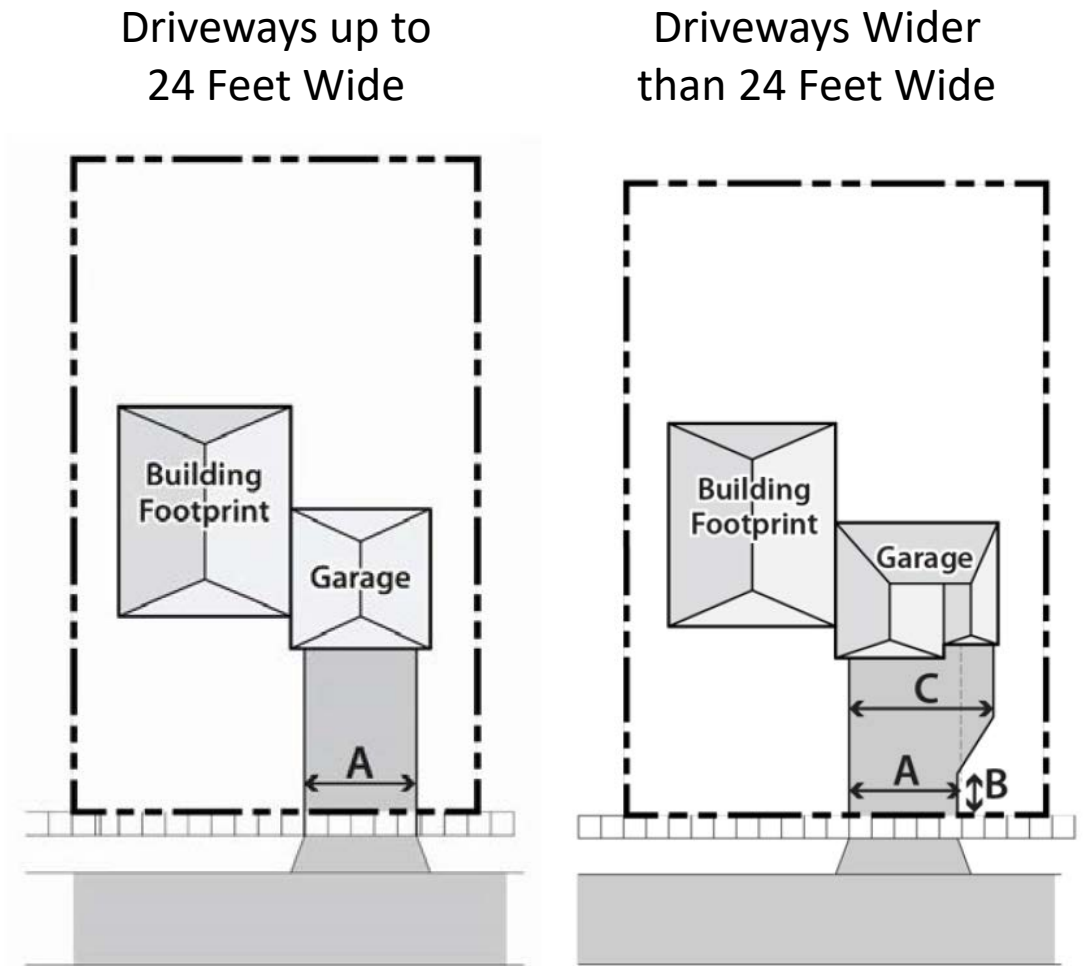
- Establish standard for number and location of driveways to manage safety, circulation
- Manage vision triangles at corners
- Default 1 access point per site
- Non-residential
 - If >200 feet frontage, additional driveway may be permitted with a site plan approval
- Residential
 - Corner lots can have a driveway on each street
 - Two driveways on one street may be allowed with size limitations for total width of access points compared to frontage (60%)



Access and Visibility Standards

Item #2.

- Paved surfaces are required
- Establishes driveway width
- Establishes tapering standards



Recreational Vehicle Parking

- Recreational Vehicle includes RVs, Campers, Boats, etc.
- City has discussed RV regulations recently (before new zoning code discussion)
- Current draft standards
 - If parked in the front yard, it must be on driveways
 - May be parked in side or rear yard
 - Plan Commission discuss whether to require paving or allow on grass



Item #2.



Off-Street Parking Quantity (Previously Discussed) Item #2.

- New parking minimums established
- Built-in flexibility options
 - Plan Commission may reduce or increase parking requirements upon detailed review of a parking study provided by the applicant
 - Allows land bank/phased parking
 - Allows peak use/shared day-night parking
 - Allows alternative off-site supply (shared on another property)
- Parking maximums
 - Residential – none
 - Commercial – 2x the minimum
 - Industrial – 1.5x the minimum

MINIMUM PARKING REQUIREMENTS SUMMARY	
Zoning District or Land Use	Parking Ratio
SF or TF	2/unit
MF	1.5/studio, 1.5/one-bedroom, and 2/two-bedroom or greater
Downtown (DMU)	No minimum
Commercial	1 per 500 sf
Industrial	1 per employee on largest shift

Bicycle Parking

Item #2.

- Prior decision:
 - Multi-family minimum = 0.25 bike spaces/ unit
 - Commercial minimum = 4 bike spaces/use
 - Downtown = no minimum required
- Standards established for bike parking when it is included on a site plan such as location and type of rack
- Draft standard states 4 bicycle spaces could replace 1 required vehicle parking space
 - Keep this option or delete?



Off-Street Parking Layout

Item #2.

- Updated parking lot dimensional standards, including modern standards for drive aisle width for example (24 feet)

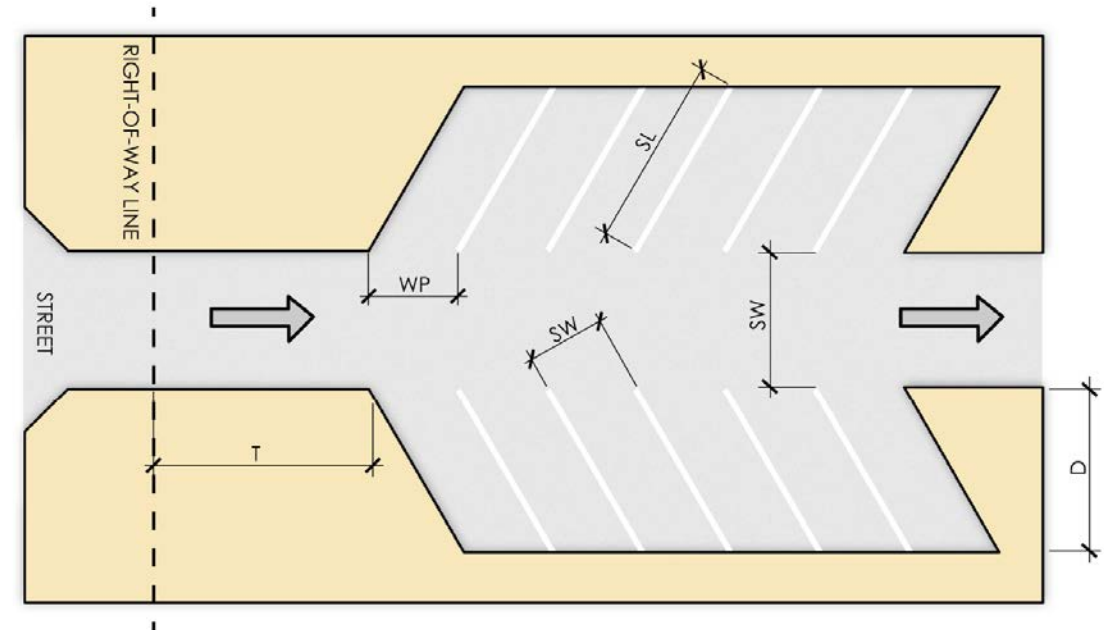
Figure 114.06.06c: Parking Layout Dimensions

Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9'	9'	9'	9'	9'
Stall Width Parallel to Aisle (WP)	20'	12'	10'	9'	9'
Stall Depth to Wall (D) ¹	9'	18'	18'	18'	18'
Stall Length (SL)	18'	20'	20'	20'	18'
Cross Aisle Width for 1-way traffic flow (AW)	14'	14'	14'	14'	14'
Cross Aisle Width for 2-way traffic flow (AW)	24'	24'	24'	24'	24'
Throat Length (right-of-way to parking angle) (T) ²	Figure 114.06.06d				

Notes:

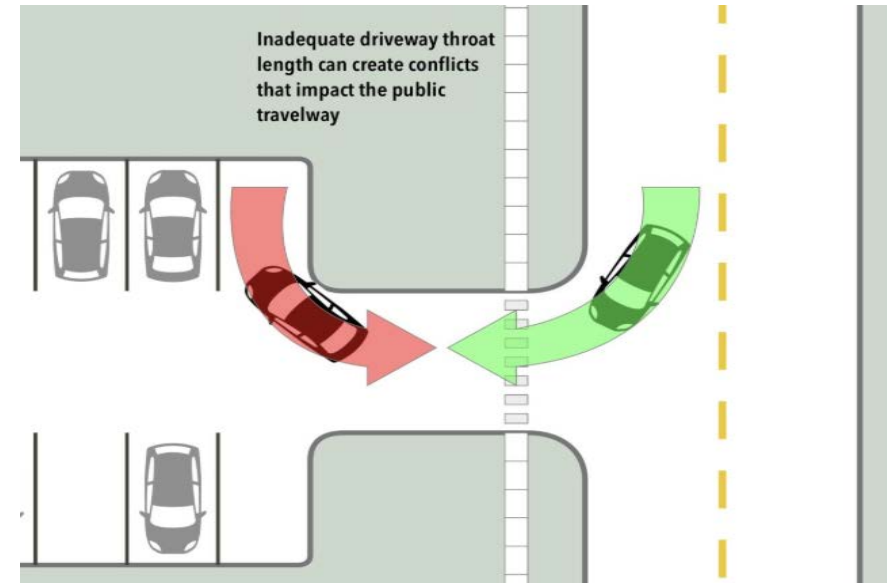
¹Stall Depth (D) may be reduced by 2 feet, provided vehicle overhang is located over a landscaped area or pedestrian walk if said walk is oversized to provide a minimum of 5 feet of clear pedestrian access and a concrete curb or wheel stop is provided to protect vegetation and pedestrians.

²In no case shall the throat length be less than the required pavement setback.



Off-Street Parking Design

- 6-inch-high curb required around traffic circulation, parking areas, and internal landscape islands
 - Alternative curb allowed by Public Works Director with consideration of a stormwater management plan
 - Industrial zoning flexibility (Less or no curb required in side and rear yard)
- Parking stall paint markings
- Pavement setbacks
- Throat length dimensions



Exterior Storage and Screening

Item #2.

- Outdoor storage of materials must be screened
- Trash enclosure screening required in multi-family and mixed-use districts
 - Must be maintained in screened location as shown on approved site plan
 - Industrial exempt
- Ground-mounted mechanical screening required

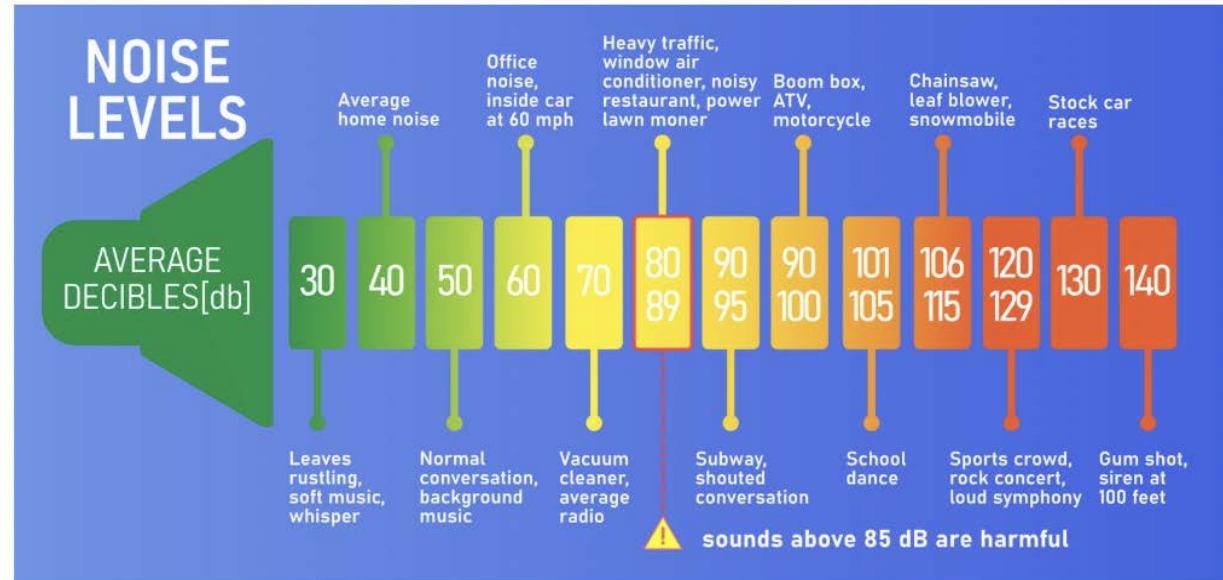


Operational Impacts

Item #2.

- Vibration
- Noise
- Air Pollution
- Odor Standards
- Glare and Heat Standards
- Fire and Explosions
- Toxic Waste Materials
- Hazardous Materials

Mostly used in compliant-driven enforcement situations



Air Pollution Standards (For Example)

Item #2.

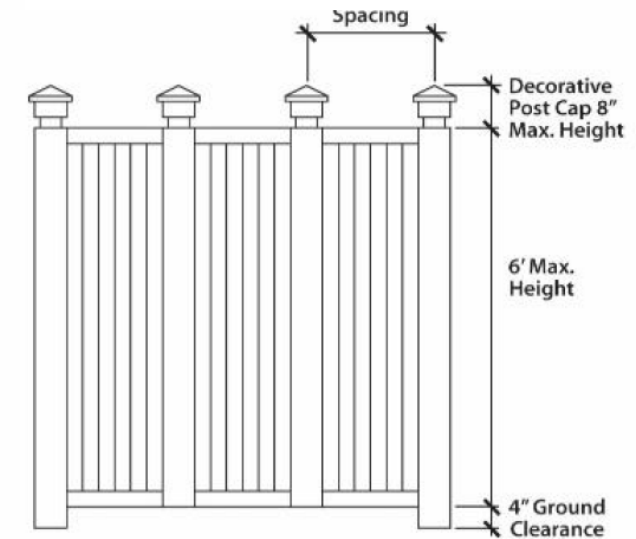
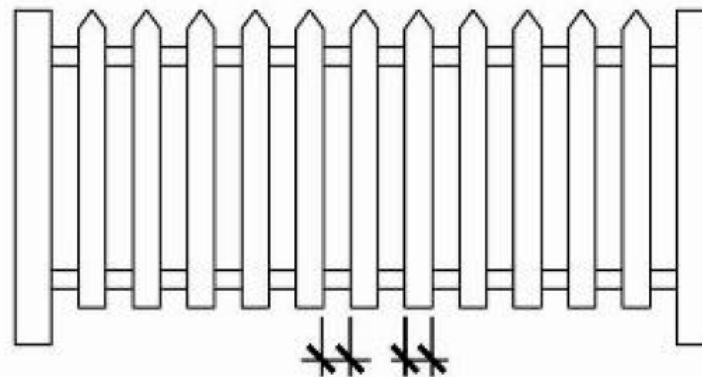
- Mitigation required for particulate emissions >44 microns (per Wis. Admin. Code NR 415)
- Prohibits emissions exceeding Ringelmann No. 2
- Prohibits outdoor wood furnaces
- Owner/operator responsible for measurement and proof
- Generally aligns with DNR standards; local inclusion supports administration but does not replace DNR requirements



Fencing

Item #2.

- Materials, location, height, maintenance
- Residential
 - 4 feet in street yards, opacity maximum
 - 6 feet in side or rear yards, privacy fence allowed
 - Chain link not allowed (keep or modify?)
- Non-Residential
 - Up to 8 feet security fence allowed in front yard
 - Allow barbed wire in Industrial?



Swimming Pool Standards

- Limited standards in current code
- New standards:
 - Applies to outdoor pools (exempt = storable pools, ponds less than 36" deep, lockable hot tubs)
 - Location required to be in side or rear yard
 - Setbacks required to be 10 feet from lot lines
 - Safety fence or pool-industry rated locking cover required



On-Site Recreational Space Requirements

Item #2.

- Developments with 3+ units required to provide private recreational or gathering space for residents
- Qualifying space
 - Indoor or outdoor gathering/recreation (play areas, common rooms, fitness spaces)
 - Ground level, porch, deck, balcony or rooftop terraces
- Keep policy or not?

FORMULA FORMULA

- 200 SF per building + 25 SF per bedroom



Vacant Building Regulations

Item #2.

- Requires minimum upkeep for public safety reasons and to avoid a blighting effect on surrounding properties
- Applies to multi-family, commercial, industrial, and institutional buildings
- Could be limited to commercial and industrial



Vacant Building Regulations

Item #2.

Vacancy rules escalate over time

NOW

- Owner contact statement
- Annual condition / prospects report

1 YEAR

- Possible fire access box
- Remove signage

5 YEARS

- Comprehensive maintenance review
- Possible code compliance

10 YEARS

- If not maintained, possible site clearance
- Return to vegetative cover



Landscaping

Landscaping Requirements

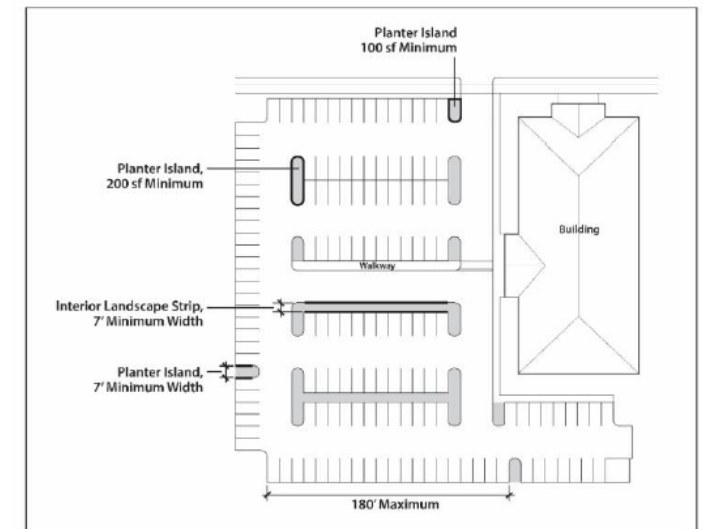
Item #2.

- Points-based system (Shade Tree = 50 pts.)
- Minimum points by zoning district
- Points calculated by area to ensure distribution and balance (see box)
- Flexible bufferyard choices to address land use conflicts
- Exempts single family and two family uses
- Graphics help explain rules for things like parking lot design (tree islands)

4 Landscaping Calculations

- Yards
 - Building foundation
 - Paved areas
 - Street frontage
- (Bufferyard if applicable)

Figure 114.08.30a: Requirements for Interior Landscaping



Landscaping Points (Example by CMU District)

Item #2.

	Building Foundation	Paved Areas	Street Frontage Length	Yards
Number of Points by Area	80 points per 100 feet of linear building foundation	50 points per 10 stalls or per 10,000 sf of paved area	100 points per 100 feet of linear street frontage	20 points per 1,000 sf of the largest building floor's area
Location of Points	Placement within 10 feet of building	Place within 10 feet of paved area	Place within 10 feet of street right of way	Any location

Landscaping Points (Example of Plant Points) Item #2.

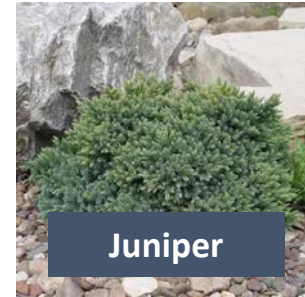
Plant Category	Landscaping Points
Shade/Tall Trees	30-50 points
Medium/Low Trees	10-20 points
Shrubs	3-10 points
Grasses, Perennials, Rain Garden, Pollinators	1-2 point



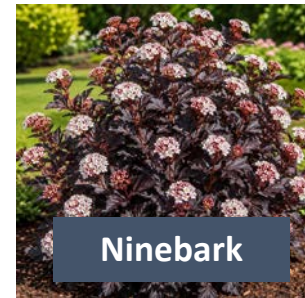
Kentucky Coffee Tree



Black Hills Spruce



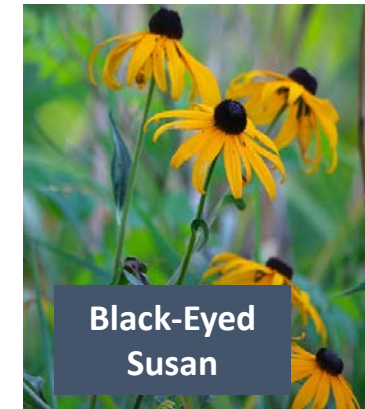
Juniper



Ninebark



Crabapple



Black-Eyed Susan



Karl Forester Reed Grass

Bufferyard Overview

Item #2.

- Protects adjacent use
- Steps:
 1. Reference Matrix
 2. Choose Buffer Class Option (A-D)

Figure 114.08.30h: Bufferyard Example

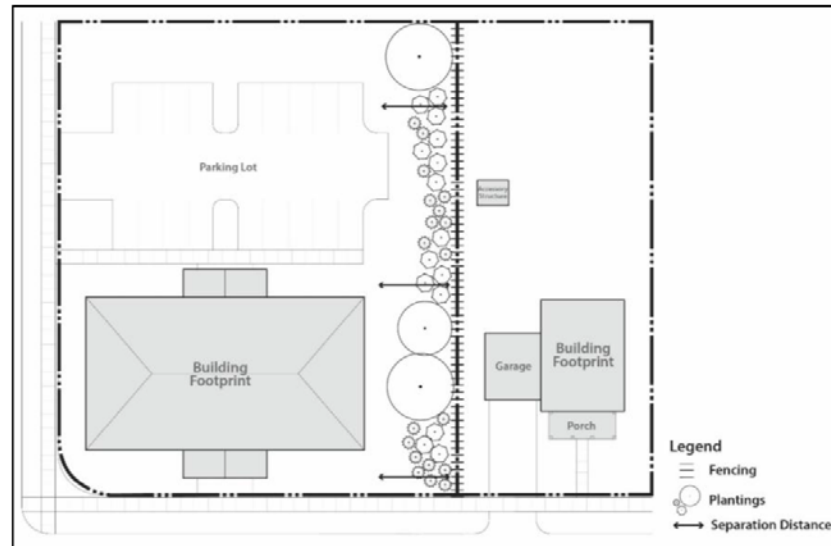


Figure 114.08.30e: Required Bufferyard Class Matrix

Apply the required bufferyard class from this Figure to Figure 114.08.30f and select an appropriate bufferyard design option. Note that certain land uses, conditional uses, and planned development projects may have more stringent bufferyard requirements. Key: NR = no bufferyard required. A through D identify the required bufferyard class.		Adjacent Property Zoning District									
		AG, PR	SR-1, SR-2	MH	MR-1	MR-2, INST	DMU	CMU, BP	LI	HI	IOA
Subject Property Zoning District:	Agriculture (AG), Parks and Recreation (PR)	NR									
	Single Family Residential-1 (SR-1) and Single Family Residential-2 (SR-2)	NR	NR								
	Manufactured Home Residential (MH)	NR	A	NR							
	Multi-Family Residential-1 (MR-1)	NR	A	A	NR						
	Multi-Family Residential-2 (MR-2) and Institutional (INST)	NR	A	A	A	NR					
	Downtown Mixed Use (DMU)	NR	NR	NR	NR	NR	NR				
	Corridor Mixed Use (CMU) and Business Park (BP)	NR	C	C	B	B	NR	NR			
	Light Industrial (LI)	NR	C	C	C	C	C	B	NR		
	Heavy Industrial (HI)	NR	D	D	D	D	C	C	C	NR	
	Intensive Outdoor Activity (IOA)	NR	D	D	D	D	D	D	C	NR	NR

Bufferyard Class (A-D) Design Choices

Item #2.

- Four classes (A–D) provide increasing levels of screening
- Multiple options per class provide design flexibility
- Options balance width, landscaping, and barriers (fences, walls, or berms)
- Higher classes require more intensive screening

Figure 114.08.30f: Design Options for Required Bufferyards

Bufferyard Design Options	Minimum Width	Required Plantings Per 100 Linear Feet	Required Fence, Wall, or Berm
A-1 Planted Transition	10 feet	2 screening trees and 8 medium or tall shrubs	None
A-2 Decorative Fence	8 feet	1 screening tree and 6 medium or tall shrubs	Minimum 4-foot decorative fence having at least 50% opacity



Other Landscaping Notes

Item #2.

- Allows redistribution of points on site if inadequate area through Site Plan Review
- Code provides lists of plant examples, plants commonly used for screening, prohibited species consistent with DNR regulations
- Rain garden and bioswale regulations are provided
- Existing plants get 2x points (provides flexibility and encourages preservation of matures plants/trees on site)
- Native plants get 1.5x points (incentive approach)

Next Steps & Questions

Plan Commission Review Draft
Last Revised 8/31/26

ARTICLE VI: PERFORMANCE STANDARDS

Section 114.06.01: Purpose

The purpose of this Article is to indicate the standards and minimum requirements for group developments; vehicle, bicycle, and pedestrian access; visibility; off-street parking and traffic circulation; off-street loading; exterior lighting; exterior storage; vibration, noise, air pollutions, odor, glare, fire, toxic/hazardous materials, and noise standards; fencing; swimming pools; vacant buildings; and outdoor recreational space within the jurisdiction of this Chapter.

Section 114.06.02: Group Development Standards

- (1) Purpose. The purpose of this Section is to establish standards that ensure group developments are properly located and are compatible with the surrounding area and the overall community character of the City of Columbus.
- (2) Definitions.
 - (a) Group Development.
 1. Any development located on one lot and comprised of any combination of 2 or more principal buildings on the same lot in any zoning district.
- (3) Exceptions. The following situations are exempt from the requirements of this Section.
 - (a) Development in the following zoning districts:
 1. Multi-Family-1 District
 2. Multi-Family-2 District
 3. Planned Development District
 4. Light Industrial District
 5. Heavy Industrial District
- (4) Review and Approval.
 - (a) All group developments require a conditional use permit (see [Section 114.10.32](#) for review and approval procedure) regardless of whether individual use(s) within the development are permitted by right within the applicable district.
 - (b) Land uses permitted by right in the applicable zoning district shall be permitted by right within an approved group development, subject to the provisions of this Section, unless otherwise restricted by the conditions of approval imposed during the conditional use approval for the group development as a whole.
 - (c) Land uses allowed by conditional use permit within the applicable zoning district shall be allowed within the group development only with conditional use approval for that land use category. The consideration of the conditional use for the group development may occur in conjunction with the review for additional conditional land uses.
 - (d) The detailed land use regulations in [Article III](#) that pertain to each proposed land use shall also apply within a group development, as will all other applicable provisions of this Chapter.
- (5) Changes to an Approved Group Development.
 - (a) Following initial issuance of a conditional use permit for the group development, all subsequent changes determined to be significant by the Zoning Administrator, to site design and building design (including addition of structures, additions to structures, and expansions of parking or storage areas) in the group development shall require an amendment to the approved conditional use permit regardless of individual land use(s).

Commented [SK1]: This has been customized based on discussions during Part 1 in the Land Use Article to exempt these districts (which will allow multiple buildings per lot without going through a Group Development CUP process). In the DMU, CMU, IOA, etc. additional review is still triggered. In other words, it would mostly apply in the commercial corridors, possibly downtown.

Plan Commission Review Draft
Last Revised 8/31/26

- (b) Changes to individual land uses within a group development listed as permitted by right uses within the applicable zoning district are allowed without amendment to the group development conditional use permit, unless said conditional use permit placed restrictions on change of use.
 - (c) Changes to individual land uses within a group development listed as conditional uses within the applicable zoning district shall be allowed only by amendment to the conditional use permit, regardless of whether or not said use entails modifications to the building and/or site layout in the group development.
- (6) Standards Applicable to Group Developments.
 - (a) Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access, parking, loading requirements; exterior lighting requirements (Section 114.06.20); and signage requirements (Article IX).
 - (b) The applicant shall demonstrate how the proposed development relates to each of the following criteria:
 1. Complements the design and layout of nearby buildings and developments.
 2. Enhances, rather than detracts from, the desired character of the surrounding area.
 3. All buildings within the group development shall be compatible with one another in terms of architectural quality and design, as determined by the Plan Commission.
- (7) General Layout and Future Divisibility of Group Developments.
 - (a) Development located within a group development shall be located so as to comply with the intent of this Chapter regarding setbacks of structures and buildings from lot lines. Building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will facilitate the subdividing of group developments in the future (if such action is so desired).
- (8) Roadway Connections. All nonresidential projects shall have direct access or access through an easement to a collector level street; or to a local street or arterial street if no other access is available, as deemed appropriate by the City.
- (9) Parking. Parking lot designs and number of spaces shall meet the requirements of Section 114.06.06.
- (10) Outdoor Display Areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a minimum of 5 feet or by a physical barrier visible to drivers and pedestrians.
- (11) Outdoor Storage Uses and Areas. Exterior storage structures or uses, including the parking or storage of vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, forklifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Outdoor storage uses and areas shall meet the screening requirements of Section 114.06.21.
- (12) Landscaping. Landscaping shall meet the standards in Article VIII.
- (13) Lighting. On-site exterior lighting shall meet the standards in Section 114.06.20.
- (14) Signage. Signage shall meet the standards in Article IX.

Section 114.06.03: Access and Visibility Standards

- (1) Purpose. The purpose of this Section is to promote the safety and general welfare of the public by establishing minimum requirements for the provision of driveways and other points of vehicle access,

Plan Commission Review Draft
Last Revised 8/31/26

promote alleviating congestion of public and private rights-of-way by establishing minimum requirements for the provision of vehicular visibility, and supports the use of alternative modes of transportation by establishing requirements for pedestrian and bicycle access and bicycle parking.

- (2) Applicability. The requirements of this Section shall apply to all new access points or existing access points to be modified with new development or redevelopment. Additional regulations relating to driveways can be found within Chapter 86 of the City of Columbus Municipal Code
- (3) Review and Approval. The location and configuration of any new access point and its associated visibility standards shall be indicated on the site plan. Through the site plan review process (see Section 114.10.43), the Zoning Administrator and/or City Engineer shall review and recommend for approval all proposed access points and visibility standards on the subject property. Also, see Chapter 86 of the Columbus Municipal Code.
 - (a) Driveways for residential land uses may be approved by the Zoning Administrator.
 - (b) Additional access and visibility standards beyond those listed in this Section may be required to meet any health or safety requirement as determined by the City of Columbus Police or Fire Department.
- (4) Access Location
 - (a) Nonresidential Driveway Access. One street access point shall be established per site.
 1. In the case of any parcel with street frontage greater than 200 feet along a street, multiple street access points may be permitted with the approval of a Site Plan (see Section 114.10.43).
 2. Nonresidential uses shall not have driveways or other access points onto a residential local street unless such street has the only available frontage.
 - (b) Residential Driveway Access. One street access point shall be established per site.
 1. In the case of any parcel with multiple street frontages (corner lots), an access point may be established to each street frontage. For minimum and maximum driveway size, see Section 114.06.03(6).
 2. Two street access points may be permitted on a single lot with only one street frontage if the combined size of all access points is less than 60% of the total lot width at the right-of-way-adjacent property line. For minimum and maximum driveway size, see Section 114.06.03(6).
 3. Single-family, two-family, and multi-family dwelling units shall not have driveways or other access points onto a collector or arterial street that is not primarily residential unless such street has the only available frontage.
 - (c) Bicycle and Pedestrian Access. One pedestrian and bicycle access point is required along all street frontages.
 1. Pedestrian and bicycle access shall include appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods.
 2. The entire development shall provide walkways for full and safe pedestrian and bicycle access within the development. A walkway or walkway system may be used by both pedestrians and bicyclists.
 3. Walkways shall provide pedestrian access through or around off-street parking areas from street sidewalks to building entries. Walkways shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and walkways shall not be located and aligned solely based on the outline of a parking lot configuration unless such configuration allows for direct pedestrian access.

Commented [SK2]: Divides standards for nonresidential vs residential.

Plan Commission Review Draft
Last Revised 8/31/26

- (d) Access Near Street Intersections. Unless access is aligned at a 90 degree angle with an existing or proposed intersection, no direct public or private access shall be permitted to the existing or proposed rights of way of the following intersections, unless otherwise permitted by the City Engineer:
 1. Arterial streets intersecting another arterial street within 100 feet of the intersection of the right of way lines. Driveways on opposite sides of this roadway should be directly opposite of each other where possible or separated by at least 100 feet of lateral distance.
 2. Local streets intersecting arterial or collector streets within 30 feet of the intersection of the right of way lines.
 3. Local streets intersecting local streets within 15 feet of the intersection of the right of ways lines.

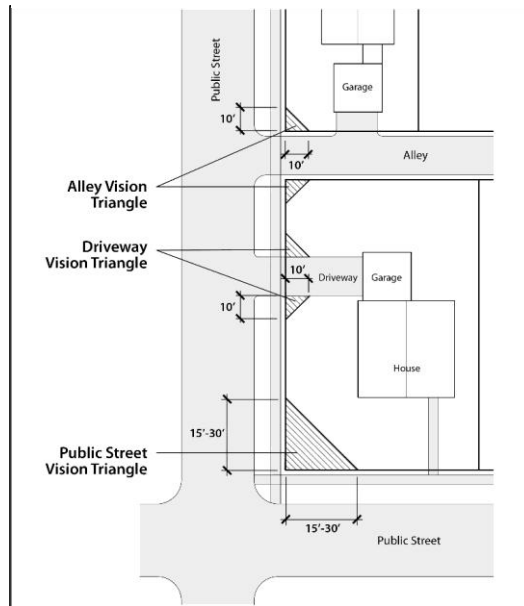
Commented [SK3]: Reviewed these numbers with staff.

(5) Access Configuration

- (a) Driveways and other access points shall intersect with any public right-of-way at an angle of not less than 75 degrees, and shall ideally intersect at an angle of 90 degrees.
- (b) Driveways shall follow the surfacing requirements of [Section 114.06.06\(7\)\(f\)](#).
- (c) The traffic generated by any use shall be channelized and controlled in a manner that avoids congestion on public streets and other safety hazards.
 1. Traffic into and out of all off-street parking, loading, and traffic circulation areas shall be forward-moving, with no backing of vehicles into public streets. Single-family and two-family land uses are exempt from this standard.
- (d) Vision Triangle at Public Streets. A vision triangle extending 15 feet from all public street right-of-way intersections shall be maintained for local street intersections and 30 feet when the intersection includes streets functionally classified as collector or arterial. If the street intersection is curved, the vision triangle distance shall be maintained as if the right-of-way were extended to create a 90 degree corner. No wall, fence, structure, sign, utility structure or appurtenance, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of 3 feet and 10 feet above the centerline grade elevations of the intersecting streets, alleys, or railroad tracks with the exception of fencing, which shall be no greater than 30% opaque. Development in the DMU district and development located on streets with signalized intersections may be granted a reduction in the minimum vision triangle requirement by the City Engineer.
- (e) Vision Triangle at Alleys and Driveways. A vision triangle extending 10 feet along the property line from alleys and driveways shall be maintained. No wall, fence, structure, utility structure or appurtenance, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of 3 feet and 10 feet above the centerline grade elevations of the intersecting streets, alleys, or railroad tracks. Development in the DMU district shall be exempt from this requirement.

Plan Commission Review Draft
Last Revised 8/31/26

Figure 114.06.03a: Visibility Standards



Commented [SK4]: Note that we will review the final dimensions chosen to make sure the graphic is accurate. This is an illustration to show how the regulations are applied, if any conflicts, the text should prevail.

- (6) Design of Single-Family and Two-Family Residential Driveways.
- (a) All driveways shall follow the surfacing requirements of [Section 114.06.06\(7\)\(f\)](#).
 - (b) Minimum Driveway Setback. All driveways shall meet all pavement setbacks of the applicable zoning district in [Sections 114.04.11 to 114.04.14](#) and be a perpendicular extension from the street to the garage or primary parking facility or intersect the street at a 90-degree angle.
 - (b) Driveway Width. Also see [Section 114.06.03\(4\)\(b\)](#) for driveway access standards.
 1. Driveways shall be a minimum width of 12 feet and a maximum width of 24 feet.
 - a. If a 12-foot driveway width is unattainable, the Zoning Administrator may reduce the minimum required driveway width to that which is deemed functional.
 2. Where the width of the driveway at the garage or uncovered parking area exceeds the maximum width of the driveway at the lot line, the driveway shall be tapered between the garage or the edge of the uncovered space alongside the garage and the lot line starting a minimum of 5 feet inside the parcel. See [Figure 114.06.03c](#), label "B". When leading to a legal uncovered space next to the garage, the driveway width shall be the least possible needed and shall not exceed 24 feet in width at the property line.
 3. Driveways for two family uses with adjacent, attached garages are limited to 24 feet maximum width at the property line for each driveway leading to each unit. See [Figure 114.06.03d](#), label "A".

Plan Commission Review Draft
Last Revised 8/31/26

4. The maximum width of multiple driveways on the same street frontage shall not exceed 60% of the lot width at the right-of-way adjacent property line. See Figure 114.06.03e label "D".

Commented [SK5]: This assumes you keep the ability to have more than one driveway on SF/TF lots.

Figure 114.06.03b: Driveways up to 24 Feet Wide

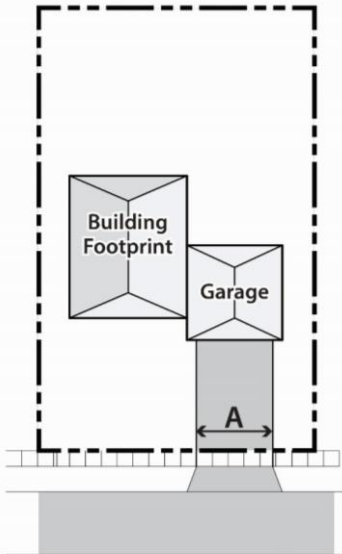


Figure 114.06.03c: Driveways Wider than 24 Feet

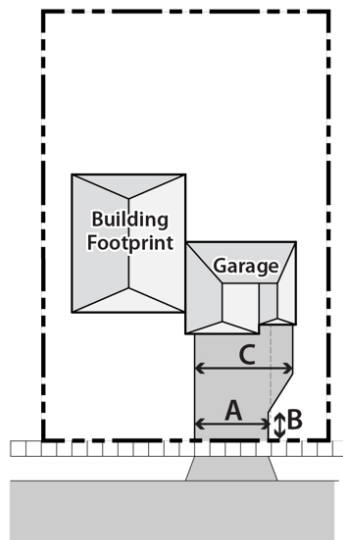


Figure 114.06.03d: Two Family Dwellings with Two Driveways

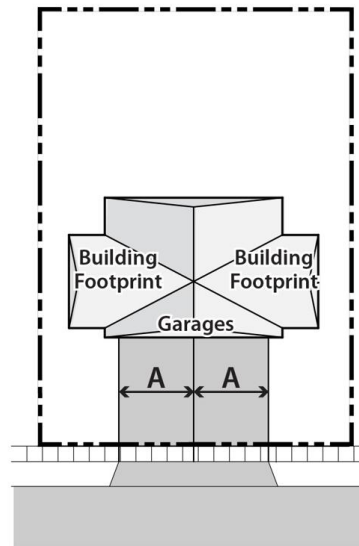
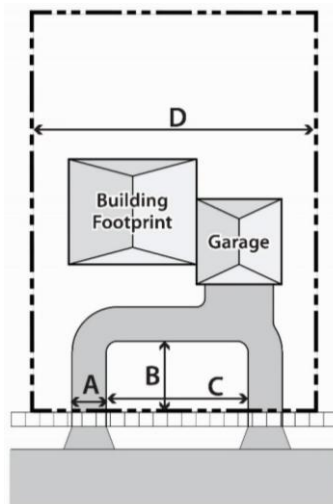


Figure 114.06.03e: Multiple Driveways on Single Street Frontage



Plan Commission Review Draft
Last Revised 8/31/26

- (7) Design of All Other Driveways.
- (a) All driveways shall follow the surfacing requirements of Section 114.06.06(7)(f).
 - (a) Minimum Driveway Setback. With the exception of interconnected drives and parking areas with an established cross access easement, driveways shall meet the minimum pavement setback as required in Sections 114.04.11 to 114.04.14 for the applicable zoning district.
 - (b) Driveway Width. Driveways shall be a minimum width of 12 feet. The maximum driveway width shall be 40 feet, unless required to be larger for fire access or large volumes of long-wheelbase vehicles. The design of such larger driveways shall be determined by City staff through the Site Plan review (Section 114.10.43) or a Traffic Impact Analysis.
 - (c) Traffic Impact Analysis. The City may require that a traffic impact analysis (TIA) be completed.
- (8) Design of Bicycle and Pedestrian Walkways.
- (a) All walkways shall follow the surfacing requirements of Section 114.06.06(7)(f).
 - (b) Walkways shall not be less than 5 feet in width and shall be grade-separated from the parking lot or otherwise delineated with pavement markers, planters, or alternate paving materials. Parked vehicles shall not encroach upon this minimum width.
 - (c) The entirety of the on-site pedestrian walkway system shall be marked and defined using pavement treatments, signs, lighting, median refuge areas, and landscaping as appropriate, as consistent with the Americans with Disabilities Act and the building code, and as approved by the Zoning Administrator.
 - (d) Where the pedestrian walkway crosses drive aisles or internal roadways, the pedestrian crossing shall emphasize and place priority on pedestrian access and safety.
 - (e) The material and layout of the pedestrian walkway shall be continuous throughout the property, outside of areas in which the driveway paving may be different than pedestrian walkway paving.
 - (f) Walkways shall meet the minimum pavement setback as required in Sections 114.04.11 to 114.04.14 for the applicable zoning district.
 - (g) The Zoning Administrator and Plan Commission may waive the standards of section (8) herein if it is determined that no safe bicycle and pedestrian walkway is possible from a given street frontage to the on-site structure.
- (9) Nonconforming Driveways.
- (a) Nonconforming driveways shall comply with all of the regulations and requirements of Article V for nonconforming structures.
 - 1. Legally established driveways that do not conform to the performance standards herein shall be permitted to be reconstructed provided the reconstructed driveway is not dimensionally expanded beyond its existing footprint.
 - (b) Shared driveways (driveways located on multiple lots and typically situated over lot lines) that existed prior to the adoption of this Chapter may remain legal driveways. No new or reconstructed shared driveways may be established unless cross-access easements are recorded with the Register of Deeds.

Commented [SK6]: We have been adding this to newer codes so there is increased flexibility for interconnected situations,

Commented [SK7]: Allows interconnections.

Sections 114.06.04 through 114.06.05: Reserved

Plan Commission Review Draft
Last Revised 8/31/26

Section 114.06.06: Off-Street Parking and Traffic Circulation

- (1) Purpose. The purpose of this Section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of off-street parking and circulation in accordance with the use of various sites and types of development. The bicycle parking requirements are intended as a means of reducing dependence on private automobiles, reducing pollution and congestion associated with automobile use, and fostering more compact development patterns which encourage bicycle, and pedestrian circulation.
- (2) Applicability. The requirements of this Section shall apply to all new development and redevelopment.
- (3) Review and Approval. Through the site plan review process (see [Section 114.10.43](#)), the Zoning Administrator shall review and approve all development for conformance with this Section.
- (4) Depiction on Required Site Plan. All required elements of the Site Plan ([Section 114.10.43](#)) shall be depicted on the submitted Site Plan for off-street parking and traffic circulation.
- (5) Computation. Fractional space requirements of up to one-half ($\frac{1}{2}$) space shall be rounded down to the next whole number and greater than one-half ($\frac{1}{2}$) rounded up to the next whole number.
- (6) Parking Quantity Standards.
 - (a) Minimum Number of Required Off-Street Parking Spaces. Off-street parking requirements for each land use are generally tied to the use's capacity and gross floor area or the number of employees at the subject property during the largest work shift.
 1. The term "capacity" means the maximum number of persons that may be accommodated by the use as determined by its design or by state building code regulations, whichever number is greater.
 2. The term "employees on the largest work shift" means the maximum number of employees working at the facility during a single given day, regardless of the time period during which this occurs, and regardless of whether any such person is a full-time employee. The largest work shift may occur on any particular day of the week or during a lunch or dinner period in the case of a restaurant.
 3. The term "gross floor area" shall mean the total floor area inside the building envelope on all levels of a building.
 - (b) A garage stall shall be considered a parking space (see subsection (7) below).
 - (c) One reserved parking space shall be provided for each service vehicle used by the operation during business hours.
 - (d) See [Figure 114.06.06a](#) for the number of parking spaces required by land use. Also, see [Figure 114.06.06b](#) for the number of ADA-compliant off-street parking spaces required by land use. See [Section 114.06.06\(7\)\(i\)](#) for minimum bicycle parking spaces required by land use.
 - (e) Potential Reduction in Minimum Parking Requirements. The parking requirements listed in [Figure 114.06.06a](#) can be reduced, eliminated, or increased as determined by the Plan Commission through a Conditional Use Permit, Planned Development, Site Plan review, or Parking Study. The following factors shall be used to determine a reduction in minimum parking requirements:
 1. The proposed development or lot has unique or unusual characteristics which factor into creating a parking demand that may not be typical in comparison to other land uses.
 2. The lot and its surroundings provide an opportunity to address the anticipated parking demand of the proposed land use.

Plan Commission Review Draft
Last Revised 8/31/26

3. Pedestrian and bicycle connectivity is provided and connects to adjacent pedestrian and bicycle facilities. Also see [Section 114.06.06\(7\)\(i\)](#).
 4. The need for additional parking can be reasonably met through provision of on-street or shared parking with nearby uses.
- (f) Parking Studies. The Zoning Administrator or Plan Commission may require a parking study to determine parking requirements. Where a parking study is required, the study shall contain information on the anticipated number of employees, customers, visitors, clients, shifts, events, or deliveries to the use, and may refer to other studies or similar situations elsewhere.
- (g) Partial or Phased Development of Required Parking Spaces.
1. Any development may seek permission from the Plan Commission to phase-in a portion of its required parking at time of site plan review; however, the site plan shall depict the minimum number of required parking spaces.
 2. Areas required for parking, but not immediately improved, shall be reserved for future parking.
 3. Undeveloped future parking areas shall be seeded with a grass mix or vegetative cover acceptable to the Zoning Administrator until said area is developed into a parking surface.
- (h) Joint Off-Site Parking Facilities.
1. Parking facilities which have been approved by the Plan Commission to provide required parking for one or more uses shall provide a total number of parking spaces which shall not be less than the sum total of the separate parking needs for each use during any peak hour parking period when said joint parking facility is utilized at the same time by said uses.
 2. Joint Use Parking Facility. Up to a 50 percent reduction in the number of required parking spaces may be authorized by the Zoning Administrator, following approval of a plan which provides for a collective parking facility serving multiple separate land uses.
 3. Day-Night Use Parking Facility. The Zoning Administrator may authorize the shared day-night use of parking facilities under the following conditions:
 - a. Up to 50 percent of the parking facilities by nighttime uses may be supplied by the off-street parking facilities of daytime uses.
 - b. Up to 50 percent of the parking facilities of daytime uses may be supplied by the off-street parking facilities of nighttime uses.
 4. The applicant(s) for approval of a joint or day-night use parking facility shall demonstrate to the satisfaction of the Zoning Administrator that there is no substantial conflict in the demand for parking during the principal operating hours of the uses for which the joint parking facility is proposed to serve. Conditions required for joint use shall be as follows:
 - a. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 1,000 feet of such parking facilities. A walkway shall be provided between joint off-site parking facilities meeting the standards of [Section 114.06.03\(4\)\(b\)](#).
 - b. A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City attorney, shall be recorded at the Register of Deeds. Said agreement shall cover a period of no less than 30 years. Joint use parking privileges shall continue in effect only so long as such an instrument, binding on all parties, remains in force. If such

Plan Commission Review Draft
Last Revised 8/31/26

instrument becomes legally ineffective, then parking shall be provided as otherwise required in this Chapter.

Figure 114.06.06a: Number of Off-Street Parking Spaces Required by Land Use

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Residential	Apartments/Multiplex, Townhomes	1.5 space per studio/one-bedroom unit, 2 per two-bedroom or greater unit	None
	Boarding Housing Living Arrangement	1 space per room for rent	None
	Duplex, Twin House, Two-Flat	2 space per dwelling unit	None
	Single-Family Dwelling Unit, Mobile Home, Mobile Home Subdivision or Park	2 space per dwelling unit	None
DMU Zoning	All Land Uses In the DMU Zoning District	None	None
Mixed-Use	Mixed-Use Building, Live/Work Unit	Per the minimum of each individual land use	Per the maximum of each individual land use
Commercial	All Commercial Land Uses, Unless Specified Below	1 space per 500 square feet of gross floor area	2 spaces per 500 square feet of gross floor area
	Bed and Breakfast	1 space per bedroom, plus minimum required for principal residence	2 spaces per bedroom, plus maximum required for principal residence
	Campground	1 space per campsite	None
	Commercial Indoor Lodging	1 space per room for rent, plus 1 space per each employee on the largest work shift	2 space per room for rent, plus 2 space per each employee on the largest work shift
	Drive-Through and In-Vehicle Sales and Service	Per the minimum of all other principal land use	Per the maximum of all other principal land use
	Golf Course	1 space per 500 square feet of gross floor area, plus 1 space per each employee on the largest work shift	None
	Daycare Center (9+ children), Indoor Vehicle and Boat Sales, Outdoor Maintenance Service, Outdoor Vehicle and Boat Sales	1 space per each employee on the largest work shift	2 spaces per each employee on the largest work shift
	Indoor Commercial Entertainment, Intensive Outdoor Activity, Outdoor Commercial Entertainment, Water Related Recreation	1 space for every 5 persons at maximum capacity	2 spaces for every 5 persons at maximum capacity
	Outdoor Sales and Display	1 space per 500 square feet of gross outdoor display area	2 spaces per 500 square feet of gross outdoor display area

Commented [SK8]: This has been updated to reflect Plan Commission discussion from 2/25/2026

Plan Commission Review Draft
Last Revised 8/31/26

	Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Institutional	Active Outdoor Recreation, Passive Outdoor Recreation, Indoor Institutional, Institutional Residential	Determined by the Plan Commission	Determined by the Plan Commission
	Community Living Arrangement 1-8, 9-15, 16+	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
	Small Scale Public Services and Utilities, Outdoor Open Space Institutional	None	None
	Large Scale Public Services and Utilities	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
Industrial	All Industrial Land Uses	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
Storage	All Storage Land Uses	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
Transportation	Airport and Transit Center	Determined by the Plan Commission	Determined by the Plan Commission
	Distribution Center and Freight Terminal	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
	Heliport, Off-Site Parking Lot, Off-Site Structure Parking	None	None
Telecommunication	Communication Tower	None	None
Extraction	All Extraction and Disposal Land Uses	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
Energy	Large Solar Energy System, Large Wind Energy System	None	None
Agricultural	Agricultural Services, Cultivation, Husbandry, Intensive Agriculture	1 space per each employee on the largest work shift	None
	Community Garden	None	None
	On-Site Agricultural Retail	1 space per 500 square feet of gross floor area	None
Accessory	All Accessory Land Uses	None, except as required for the principal land use	None, except as required for the principal land use
	Accessory Dwelling Unit	none	None
	Home Occupation	1 space per non-resident employee	None

Plan Commission Review Draft
Last Revised 8/31/26

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
	Short-Term Residential Rental	A minimum of one off-street parking space per sleeping room shall be provided on the subject property for each Short-Term Residential Rental	None
Temporary	All Temporary Land Uses	None, except as required for the principal land use	None, except as required for the principal land use

*The Plan Commission may consider alternative available off-site parking to satisfy the minimum off-street parking space requirements of [Figure 114.06.06a](#). Said alternative available off-site parking shall not include a City-owned public parking facility or on-street public parking facility. See [Section 114.06.06\(6\)\(h\)](#) for joint parking facility requirements.

Plan Commission Review Draft
Last Revised 8/31/26

Figure 114.06.06b: Number of Handicap Off-Street Parking Spaces Required by Land Use*

Total Parking Spaces Provided		Required Minimum Number of Accessible Spaces
All Land Uses	1 to 25	1
	26 to 50	2
	51 to 75	3
	76 to 100	4
	101 to 150	5
	151 to 200	6
	201 to 300	7
	301 to 400	8
	401 to 500	9
	501 to 1,000	2% of total
	More than 1,000	20 plus one for each 100 over 1,000

* Per IBC Section 1106.1. Any existing parking areas intended to be restriped shall provide accessible parking spaces per the requirements above in accordance with the 2010 ADA Standards for Accessible Design.

- (7) Design Standards.
- (a) Parking Space Design Standards. Other than accessible parking, permitted parking in residential driveways, and where otherwise regulated in this Section, each off-street parking space shall comply with the minimum requirements of Figure 114.06.06c. All parking spaces shall have a minimum vertical clearance of at least 7 feet.

Figure 114.06.06c: Parking Layout Dimensions

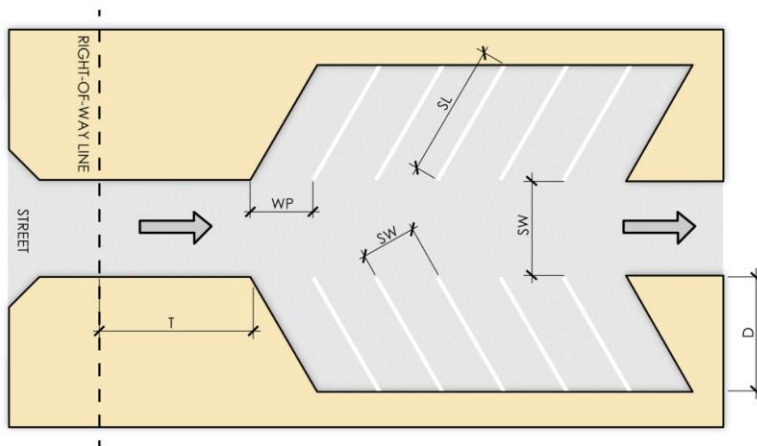
Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9'	9'	9'	9'	9'
Stall Width Parallel to Aisle (WP)	20'	12'	10'	9'	9'
Stall Depth to Wall (D) ¹	9'	18'	18'	18'	18'
Stall Length (SL)	18'	20'	20'	20'	18'
Cross Aisle Width for 1-way traffic flow (AW)	14'	14'	14'	14'	14'
Cross Aisle Width for 2-way traffic flow (AW)	24'	24'	24'	24'	24'
Throat Length (right-of-way to parking angle) (I) ²	Figure 114.06.06d				

Notes:

¹Stall Depth (D) may be reduced by 2 feet, provided vehicle overhang is located over a landscaped area or pedestrian walk if said walk is oversized to provide a minimum of 5 feet of clear pedestrian access and a concrete curb or wheel stop is provided to protect vegetation and pedestrians.

²In no case shall the throat length be less than the required pavement setback.

Plan Commission Review Draft
Last Revised 8/31/26



- (b) Parking Space Design for Single and Two-Family Uses.
1. Surfacing. All off-street parking and traffic circulation areas shall follow the surfacing requirements [Section 114.06.06\(7\)\(f\)](#).
 2. Legal Spaces. Parking spaces shall be provided either within a garage, in a driveway, or as uncovered parking spaces meeting the requirements of this Section. See [Figures 114.06.06c](#).
 3. Driveway Parking Spaces. A driveway parking space shall be at least 12 feet wide and 18 feet deep. Driveway Parking Spaces may be stacked when each space in the stack is for the same dwelling unit.
 - a. Parking is not permitted in the front or street yard, except for driveways leading to legal parking spaces.
 4. Lots shall not exceed the maximum impervious surface ratio for the applicable zoning district.
- (c) Parking Space Design for Multi-Family Land Uses served by individual driveways shall comply with the following standards:
1. Surfacing. All off-street parking and traffic circulation areas shall follow the surfacing requirements of [Section 114.06.06\(7\)\(f\)](#).
 2. Driveway Parking Spaces.
 - a. Driveways shall be considered legal, “stacked” (meaning in front of one another) parking spaces for all required stalls.
 - b. Required parking spaces may be located in a driveway or in a garage. Each space shall be at least 12 feet wide and 18 feet deep.
 3. Parking is not permitted in the front or street yard, except for driveways leading to legal parking spaces.
 4. All driveways shall meet the minimum pavement setbacks as required in [Sections 114.04.11 to 114.04.14](#) for the applicable zoning district.

Plan Commission Review Draft
Last Revised 8/31/26

5. Any uncovered parking spaces associated with these land uses shall meet the minimum requirements of [Section 114.06.06\(d\)](#) below.
- (d) Off-Street Parking and Traffic Circulation Standards for Multi-Family and Nonresidential Uses.
 1. Circulation. The site shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and circulating on the site. Circulation patterns shall conform to the general rules of the road. All traffic control measures shall meet the requirements of the Manual of Uniform Traffic Control Devices.
 - a. Traffic patterns which are determined as too complicated by the City Engineer shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.
 2. Surfacing. All off-street parking and traffic circulation areas shall follow the surfacing requirements of [Section 114.06.06\(7\)\(f\)](#).
 3. Drainage. All off-street parking and traffic circulation areas shall be designed in such a manner as not to alter the surface water drainage pattern on adjacent properties nor cause erosion, and to meet the requirements of [Chapter 48](#) of the City of Columbus Municipal Code.
 4. Marking. All off-street parking and traffic circulation areas shall be marked, striped, and maintained in a clear and visible manner which clearly indicates parking spaces, pedestrian walkways, and other designated areas.
 5. Curbing. A 6-inch-high curb shall be installed around all traffic circulation, parking areas, and internal landscape islands, except as follows:
 - a. Where stormwater management facilities are utilized as part of an approved grading and drainage plan, use of curb cuts or other alternatives to the installation of curbing may be considered by the City Engineer, provided that measures are taken to protect the landscaping from vehicular circulation damage. See also landscaping requirements in [Section 114.08.30\(2\)](#).
 - b. For industrial uses within industrial zoning districts, curbing is only required adjacent to buildings, planting islands, required front yards, and where necessary to prevent any part of a vehicle from extending over or beyond any pedestrian paths or rights-of-way.
 6. Access. Each off-street parking space shall open directly upon an aisle or driveway that is wide enough to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into any pedestrian way or right-of-way.
 7. Location. All traffic circulation areas shall meet the minimum pavement setbacks as required in [Sections 114.04.11 to 114.04.14](#) for the applicable zoning district.
 8. Lighting. See [Section 114.06.20](#).
 9. Signage. All signage located within, or related to, required off-street parking or traffic circulation shall comply with the requirements of [Article IX](#).
 10. Landscaping and Screening. Parking lots shall meet the screening requirements of [Section 114.06.06\(7\)\(h\)](#). Landscaping used to meet this requirement shall count toward the landscaping required for paved areas in [Article VIII](#).
 11. Minimum Permitted Throat Length.

Commented [SK9]: This is a policy decision about whether you want to have relaxed standards for industrial buildings.

Plan Commission Review Draft
Last Revised 8/31/26

- a. Refer to Figure 114.06.06d below to determine the minimum permitted throat length of access drives serving parking lots as measured from the right-of-way line along the centerline of the access drive. As determined by the Zoning Administrator, the minimum permitted throat length standard may be met with the length of the access drive measured as the shortest distance from the curb to the traffic circulation or parking area when there is adequate driveway length to meet the standards below for the applicable land use.
- b. In no case shall the throat length be less than a surface parking lot's minimum required setback.

Figure 114.06.06d Minimum Permitted Throat Length

Land Use	Type	Scale of Development	Type of Access Street	
			Collector	Arterial
Residential	Any Residential	0-100 dwelling units	20'	-
		101-200 dwelling units	50'	75'
		201+ dwelling units	75'	125'
Commercial	All Commercial Uses	0-25,000 gross sq.ft.	20'	50'
		25,001-100,000 gross sq.ft.	25'	75'
		100,000-500,000 gross sq.ft.	50'	100'
		500,001+ gross sq.ft.	75'	200'
Industrial	All Industrial uses	0-100,000 gross sq.ft.	20'	50'
		100,000-500,000 gross sq.ft.	50'	100'
		500,000+ gross sq.ft.	50'	200'
All Other Use	6+ Parking Space		20'	50'

(e) Special Provisions for Nonconforming Parking Lots.

1. Legally established parking facilities constructed prior to the effective date of this Chapter which do not meet the minimum setbacks required by this Chapter shall be permitted to be reconstructed with reduced setbacks, subject to approval of a parking lot layout plan on an approved Site Plan. Said parking lot layout plan shall be designed in accordance with the dimensions identified in Figure 114.06.06c of this Chapter. Parking lot setback reductions shall only be provided in the following instances:
 - a. To prevent the loss of legal parking spaces as required by this Chapter.
 - b. To prevent the loss of required internal circulation aisles.
 - c. To retain the functionality of the parking lot.
2. The remaining setback area shall be devoted to landscape buffer area per the landscape requirements for paved areas described in Section 114.08.30(2). If, in the opinion of the Zoning Administrator, the remaining setback area cannot effectively support any type of vegetation, the parking facility may be reconstructed to the existing setback, with the exception that curbing, decorative masonry wall, and/or wrought iron fence be installed along said parking lot perimeter to prevent vehicles from encroaching over the right-of-way or property lines.
3. Parking lots with existing curbing installed along perimeter property lines and adjacent to the right-of-way shall be allowed to be reconstructed inside of said curbed area.

Commented [SK10]: We will review admin/procedures with one of the final sections of the code. In that section it will say whether Plan Commission or Staff reviews commercial site plans. Columbus staff are currently the review/approval authority in most cases.

Plan Commission Review Draft
Last Revised 8/31/26

4. The provisions of this Chapter pertaining to the installation of curbing located in **Section 114.06.06(7)(d)5.** and internal landscaping located in **Section 114.08.30(2)** shall not apply to the reconstruction of parking lots of 50 stalls or less.
- (f) Surfacing.
1. All off-street parking, loading, and traffic circulation areas shall be graded and surfaced so as to be dust-free and properly drained and shall be paved with a hard, all-weather or other surface. Also see **Chapter 86** of the Columbus Municipal Ordinance.
 - a. Paved pads surfaced with concrete or asphalt may be used for recreation equipment trailer storage or residential utility trailer storage in any provided interior side yard or rear yard.
 - b. Paved pads surfaced with concrete or asphalt are required for any motorized vehicles including passenger vehicles, light trucks, recreational vehicles (RVs), and any recreation equipment not on a trailer.
 2. The following shall be exempt from these surfacing requirements:
 - a. Driveways in the AG district shall be exempt.
- (g) Installation and Maintenance.
1. Off-street parking and circulation areas and required screening and landscaping shall be continuously maintained in good condition and appearance. Surfacing, lighting, barriers, markings, planting materials, and all other aspects of the off-street parking and circulation facility shall be repaired or replaced in compliance with the provision of this Chapter.
 2. All off-street parking and traffic circulation areas shall be completed prior to building occupancy and shall be maintained in a dust-free condition at all times, except for approved phased development of parking spaces as provided for by **Section 114.06.06(6)(g)**, above. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided for by **Section 114.03.16**.
- (h) Screening Requirements. All uncovered parking areas shall meet the minimum landscaping requirements for paved areas in **Article VIII** and minimum pavement setback requirements for the applicable zoning district in **Article IV**.
- (i) Bicycle Parking Standards.
1. Required provision of bicycle parking areas.
 - a. For all Multi-Family Land Uses, 0.25 bicycle parking spaces shall be provided per dwelling unit. The Plan Commission can reduce such standards following a determination that there is no safe method for bicycles to access the subject property.
 - b. For Commercial Land Uses, four bicycle parking spaces shall be provided per use. The Plan Commission can reduce such standards following a determination that there is no safe method for bicycles to access the subject property. Properties zoned DMU, Downtown Mixed Use are not required to provide bicycle parking.
 - c. The automobile parking requirements may be reduced by providing additional bicycle parking. After the bicycle parking requirement has been met, a minimum of four bicycle parking spaces may be provided in lieu of one required automobile parking space.
 - d. All bicycle parking racks shall permit the locking of the bicycle frame and one (1) wheel to the rack and shall support a bicycle in a stable position. All racks shall accommodate cable locks and "U" locks including removing the front wheel and locking it to the rear fork and frame. The "inverted-U" type bike rack is the preferred bicycle parking rack

Commented [SK11]: This is the landscaping section of the code.

Commented [SK12]: Reflects prior Plan Commission discussion.

Commented [SK13]: Policy decision

Plan Commission Review Draft
Last Revised 8/31/26

and means of providing off-street bicycle parking spaces as required in this Section (“wheel-bender” style bike racks do not provide sufficient support). One inverted-U type rack will count as 2 bicycle parking spaces. Freestanding bicycle parking racks shall be securely fastened to the ground.

- e. Bicycle parking spaces shall be located on a paved or pervious, surface with a slope no greater than three percent (3%). Surfaces shall not be gravel, landscape stone, or wood chips.
- f. Bicycle parking spaces shall be a minimum of two (2) feet by six (6) feet. There shall be an access aisle a minimum of five (5) feet in width. Each required bicycle parking space shall be accessible without moving another bicycle and its placement shall not conflict with pedestrians and motorized traffic. Bicycle racks shall be installed to the manufacturer’s specifications, including the minimum recommended distance from other structures. The spaces shall be placed where bicyclists would naturally transition to pedestrian mode.

(8) Locational Standards.

(a) Locational Prohibitions for Off-Street Parking Areas.

- 1. On a lot containing a single family or two-family dwelling unit, off-street parking shall not be located between the principal structure and a street right-of-way, except within residential driveways leading to a legal parking space.
- 2. No private parking shall occur within the right-of-way or any interior traffic circulation areas.

(b) Setbacks.

- 1. The distance from an off-street parking area to the property line of an abutting property shall meet the required setbacks in [Article IV](#).
- 2. Existing parking areas that do not meet the requirements of this Chapter may be maintained or repaired at their setback as of the effective date of this Chapter.

(9) **Limitations on Uses of All Off-Street Parking Areas.**

- (a) All vehicles shall be in condition for safe and legal performance on public rights-of-way, be registered, and display current license plates.
- (b) Under no circumstances shall any vehicle or equipment be used as living quarters, except in approved Campground land uses.
- (c) Outside of active construction activities associated with an approved Building Permit, vehicles or equipment not normally associated with a residential use shall not be parked or stored outdoors on a residential property except for as provided in subsection (d) below. On a nonresidential property, such vehicles or equipment shall not be parked or stored outdoors, except in areas identified on an approved site plan for the purpose of heavy vehicle parking or an Outdoor Storage land use. Such vehicles or equipment include:
 - 1. Construction equipment such as bulldozers, backhoes, skid steers, and fork lifts
 - 2. Dump and stake body style trucks
 - 3. Cube type vans and trucks
 - 4. Landscaping business equipment such as tractors, tree spades, graders, and scrapers
 - 5. Semi-trailers and tractors
 - 6. Concession, vending, and catering trailers

Commented [SK14]: Staff please review this section

Plan Commission Review Draft
Last Revised 8/31/26

7. Commercial/industrial equipment trailers and lifts
 8. Tow trucks, wreckers, or car carriers except for 1 light-duty tow truck (not a roll back, flat bed, or carrier type) with a gross vehicle weight not exceeding 12,000 pounds may be parked on a residential lot when on call, operating under the rotating call list established and kept by the City of Columbus Police Department
 9. Amusement rides and similar vehicles
 10. Storage containers
- (d) In residential districts and on lots associated with residential uses, accessory off-street parking facilities shall be solely for the parking of motor vehicles, which shall be regulated as follows:
1. No front or street yard of any residential district and no front or street yard of a lot associated with a residential use shall be used for the parking of a motor vehicle except in approved driveways. Motor vehicles parked on any legal driveway shall not be permitted within five feet of any right-of-way line of a street.
 2. No person shall park any motor truck, truck trailer, trailer, semitrailer or any other vehicle or combination of vehicles weighing more than 30,000 pounds 35 feet in length, or 12 feet in height, except recreational vehicles, including water craft, or residential utility trailers, are permitted if parked in a driveway or other legal off-street parking space.
 3. A recreational vehicle (RV) associated with and customary to residential uses may be parked as if a passenger vehicle but shall not be utilized for the storage of goods, materials, or equipment other than that which is considered part of the RV or essential to its function.
 - a. No person shall park or store any recreational equipment within the front yard or street side yard of any residential zoning district unless the equipment is parked on a driveway which meets all of the requirements in this Section.
 - b. Recreational equipment may be stored on a surface meeting the requirements of Section 114.06.06(7)(f) in the rear yard or the interior side yard areas. If the rear yard of a corner lot abuts the side yard of an adjacent residence, any recreational equipment stored in said rear yard shall not be closer to the street than the required front yard setback distance for said adjacent residence.
 - c. Recreational equipment longer than thirty-five (35) feet shall not be stored anywhere outdoors in any residential zoning district unless the piece of recreational equipment is being loaded, unloaded, cleaned or otherwise prepared for use or extended storage. The time period that recreational equipment longer than thirty-five (35) feet may be kept outdoors shall not exceed seven (7) days. For purposes of this subsection, the length of a piece of recreational equipment shall include any portion of a trailer that the equipment is loaded onto.

Commented [SK15]: Staff please review this section in detail

Commented [SK16]: Updated to reflect existing Code of 35 feet in length, 12 feet in height. Staff may have additional clarification requests to this section.

Commented [SK17]: Throughout section and in definitions section, ensure that RV is defined and includes water craft or residential utility trailers (potentially up to a certain length)

Commented [SK18]: Policy question - you could allow RVs parked on grass in rear or side yard? But not front or street side

Commented [SK19]: Policy question - you could allow RVs parked on grass in rear or side yard? But not front or street side

Section 114.06.07: Off-Street Loading Standards

- (1) Purpose. The purpose of this Section is to promote the safety and general welfare of the public by establishing minimum requirements for the provision of loading facilities.
- (2) Applicability. All institutional, commercial, industrial, storage, and transportation land uses shall provide off-street loading facilities in accordance with the regulations of this Section. Depending on the land use, off-street loading standards may be waived by the Plan Commission.
- (3) Review and Approval. All developments and redevelopments will be reviewed for conformance with this Section through the site plan review process (see Section 114.10.43).

Plan Commission Review Draft
Last Revised 8/31/26

- (4) Depiction on Required Site Plan. Any and all required loading areas and trailer and container storage areas proposed to be located on the subject property shall be depicted as to its location and configuration on the site plan required for the development of the subject property.
- (5) Location.
 - (a) Loading areas shall be located on the private lot off an adjacent alley, service drive, or other paved open space on the same lot, shall provide adequate receiving platforms or other facilities per subsection (6) below, and shall not be located within or interfere with any public right-of-way while in use.
 - (b) Loading areas shall be located on the same lot as the use served.
 - (c) For development with a gross floor area of greater than 10,000 square feet, loading areas shall not be located in a required front yard.
 - (d) Loading areas shall be located at least 50 feet from a residential district.
 - (e) Loading areas shall be located 25 feet or more from the intersection of 2 street right-of-way lines.
- (6) Size of Loading Area. Structures shall provide functional receiving platforms or other facilities of adequate width, length, and at least 14 feet of vertical vehicle clearance.
- (7) Access to Loading Area. Each loading area shall be located so as to facilitate access to a public street or alley, shall not interfere with other vehicular or pedestrian traffic, and shall not interfere with the function of parking areas. In no instance shall loading areas rely on backing movements into public rights-of-way while in use.
- (8) Surface. All required loading areas shall follow the surfacing requirements of [Section 114.06.06\(7\)\(f\)](#).
- (9) Use of Required Loading Areas. Loading areas shall not be used to provide the required number of parking spaces.
- (10) Lighting. See [Section 114.06.20](#).
- (11) Signage. See [Article IX](#).

Sections 114.06.08 to 114.06.19: Reserved

Section 114.06.20: Exterior Lighting Standards

- (1) Purpose. The purpose of this Section is to provide illumination levels on sites for function and safety as well as regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby land uses in the vicinity of a light source to promote traffic safety and to prevent the creation of nuisances.
- (2) Applicability. The requirements of this Section apply to all exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights-of-way or for security lighting of public utilities.
- (3) Review and Approval. All developments and redevelopments will be reviewed for conformance with this Section through the site plan review process (see [Section 114.10.43](#)).
- (4) Depiction on Required Site Plan. All exterior lighting shall be depicted as to its location, orientation, and configuration on the site plan required for the development of the subject property.
- (5) Exterior Lighting Requirements.
 - (a) Flashing, flickering and/or other lighting which may distract motorists are prohibited.
 - (b) Intensity of Illumination.

Plan Commission Review Draft
Last Revised 8/31/26

1. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.75 foot-candles above ambient lighting conditions on a cloudless night.
 2. The maximum average on-site lighting in nonresidential zoning districts shall be 3.0 foot-candles.
 3. The maximum average on-site lighting in residential parking lots, regardless of zoning district shall be 1.0 foot-candles.
 4. The following exceptions shall be permitted.
 - a. The maximum average allowable on-site lighting of outdoor recreation facilities and assembly areas is 4.0 foot-candles.
 - b. The maximum average on-site lighting of auto display lots and gas station pump islands is 25.0 foot-candles, provided that lighting is dimmed to 3.0 foot-candles when business is closed. All under-the-canopy fixtures shall be fully recessed.
 5. Reflected glare onto nearby buildings, streets, or pedestrian areas is prohibited.
- (c) Fixtures and Luminaries.
1. Outdoor lighting shall be full cut-off fixtures and downward facing and no direct light shall transmit onto adjacent properties.
 - a. Exempt from this requirement are decorative light fixtures with frosted glass lamps, and any fixtures using a light bulb with a factory-rated light output of 1,700 lumens or less, including 100-watt incandescent bulbs and 100-watt-equivalent compact fluorescent bulbs.
 2. Light fixtures shall not be located within required bufferyards or required minimum setbacks.
 3. The color and design of fixtures shall be compatible with the building and public lighting in the area and shall be uniform throughout the entire development site.
 4. All lighting fixtures existing prior to the effective date of this Chapter shall be considered legal nonconforming fixtures.
- (d) All areas designated on required site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of 0.4 foot-candles.
- (6) Additional Lighting Requirements for Nonresidential Uses and Multi-Family Uses.
- (a) Each exterior entrance shall have an exterior light within 8 feet of the entrance.
- (7) Additional Lighting Requirements for Intensive Outdoor Recreation Uses.
- (a) Lighting shall be set to automatically shut off when there is no scheduled play and shall be extinguished no later than 10 P.M. Lower light levels for off-the-field lighting may be provided for an additional 1 hour for safe egress.
 - (b) The mounting height for light fixtures shall be no greater than one-fourth the distance to the nearest property line from where the light fixture is located.

Section 114.06.21: Exterior Storage and Screening Standards

- (1) Purpose. The purpose of this Section is to control the use of exterior storage so as to promote the safety and general welfare of the public. For additional requirements relating to exterior storage for specific uses, refer to **Article III** of this zoning ordinance.

Commented [HR20]: Overall more guidance and direction on screening than current approach.

Plan Commission Review Draft
Last Revised 8/31/26

- (2) Applicability. The requirements of this Section apply to all development.
- (3) Review and Approval.
 - (a) All developments and redevelopments will be reviewed for conformance with this Section through the site plan review process (see [Section 114.10.43](#)).
 - (b) Outdoor Storage land uses shall meet the requirements of [Section 114.03.16](#).
- (4) Requirements for Exterior Storage.
 - (a) Requirements for Exterior Storage in [Multi-Family and Mixed-Use Zoning Districts](#).
 - 1. All materials and equipment shall be stored within a completely enclosed building except for the following: screened refuse containers, construction materials, [landscape materials](#), and related equipment associated with on-site construction. Materials and equipment permitted to be stored outdoors shall be screened from view by an opaque fence or other approved screening; however, limited portions of materials or equipment may extend above the required screening where complete screening is impractical due to the height or nature of the materials or equipment. Materials related to construction and landscaping projects shall not be stored outdoors after completion of the project.
 - 2. Such outdoor storage shall not be located within any front yard or required street yard (except for vehicles in designated off-street parking spaces). Outdoor storage shall conform to all setback requirements or shall be located a minimum of 5 feet from all property lines, whichever is more restrictive.
 - (b) Screening for storage land uses shall comply with the requirements of [Section 114.03.16](#). Screening for Incidental Outdoor Storage land uses shall comply with the requirements of [Section 114.03.28\(13\)](#).
 - (c) Screening shall be maintained in accordance with the approved Site Plan.
- (5) Exterior Storage Within Refuse or Recycling Enclosures.
 - (a) For all Multi-Family and Nonresidential Land Uses, all trash storage areas are recommended within the building, but if such enclosure is located on the exterior of the building, trash storage areas shall be located within an enclosure at least 6 feet in height that completely screens the view of all trash and trash storage containers. The exterior of said enclosure shall be constructed of solid wood that matches or is complementary to the exterior of the principal building or be one or more of the materials used on the exterior of the main building. A solid gate shall be used to gain access to the storage area; said gate shall be constructed of an opaque material matching the exterior of the enclosure. Metal panel gates and metal fence gates with interwoven slat fencing is prohibited.
 - (b) No exterior trash storage or dumpsters shall be located between a building and a public street except if in the opinion of the Zoning Administrator, no other suitable location is available for such purpose, and provided the dumpster area is developed in a manner so as to minimize its appearance from a public street.
- (6) Mechanical Equipment and On-Site Utilities.
 - (a) Definition. Mechanical equipment is defined as devices installed for a use appurtenant to the property, structures, or principal use. Mechanical equipment includes, but is not limited to, HVAC equipment, transformers, gas and electric meters, utility-related equipment, exhaust fans external to buildings, louvers, vents, and industrial process equipment. The following equipment shall be exempt from screening requirements due to functional concerns: satellite dishes, personal antennas and towers, industrial smoke stacks, and solar or wind energy systems.

Commented [SK21]: Regarding boats, utility trailers, atv/utv, campers, etc., Section 114.06.069(d) says "in residential districts on lots associated with residential uses"...

Commented [SK22]: Policy question on if industrial should be included within this or not

Commented [SK23]: This applies to contractor-type landscape materials that are stored outdoors. Something like soil and bags of fertilizer or display of merchandise are allowed outdoors under outdoor sales in Article III and are not required to be screened under this section.

Plan Commission Review Draft
Last Revised 8/31/26

- (b) Applicability. The screening of mechanical equipment and utilities shall be required for all uses as regulated in this Chapter, except for single family and two family dwelling units and those exempted in other sections of the City of Columbus Municipal Code.
 - 1. Screening is not required for any existing mechanical equipment on site.
 - 2. Screening is required for any new or replaced mechanical equipment on-site.
- (c) Situations which change the status of a conforming mechanical equipment installation to nonconforming status such as a change in zoning or establishment of a use shall be regulated as set forth in [Article V](#).
- (d) Screening Design Standards for Ground-Mounted Equipment. Ground-mounted mechanical equipment shall be hidden from view through the use of any of the following methods:
 - 1. Earth berm(s) or landscaping at a combined height sufficient to fully screen the equipment from the right-of-way or other users of the site.
 - 2. A bufferyard with a minimum opacity of 0.2 that completely surrounds the equipment.
 - 3. Any opaque fence or wall permitted in the zoning district.
 - 4. Within the Downtown Mixed Use (DMU) District, ground-mounted mechanical equipment shall be located in the rear yard and fully screened from view from adjacent streets and public spaces using one or more of the screening methods listed above.
- (e) Screening Distance.
 - 1. Mechanical equipment is considered to be screened if it is not visible using an opaque combination of plants and/or permitted exterior materials (See [Article VII](#)) that is a minimum of the height of the object being screened, when viewed from any public right-of-way.
 - 2. Exceptions can be made for elevated roads that are of a considerable higher grade from that of the mechanical equipment, for drastic grade changes, or for other special circumstances as determined by the Zoning Administrator.
- (f) See [Article VII](#) of this zoning ordinance for requirements for building-mounted and roof-mounted mechanical equipment.

Sections 114.06.22 to 114.06.29: Reserved

Section 114.06.30: Vibration Standards

- (1) Purpose. The purpose of this Section is to regulate the creation of vibration which adversely affects adjoining properties in order to prevent the creation of nuisances and to promote the health, safety, and general welfare of the public.
- (2) Applicability. The requirements of this Section apply to all uses and activities which create detectable vibrations, except that these standards shall not apply to vibrations created during the construction of the principal use on the subject property.
- (3) Review and Approval. Through the site plan review process (see [Section 114.10.43](#)), the Plan Commission shall review and approve all development on the subject property.
- (4) Depiction on Required Site Plan. Any activity or equipment which creates detectable vibrations outside the confines of a building shall be depicted as to its location on the site plan required for the development of the subject property.

Commented [SK24]: These are all operational components (vibration - hazardous waste). Mostly utilized in the event of a complaint.

Plan Commission Review Draft
Last Revised 8/31/26

- (5) Requirements. No activity or operation shall cause or create earthborn vibrations in excess of the displacement values given in **Figure 114.06.30a** below.
- (6) Method of Measurement. Measurements shall be made at or beyond the adjacent lot line or the nearest residential district boundary line. Vibration displacements shall be measured with an instrument capable of simultaneously measuring in three mutually perpendicular directions. The maximum permitted displacements shall be determined in each zoning district by the following formula: $D = K/f$, where D = displacement in inches; K = a constant to be determined by reference to **Figure 114.06.30a** below; f = the frequency of vibration transmitted through the ground (cycles per second).

Figure 114.06.30a: Vibration Measurement Constant

Change or Improvement	K All Other Districts	K BP, LI, HI, IOA Districts
<u>On OR Beyond Any Adjacent Lot Line</u>		
Continuous	0.003	0.015
Impulsive	0.006	0.030
Less than 8 pulses per 24-hour period	0.015	0.075
<u>On OR Beyond Any Residential District Boundary Line</u>		
Continuous	0.003	0.003
Impulsive	0.006	0.006
Less than 8 pulses per 24-hour period	0.015	0.015

Section 114.06.31: Noise Standards

- (1) Purpose. The purpose of this Section is to regulate the creation of noise which adversely affects adjoining properties in order to prevent the creation of nuisances and to promote the health, safety, and general welfare of the public.
- (2) Applicability. The requirements of this Section apply to all uses and activities which create detectable noise, except that these standards shall not apply to noise created during the construction of the principal use on the subject property, or by incidental traffic, parking, loading, maintenance, or agricultural operations.
- (3) Requirements. All noise shall be muffled so as not be objectionable due to intermittence, frequency, or shrillness. In no event shall the sound-pressure level of noise continuously radiated from a facility exceed the values given in **Figure 114.06.31a** (as adjusted where applicable in **Figure 114.06.31b**) and as measured by a Type 2 sound meter that is in compliance with ANSI standard S1.4-1983. The measurement shall be conducted at the lot line of the subject property where said lot abuts property within any residential, mixed-use, or institutional zoning district.
- (4) **Nonconforming Noise.** Noise that was in effect as of the effective date of this Chapter shall be considered legal nonconforming. The burden of proof to demonstrate that said noises were in effect prior to the effective date of this Chapter is the responsibility of the noise producer.

Commented [SK25]: Policy note. Existing uses are allowed to continue even if they don't comply with the new noise ordinance, but they have to demonstrate they existed prior to the code adoption

Figure 114.06.31a: Maximum Permitted Noise Level at Lot Line for Continuous Noise

Zoning District	Increase in Noise Level Over Ambient Level
-----------------	---

Plan Commission Review Draft
Last Revised 8/31/26

SR-1, SR-2, MR-1, MR-2, MH, AG, PR	Plus 3 dBA
INST, CMU, DMU, BP	Plus 5 dBA
LI, HI, IOA	Plus 8 dBA

Figure 114.06.31b: Adjustment Factors for Maximum Noise Levels Measured at Lot Line

Type of Operation in Character of Noise	Correction in Decibels
Daytime Operation Only	Plus 5 dBA
Noise Source Operates Less Than 20% of Any 1-Hour Period	Plus 5 dBA
Noise Source Operates Less Than 5% of Any 1-Hour Period	Plus 10 dBA
Noise Source Operates Less Than 1% of Any 1-Hour Period	Plus 15 dBA
Noise of Impulsive Character (hammering, etc.)	Minus 5 dBA
Noise of Periodic Character (hum, speech, etc.)	Minus 5 dBA

Section 114.06.32: Air Pollution Standards

- (1) Purpose. The purpose of this Section is to regulate the creation of air pollution which adversely affects adjoining properties in order to prevent the creation of nuisances and to promote the health, safety, and general welfare of the public.
- (2) Applicability. The requirements of this Section apply to all land uses and activities, except that these standards shall not apply to air pollution created during the construction of the principal use on the subject property, or resulting from incidental traffic, parking, loading, or routine maintenance activities associated with an allowed use on the site.
- (3) Standards. In addition to all applicable state and federal standards, the following shall apply:
 - (a) The emission of particulate matter with a particle diameter greater than 44 microns shall be controlled through appropriate fugitive dust mitigation measures to prevent such particulate matter from leaving the subject property. Mitigation measures shall be consistent with applicable requirements of Wis. Admin. Code ch. NR 415.
 - (b) Emission of smoke of a density or opacity equal to or greater than Number 2 on the Ringelmann Chart (US Bureau of Mines) is prohibited at all times.
 - (c) Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot shall be kept to a minimum by appropriate landscaping, paving, oiling, or other acceptable means.
 - (d) Outdoor accessory structure wood furnaces are prohibited in the City of Columbus for public health and safety reasons.
 - (e) All other applicable state and federal standards, including the NR 400 Series, Wis. Adm. Code.
 - (f) When the Zoning Administrator has a reasonable basis to believe that a violation may be occurring, the property owner or operator may be required to provide, at the owner's or operator's expense, documentation prepared by a qualified professional demonstrating compliance using a generally accepted testing or evaluation method approved by the Zoning Administrator.

Commented [SK26]: Particles of this size are typically generated by sources such as unpaved roads, construction sites experiencing wind erosion, tilling agricultural fields, grain loading and unloading, mine and quarry operation, handling sand, gravel and other aggregate material, wood processing, off road activities such as UTV/ATV, motocross, horse arenas, industrial grinding and crushing. The DNR regulates for "fugitive dust emissions", which particles this size would fall under. <https://widnr.widen.net/s/xmxxqztzpbq> NR415 governs these emissions.

Commented [SK27]: This measure pertains to smoke and measures opacity. Sources of these types of emissions would be diesel engines, wood fired boilers and furnaces, outdoor wood burning, coal combustion, industrial boilers, asphalt plants, foundries or metal melting, flares from gas tank farms, and grain dryers. If you prohibit emissions that exceed this standard, these uses would be prohibited too. Maybe that is OK, and some of them (like the wood burning stoves) makes sense to be banned as they cause a lot of angst in urban environments. However, there may be a situation where they are siting a new grain elevator, and this might be exceeded. This could be re-worked to require mitigation measures (like the emission of 44 microns particles above) to manage these emissions vs. prohibition altogether.

Commented [SK28]: Okay with this?

Section 114.06.33: Odor Standards

Commented [SK29]: Plan Commission review

Plan Commission Review Draft
Last Revised 8/31/26

- (1) Purpose. The purpose of this Section is to minimize objectionable odors that adversely affect adjoining properties or substantially interfere with the reasonable use and enjoyment of surrounding properties, while recognizing that certain permitted land uses and activities may generate occasional or incidental odors as part of their normal operation.
- (2) Applicability. The requirements of this Section apply to all land uses and activities, except that these standards shall not apply to odors temporarily generated during construction, incidental fertilizer application, traffic, parking, loading, routine property maintenance, lawn care, painting, roofing, food preparation and cooking odors, or similar temporary activities associated with an allowed use. Public wastewater treatment facilities and public landfills shall be exempt from the requirements of this Section as essential public services.
- (3) Standards.
 - (a) No land use or activity shall generate odors beyond the boundary of the subject property that are objectionable due to their intensity, frequency, duration, or character and that substantially interfere with the reasonable use and enjoyment of another property. The mere detection of an odor beyond the boundary of the subject property shall not, by itself, constitute a violation of this Section.
 - (b) Uses that have the potential to generate objectionable odors shall employ reasonable odor-control measures appropriate to the nature and scale of the use. Such measures may include enclosure of odor-generating activities; capture, ventilation, filtration, or treatment of process air; appropriate design and location of exhaust systems; proper storage and disposal of odor-producing materials and waste; and operational or maintenance practices intended to minimize off-site odors.
 - (c) In determining compliance with this Section, the Zoning Administrator may consider the intensity, frequency, duration, and character of the odor; the zoning and use of surrounding properties; the nature and normal operating characteristics of the use generating the odor; prevailing weather and atmospheric conditions; the distance between the odor source and affected properties; and the odor-control measures employed by the property owner or operator.
 - (d) Where the Zoning Administrator determines that a land use or activity is generating objectionable odors in violation of this Section, the property owner or operator may be required to implement additional reasonable odor-control measures necessary to bring the use into compliance.
 - (e) No operation or activity shall emit any substance or combination of substances in quantities that create an objectionable odor as defined in Wis. Admin. Code ch. NR 429.

Section 114.06.34: Glare and Heat Standards

- (1) Purpose. The purpose of this Section is to regulate the creation of glare or heat in order to prevent the creation of nuisances and to promote the health, safety, and welfare of the public.
- (2) Applicability. The requirements of this Section apply to all land uses and activities, except that these standards shall not apply to glare created during the construction of the principal use on the subject property, or by incidental traffic, parking, loading, or maintenance operations.
- (3) Standards. No direct or sky-reflected glare shall be visible at the lot line of the subject property, whether from floodlights or from temperature processes, such as combustion, welding, or otherwise. No glare-producing materials shall be used on the exterior of any structure, including any metal building, which are hazardous to aviation, or result in glare in the eyes of pilots using the Airport. As determined by the Zoning Administrator, there shall be no discernible transmission of heat or heated air at the lot line. Solar systems regulated by Wis. Stats. § 66.0401 shall be entitled to the protection of its provisions.

Section 114.06.35: Fire and Explosions

Plan Commission Review Draft
Last Revised 8/31/26

- (1) Purpose. The purpose of this Section is to regulate the creation of fire or explosion hazards which adversely affect adjoining properties in order to prevent the creation of nuisances and to promote the health, safety, and general welfare of the public.
- (2) Applicability. The requirements of this Section apply to all land uses and activities, except that these standards shall not apply to permitted blasting during construction.
- (3) Standards. The storage, handling, and use of flammable or explosive materials shall comply with all applicable State of Wisconsin fire prevention and safety codes.

Section 114.06.36: Toxic, Noxious, and Waste Materials

- (1) Purpose. The purpose of this Section is to regulate the handling of toxic, noxious, or waste material which adversely affects adjoining properties in order to prevent the creation of nuisances and to promote the health, safety, and general welfare of the public.
- (2) Applicability. The requirements of this Section apply to all land uses and activities.
- (3) Standards. No use shall discharge across the boundaries of the subject property, or through percolation into the subsoil, toxic or noxious material in such concentration as to be detrimental to or endanger the public health, safety, comfort, or welfare, or cause injury or damage to private property or business.
- (4) No use shall discharge at any point into any public or private sewage disposal system or stream, or into the ground, any liquid or solid materials except in accordance with the regulations of the Wisconsin Department of Public Health and Department of Natural Resources.
- (5) No operation or activity shall emit any hazardous substances in such a quantity, concentration or duration as to be injurious to human health or property, and all emissions of hazardous substances shall not exceed the limitations established in Ch. NR 445, Wis. Adm. Code.

Section 114.06.37: Hazardous Materials

- (1) Purpose. The purpose of this Section is to provide information to the City regarding the nature of land uses which involve research, production, storage, disposal, handling, or shipment of hazardous materials.
- (2) Applicability. The requirements of this Section apply to all land uses and activities involving any one or more of the following:
 - (a) Soil and plant additives subject to Wis. Stats. § 94.65.
 - (b) Pesticides subject to Wis. Stats. § 94.67.
 - (c) Biological products subject to Wis. Stats. § 95.39.
 - (d) Hazardous substances subject to Wis. Stats. § 100.37.
 - (e) Toxic substances as defined in Wis. Stats. § 101.58(2)(j).
 - (f) Infectious agents as defined in Wis. Stats. § 101.58(2)(f).
 - (g) Any material for which the State of Wisconsin requires notification of a local fire department.
 - (h) Any other uses, activities, or materials which are subject to county, state, or federal hazardous, or related, materials regulations.
- (3) Standards. All land uses involving such hazardous materials shall submit a written description of such materials and the operations involving such materials conducted on their property as part of the required site plan submittal.

Sections 114.06.38 to 114.06.39: Reserved

Plan Commission Review Draft
Last Revised 8/31/26

Section 14.06.40: Fencing Standards

- (1) Purpose. The purpose of this Section is to regulate the materials, location, height, and maintenance of fencing, landscaping walls, and decorative posts in order to prevent the creation of nuisances and to promote the general welfare of the public.
- (2) Applicability. The requirements of this Section apply to all fencing, landscape walls, and decorative posts for all land uses and activities.
- (3) Review and Approval. Fences shall be reviewed and approved by the Zoning Administrator and shall require a building permit.
- (4) Temporary Fencing. Permits are not required for temporary fencing. Temporary fencing shall be permitted for the following purposes:
 - (a) Garden fencing, such as chicken wire or woven wire, when used in conjunction with a garden and designed to support plants or protect the garden from animals or other pests.
 - (b) The use of wood or plastic snow fences for the purpose of limiting snow drifting between November 1 and April 1.
 - (c) The protection of excavation and construction sites and the protection of plants during grading and construction, in association with an active building permit.
- (5) Design and Materials.
 - (a) Materials.
 1. Fences shall be constructed using the following materials:
 - a. Naturally resistant or treated wood, brick or masonry, natural stone, wrought iron, vinyl, galvanized or coated chain link, metal cable within a solid frame, or any other material of comparable quality as approved by the Zoning Administrator.
 2. Fences shall not be constructed using the following materials including, but not limited to:
 - a. Rope, string, wire products, netting, cut or broken glass, paper, metal panels, corrugated metal panels, galvanized sheet metal, plywood, pallets, fiberglass or plastic panels.
 3. Rules Related to Specific Materials.
 - a. Permanent chicken wire fences or snow fences shall not be used.
 - b. Wire mesh and non-galvanized or coated chain link fencing is not permitted within front or street yards and shall not extend toward the street beyond the front of the building in the SR-1, SR-2, MR-1, MR-2, MH, CMU, DMU, and INST zoning districts, except when used in conjunction with parks, schools, airports, or other institutional uses. All other zoning districts are exempt from this requirement.
 - c. Non-corrugated, solid metal fences are permitted in the LI, HI, AG, and IOA zoning districts.
 - d. Barbed wire fencing or similar security fencing shall be permitted only on the top of security fencing when located at least 6 feet above the ground and shall be permitted only in the LI, HI, and IOA districts.
 - (b) Design.

Commented [SK30]: If you don't want a building permit, we could replace this section with: All fences shall comply with the applicable requirements of this Section, as determined by the Zoning Administrator.

Commented [SK31]: Plan Commission policy question

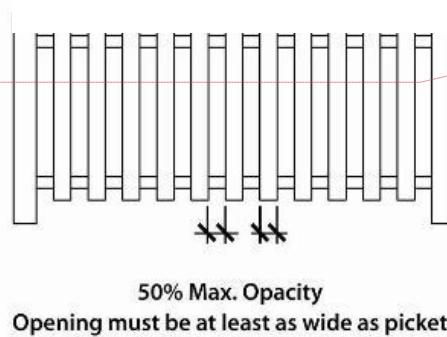
Commented [SK32]: Do you want to prohibit chain link in front yards or be more flexible? Plan Commission policy question

Commented [SK33]: Are you okay with barbed wire in industrial districts?

Plan Commission Review Draft
Last Revised 8/31/26

1. With the exception of fences used for required screening, any fence located in the front yard shall be a maximum of 50 percent opaque, meaning that the spaces between the pickets are equal to or greater than the width of the pickets. See Figure 114.06.40a.
2. A fence that includes pre-woven or interwoven privacy fence slats and that is at least 90 percent opaque shall be considered a solid fence.
3. Fences shall be architecturally compatible with the design and materials of the principal building. Design details shall be substantially the same (but need not be identical) as those of the principal building. Industrial uses shall be exempt from this requirement.
4. All fences shall include a minimum of one access gate within the front yard and a minimum of one access gate from the front or side yard to any fence in the rear yard. Additional access gates may be required to meet any health or safety requirement as determined by the City of Columbus Police or Fire Department.

Figure 114.06.40a: Fencing Standards



Commented [SK34]: Prohibits privacy/solid fences in the front and street side yards

(6) Height.

- (a) **Maximum Height.** The maximum height of any fence panel, landscape wall, or decorative post shall be the following (also see Figure 114.06.40b and 114.06.40c):

1. In SR-1, SR-2, MR-1, MR-2, MH, CMU, DMU, INST, PR, and CON zoning districts:
 - a. 4 feet when located within the front yard or street yard.
 - b. 6 feet within the side yard or rear yard, but not in the front or street yard beyond the façade of the principal building.
2. In the BP, LI, HI, AG, and IOA zoning districts:
 - a. 4 feet when located within the front yard or street yard.
 - i. Security fencing height may be increased to 8 feet provided the fence is galvanized or coated chain link or decorative in style, as determined by the Zoning Administrator.
 - b. 8 feet within the side yard or rear yard, but not in the front yard or street yard beyond the façade of the principal building.

Commented [SK35]: Please review your preferences for corner lots

Commented [SK36]: Do you want 8 feet as per recent Columbus code amendment?

Commented [SK37]: Keep the same 4 feet as in residential districts, or increase?

Commented [SK38]: 8 feet or 10 feet?

Figure 114.06.40b: Fence Measurements

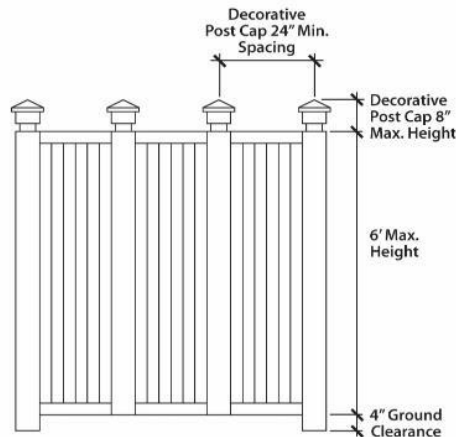
Plan Commission Review Draft
Last Revised 8/31/26

- c. Where permitted (See Section 114.06.40(5)(a)3.d.), barbed wire fencing or similar security fencing on top of fences shall not extend higher than 3 feet beyond the top of the fence.

- (b) Height shall be measured from the ground immediately under the fence to the top rail of the fence. Grading shall not be permitted to increase fence height beyond the maximums permitted in a given yard.

- (c) Height Exceptions.

1. Decorative posts at a minimum spacing of 24 inches may extend 8 inches above the maximum height. See Figure 114.06.40b.
2. To accommodate slopes and/or lawn maintenance, up to 4 inches of ground clearance shall be allowed which will not contribute to the measurement of maximum fence height.
3. Berms with slopes less than or equal to a minimum of 3 feet of horizontal to a maximum of every 1 foot of vertical (i.e. 3:1) shall not contribute to the measurement of maximum fence height.



(7) **Location.**

- (a) Fences shall meet the visibility standards in Section 114.06.03.
- (b) Fences may be located within or on any property line if a property survey performed by a certified surveyor is completed and provided to the Zoning Administrator as part of the fence permit application or the Zoning Administrator can identify and confirm the property stakes are in place to adequately determine the subject property's lot line location.
 1. Fences shall be located a minimum of two foot from the property line if the requirements of subsection (7)(b) are not met.
- (c) Connecting a new fence to an abutting neighboring fence is allowed when the affected property owners execute a written agreement addressing the connection, access, maintenance, repair, replacement, and removal of the fences.
- (d) Fences are not permitted within any recorded easements.
- (e) Fences shall follow clearances required by the State Electrical Code.
- (f) Fences legally established prior to the effective date of this Chapter may be replaced in their existing location, provided that the fence does not encroach into a public utility or access easement or onto an adjacent property under separate ownership.

Commented [SK39]: Are you comfortable with the location allowances listed here?

Commented [SK40]: Matches current Columbus Code

Commented [SK41]: Do you want the agreement to be recorded with the register of deeds?

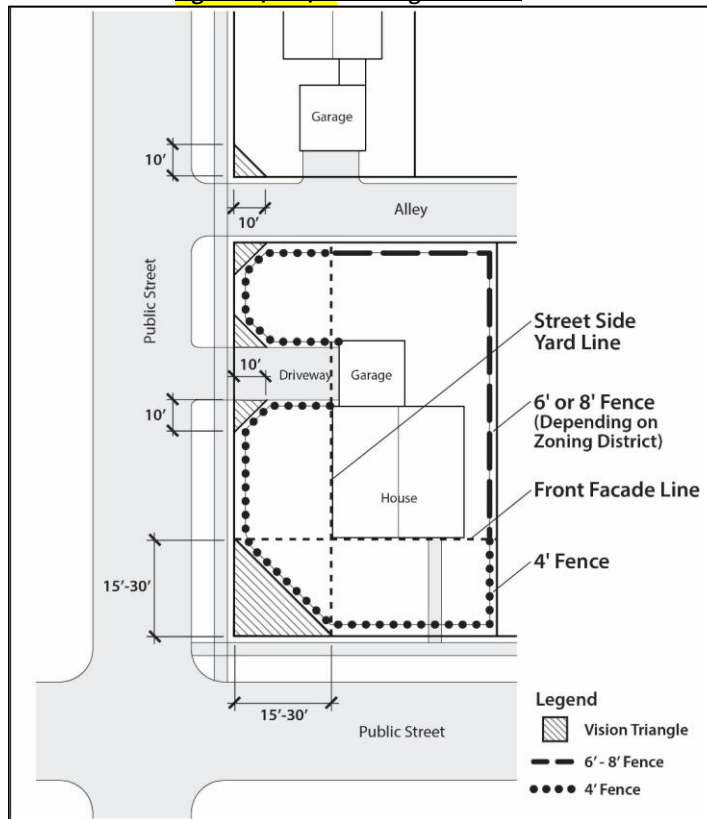
- (8) **Orientation.** Any and all fences, landscape walls, or decorative posts shall be erected so as to locate visible supports and other structural components toward the subject property, i.e. with the finished side facing outward.

- (9) **Maintenance.** Any and all fences, landscape walls, or decorative posts shall be maintained in a structurally sound and attractive manner.

Commented [SK42]: Graphic will need to be updated based on standards chosen.

Plan Commission Review Draft
Last Revised 8/31/26

Figure 114.06.40c: Fencing Standards



Section 114.06.41: Swimming Pool Standards

- (1) **Purpose.** The purpose of this Section is to regulate swimming pools in order to prevent the creation of nuisances and to promote the health, safety, and general welfare of the public.
- (2) **Applicability.** This Section applies to all swimming pools, defined as an outdoor structure containing a body of water in a receptacle or other container having a depth for water at any point greater than 15 inches, used or intended to be used solely by the owner, operator, or lessee thereof and family and guests invited to use it; and including all structural facilities, appliances, appurtenances, equipment, and other items used and intended to be used for the operation and maintenance of a private or residential swimming pool.
- (3) **Review and Approval.** Any pool requiring excavation below 1-foot of the existing grade is subject to site plan review. For a pool in any zoning district, the site plan may be approved administratively by City staff.
- (4) **Permit Required.** A building permit shall be secured prior to the commencement of construction or erection of a private or residential swimming pool, or on any alterations, additions, remodeling, or

Commented [SK43]: Please review. Some staff have strong opinions about swimming pool regulation details

Commented [SK44R43]: Staff replied that current ordinance has almost no standards and that we need stronger fencing/enclosure elements – Plan Commission review discussion.

Plan Commission Review Draft
Last Revised 8/31/26

other improvements. Plans, specifications, and pertinent explanatory data shall be submitted to the Building Inspector at the time of application.

- (5) Exempt Pools. Non-filtered, storable swimming or wading pools that are so constructed that they may be readily disassembled for storage and reassembled to their original integrity are exempt from the provisions of this Section. Decorative ponds that are less than 36 inches in depth are exempt from the provisions of this Section. Spas and hot tubs with lockable tops are also exempt. Lockable tops shall be securely fastened in place at all times when the hot tub is not in actual use.
- (6) Construction Requirements. In addition to such other requirements as may be reasonably imposed by the Building Inspector, the Building Inspector shall not issue a building permit for construction as provided for in Subsection (4), above, unless the following requirements are observed:
 - (a) All materials and methods of construction in the construction, alteration, addition, remodeling, or other improvements and pool installation shall be in accord with all state regulations and with any and all ordinances of the City now in effect or hereafter enacted.
 - (b) All plumbing work shall be in accordance with all applicable ordinances of the City and all state plumbing codes. Every private or residential swimming pool shall be provided with a suitable draining method, and in no case shall waters from any pool be drained into the sanitary sewer system, onto lands of other property owners adjacent to that on which the pool is located, or in the general vicinity. Provisions may be made for draining the contents of any swimming pool into a storm sewer, but such installation shall be subject to prior approval by the City Engineer.
 - (c) All electrical installations, including lighting and heating, which are used in conjunction with a private swimming pool shall be in conformance with the state laws and City ordinances regulating electrical installations.
- (7) Setbacks and Other Requirements. Private swimming pools shall be erected or constructed on rear or side yards only, and only on a lot occupied by a principal building. No swimming pool shall be erected or constructed on an otherwise vacant lot. The water surface and supporting structure of all swimming pools shall be out of all easements and at least 10 feet from any lot line and 1 foot from any easement line and it shall be at least 10 feet from any building unless designed and approved as an addition to a building.
- (8) Enclosure. Pools within the scope of this Section that are not enclosed with a permanent building shall be completely enclosed by a fence of sufficient strength to prevent access to the pool. Such fence or wall shall be a maximum of 6 feet in height from ground level and a minimum of 4 feet in height from ground level and a minimum of 4 feet from the water surface edge, and constructed not to have voids, holes, or openings larger than 4 inches in one dimension. Gates or doors shall be equipped with self-closing and self-latching devices located at the top of the gate or door on the pool side of the enclosure, except the door of any residence that forms a part of the enclosure.
 - (a) Pools shall not be required to have a fence if each side of the pool structure is a minimum of 54 inches tall and a removable ladder or gate is provided and removed when not in use, or the pool structure is less than 54 inches tall but has approved wall height extensions and a removeable ladder or gate is provided, as approved by the Zoning Administrator.
 - (b) A pool enclosure may also be omitted if a swimming pool cover is installed that meets or exceeds the ASTM Standard F1346-91 and provides enough strength to withstand 475 pounds of pressure on top of the pool cover. Said cover shall also be sealed tight with a lock and key whenever the pool is not in use.
 - (c) This Section shall not apply to existing fences on the date of adoption of this Chapter at least 48 inches in height that otherwise comply with this Section.
- (9) Compliance. All swimming pools existing at the time of adoption of this Chapter shall not be required to bring said swimming pool into compliance with this section, except for (9)(a) below.

Commented [SK45]: Is this acceptable?

Commented [SK46]: Or this could go down to accessory standards for all accessory buildings but then a more active pool could be fairly close to a side or rear lot line

Commented [SK47]: Provides alternative to fence

Plan Commission Review Draft
Last Revised 8/31/26

- (a) Should a property owner be cited for violating this Section three or more times, a public hearing shall be scheduled with the Plan Commission to determine the severity of the violations. The Plan Commission may, after three citations are issued, require a fence.
- (10) Filter System Required. All private swimming pools within the meaning of this Chapter shall have some filtration system to assure proper circulation of the water therein and maintenance of the proper bacterial quality thereof.
- (11) Dirt Bottoms Prohibited. All swimming pools of a permanent nature shall have the sides and bottom of a smooth finish, and no sand or dirt bottom shall be permitted.

Section 114.06.43: On-Site Recreational Space Requirements

- (1) On-Site Recreational Space Requirements for Multi-Family and Mixed-Use Land Uses.
 - (a) Each multi-family or mixed-use development containing 3 or more dwelling units shall provide on-site recreational space suitable for inside or outside gathering space or recreation. This space could include a children's play area, outdoor gazebo or sitting area, indoor gathering/community spaces, indoor fitness center, and/or shared outdoor porch, balcony, or rooftop terrace. On-site recreational space may be provided at ground level, in the building, or other areas including but not limited to communal porches/decks, balconies, and rooftops.
 - (b) Minimum Area. A minimum of 200 square feet per building plus 25 square feet per bedroom of usable recreation space shall be provided.
 - (c) Required on-site recreational space shall be for the private use of residents and need not be open to the public.
- (2) Required on-site recreational space may be divided into multiple distinct spaces, provided that no single space is smaller than 100 square feet or narrower than 10 feet in any direction.
- (3) The following will not count towards meeting the on-site recreational requirement:
 - (a) Outdoor areas in the required front yard or street side yard setbacks.
 - (b) Outdoor areas used for on-site parking or traffic circulation.
 - (c) Outdoor or indoor areas used for landscaping, stormwater infiltration, bicycle parking, trash and recycling storage, or mechanical equipment.
- (4) Required on-site recreational space shall not count toward land dedication or fee in lieu of land dedication requirements of City of Columbus Ordinance Fee Schedule.

Commented [SK48]: Policy question associated with the definition of multi-family land use from part 1. We've added flexibility to include both indoor and outdoor shared common spaces. Does Plan Commission want to keep this regulation? Could reduce or delete.

Sections 114.06.44 to 114.06.49: Reserved

Section 114.06.50: Regulations for Vacant Buildings

- (1) This Section shall apply to all buildings as of the effective date of this Chapter.
- (2) Where any building is vacated because 100 percent of the residential or commercial use conducted thereon is being terminated or relocated to a different building, the party that vacated the site shall not impose limits on the type of reuse of the vacated site through conditions of sale or lease.
- (3) With the exception of historic buildings and landmarks designated by the City under the Historic Preservation Ordinance, any building that is completely vacated for any reason shall be subject to the following provisions:
 - (a) The owner must file with the City a written statement as to the names, phone numbers, and addresses for all persons who are in control of the property and building.
 - (b) The owner shall be required to meet the requirements defined below based on the amount of time the building remains vacant:

Commented [SK49]: We can discuss as needed. Some communities want this and some don't.

Plan Commission Review Draft
Last Revised 8/31/26

Figure 114.06.50a: Steps for Addressing Building Vacancy

Time Period Building is Vacant	Requirement
1 Year of Vacancy	Install a fire department access box for annual fire inspection if the Fire Department determines it is necessary. Remove signage per the requirements of Section 114.09.27.
5 Years of Vacancy	The City will complete a comprehensive maintenance review of the property and may require the property owner to meet the standards of the Property Maintenance and Building Codes.
10 Years of Vacancy	If the building is not maintained, the City may require the site to be cleared of all improvements and returned to vegetative ground cover.

- (c) Within the first quarter of each year of complete vacancy, the owner shall provide the Zoning Administrator, with a statement as to the condition of the building and prospects for removal or re-occupancy of the building(s).
- (d) At any time following complete vacancy, the City may utilize other enforcement options available to it to ensure property maintenance and upkeep of the building and site such as requiring the property owner to meet the standards of the Property Maintenance and Building Codes.
- (e) Occupancy of any portion of the building(s) and/or the exterior grounds for a period of less than 90 consecutive days shall not be considered to remove the vacancy status of the building under this Section.

Sections 114.06.51 to 114.06.99: Reserved

Columbus Plan Commission Review Draft
Last Revised: 8/31/26

ARTICLE VIII: LANDSCAPING REQUIREMENTS

Section 114.08.01: Purpose

The purpose of this Article is to establish landscaping requirements and other regulations intended to preserve and maintain vegetation in a manner that promotes the natural resource protection, aesthetic, and public health goals of the City.

Sections 114.08.02 to 114.08.09: Reserved

Section 114.08.10: Applicability

- (1) The requirements of this Section shall not apply retroactively to existing buildings, structures, or paved areas, including requirements for bufferyards.
- (2) Any use for which site plan approval is required under **Section 114.10.43** shall provide landscaping in accordance with the regulations of this Section, including the following development.
 - (a) New buildings and paved areas. All new buildings and paved areas shall provide landscaping per the requirements of this Article.
 - (b) Expansions of existing buildings or paved areas. In the case of expansions, only the new portion of the building or paved area shall provide landscaping per the requirements of this Article.
- (3) Where insufficient site area remains to comply with all provisions of this Section, the Plan Commission may require compliance to the greatest extent practical.
- (4) Existing Plant Materials. If existing plant material meets the requirements of this Article and will be preserved on the subject property following the completion of development, it may be counted as contributing to the landscaping requirements and worth double the landscaping point value per plant.
- (5) Exemptions.
 - (a) Parking areas of 4 or more spaces shall meet the paved area landscaping requirements for paved areas. Any parking area of 3 or fewer spaces is exempt from the paved area landscaping requirements.
 - (b) All land uses in the Downtown Mixed-Use District and Parks and Recreation District are exempt from all landscaping requirements.
 - (c) Single family dwelling units, two family dwelling units, manufactured homes, and agricultural land uses are exempt from landscaping requirements.
- (6) Changes to the Landscaping Plan. The City may allow or require changes to the landscaping plan of **Section 114.08.20** or the landscaping requirements of **Section 114.08.30**, as provided below.
 - (a) The Zoning Administrator and the Plan Commission shall have the authority to allow alterations or substitutions of one type of plant for another to the landscaping requirements as long as the altered requirements achieve an equivalent or greater level of landscaping on a site. Such alterations or substitutions may be based on the following:
 1. Unusual conditions
 2. The consideration of landscape architecture approaches
 3. The preservation of existing trees
 4. The consideration of Wisconsin native landscaping

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

5. When larger size plantings are provided as part of the overall landscape plan
6. When more shrubs may be appropriate versus more trees, and vice versa.
7. Utility or other easements
- (b) The Zoning Administrator and the Plan Commission shall have the authority to require the modification of any landscaping plan including the rearrangement of landscaping points on a site to better meet aesthetic, environmental, and stormwater management goals or objectives.
- (c) The Zoning Administrator and the Plan Commission may permit less required points for a certain portion of the site (building foundations, paved areas, street frontages, and yards) to be acceptable within the Landscaping Plan if the total number of landscaping points for the entire site is met.

Sections 114.08.11 to 114.08.19: Reserved

Section 114.08.20: Landscape Plan

The applicant shall provide a digital copy of a landscaping plan. The plan shall be drawn at a reasonable scale to clearly delineate the landscape improvements and depict all required elements as specified within the Site Plan Review [Section 114.10.43\(c\)](#), at the discretion of the Zoning Administrator.

Sections 114.08.21 to 114.08.29 Reserved

Section 114.08.30: Landscaping Requirements

Landscaping shall be provided based on the following requirements for building foundations, paved areas, street frontages, yards, and bufferyards.

- (1) **Building Foundations.** See [Figure 114.08.30d](#).
- (2) **Paved Areas.** See [Figure 114.08.30d](#).
 - (a) **Parking Lot Design.** See also [Section 114.06.06\(7\)](#).
 1. Interior parking lot landscaping shall be required for any parking lot with more than 30 parking spaces. Internal parking lot landscaping shall be accomplished by the installation of landscaped planter islands or other types of landscaping designs approved by the Zoning Administrator.
 2. Landscaped planter islands shall be required at the ends of all parking rows, driveway entrances, and at intermediate locations such that there is a maximum of 180 feet between islands. See [Figure 114.08.30a](#).
 - a. Landscaped planter islands are required where 2 rows of parking stalls meet at a right angle. See [Figure 114.08.30b](#).

Columbus Plan Commission Review Draft
Last Revised: 8/31/26

Figure 114.08.30a: Requirements for Interior Landscaping

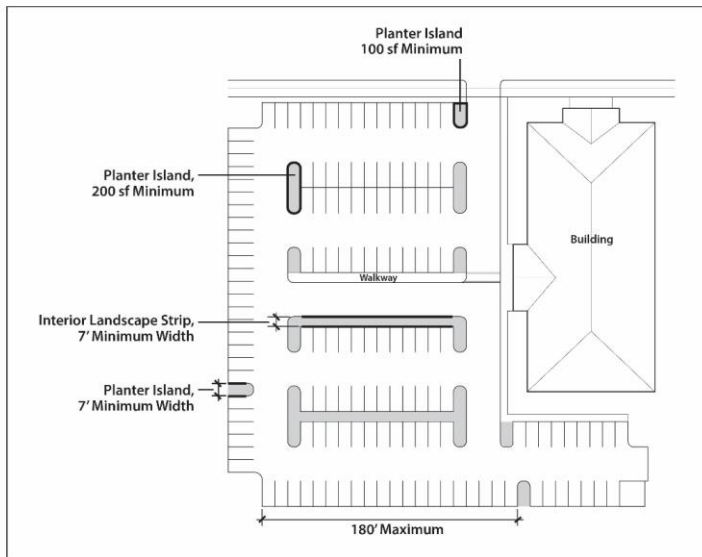
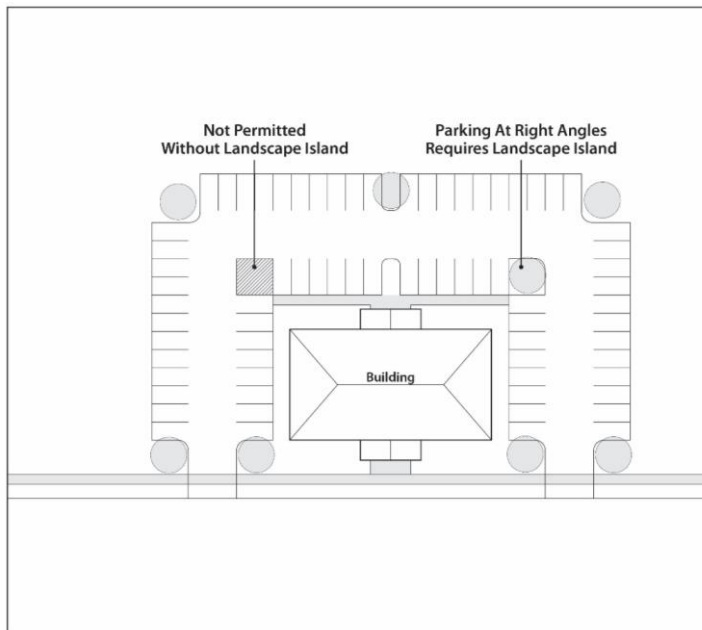


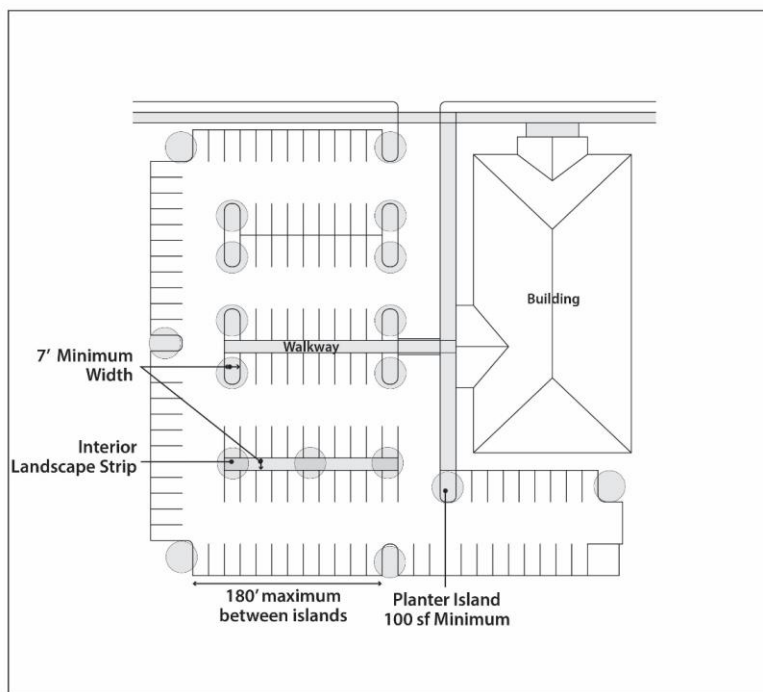
Figure 114.08.30b: Parking Rows at Right Angles



Columbus Plan Commission Review Draft

Last Revised: 8/31/26

3. Each landscaped planter island shall be no less than 100 square feet in area and 7 feet in width, measured from the back of the curb. For double-parking rows, each landscaped planter island shall be no less than 200 square feet in area. The 7-foot width requirement may be reduced to accommodate the triangular shape resulting from angled parking.
 - a. Exception. A continuous 7-foot wide landscape strip may be provided between double parking rows in place of landscaped planter islands.
 - b. See Figure 114.08.30a, b, and c.

Figure 114.08.30c: Interior Landscaping

4. All islands shall be crowned for positive drainage, unless bio-retention methods of stormwater management are utilized per a stormwater management plan approved by the City Engineer.
5. One shade tree shall be provided for every island and for every 40 linear feet of continuous landscape strip, except as would be in conflict with a lighting fixture or underground wet utility pipe. Medium or low trees (evergreen or deciduous) may be used to supplement deciduous shade trees in locations that may not support healthy shade tree or tall deciduous tree growth. This determination shall be made by the Zoning Administrator. For double-row parking, two shade trees or tall deciduous trees shall be required for each island. See Figure 114.08.30g for minimum planting sizes.

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

6. In addition to the required trees and shrubs, islands shall be planted with grass, low ground cover, shrubs, flowers, decorative stone/river rock, mulch, or a combination thereof. Mulches and decorative stone shall be installed so that the loose material will not erode, fall, be plowed, or be otherwise transported onto paved surfaces.
7. To ensure proper visibility within the parking lot, landscaping shall not impede on-site traffic visibility or the vision triangle per [Section 114.06.03](#).
- (b) Paved area expansions (see [Section 114.08.10\(2\)](#)) shall be subject to the same landscaping formula requirements as new paved areas (see [Section 114.08.30\(2\)](#)).
- (3) **Street Frontages.** See [Figure 114.08.30d](#).
- (4) **Yards.** See [Figure 114.08.30d](#).
- (5) **Bufferyards.** A bufferyard provides physical separation and visual screening between properties located in zoning districts having different development intensities. A bufferyard may include open space, landscaping, fences or walls, berms, or a combination thereof, which are required to eliminate or reduce existing or potential nuisances (e.g. dirt, litter, noise, glare, signs, and incompatible land uses, buildings, or parking areas). See [Figure 114.08.30h](#) for an example of what a bufferyard includes.
 - (a) Bufferyards shall be provided along a side or rear lot line where required by [Figure 114.08.30e](#). Bufferyards shall not be required in front yards or along public street frontages.
 - (b) The required bufferyard value is identified in [Figure 114.08.30e](#). The applicant shall select one of the corresponding design options for each value as provided in [Figure 114.08.30f](#). The assigned value reflects the degree of screening required based on the difference in potential development character between the subject property's zoning district and the adjoining property's zoning district.
 - (c) **Reduction of Required Bufferyard Width.**
 1. Where the minimum width for the required bufferyard is not available under the current or proposed state of development, the Plan Commission, may reduce the width required for the bufferyard to that currently available on the site, provided that the portion of the site that requires a bufferyard contains one or more of the following:
 - a. Steep slopes that contain retaining walls or rip-rap.
 - b. Permanently undevelopable green space or other permanently protected green space designated on site plans such as a native or restored prairies or park savannas, wetlands, bodies of water, floodplains, drainageways, upland woods, stormwater basins, or other natural resource protection areas, including areas protected by covenants or conservation easements.
 2. Where there is permanently protected green space located on an adjoining property adjacent to the portion of a site that requires a bufferyard, the Plan Commission may reduce the width required for the bufferyard. The reduction shall consist of no more than 1 foot for every 3 feet of permanently protected green space on the adjoining property, as measured from the property line at a right angle into said adjacent property. There shall be no reduction in the number of landscape points required.
 - (d) **Use of Required Bufferyard and Landscaped Areas.**
 1. A required bufferyard may contain pedestrian or bicycle paths, passive recreation areas, stormwater facilities, and utilities, provided that the required width and screening are maintained.

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

2. Buildings, parking spaces, loading areas, outdoor storage, outdoor display areas, refuse facilities, and recreational courts or fields are prohibited within a required bufferyard.
 3. A driveway or pedestrian connection may cross a bufferyard approximately perpendicular to the lot line where necessary to provide approved access.
- (6) Determination of Landscaping Requirements.
- (a) The requirements of this Article are additive to each other and any other landscaping or screening requirements in this Chapter.
 - (b) Landscape points used to meet one requirement (e.g. building foundations, paved areas, street frontages, yards, or bufferyards) shall not be used to meet another requirement.
- (7) Measurement and Calculation.
- (a) Mature existing landscape plantings that are retained and protected during development may be counted at twice their otherwise applicable landscaping point value, as determined by the Zoning Administrator based on the health, size, species, location, and anticipated longevity of the planting.
 - (b) In calculating the number of required landscaping points under the provisions of this Section, all areas and distances on which required calculations are based shall be rounded up to the nearest whole number of square feet or linear feet.
 - (c) Any partial plant derived from the required calculations of this Section (for example: 23.3 shade trees) shall be rounded up to the next whole plant (for example: 24 shade trees).
- (8) Utility Easements. Landscaping materials, fences and berms located within a recorded utility, stormwater, or a pedestrian easement, that may have been permitted per terms of an easement encroachment agreement, shall not count toward meeting a landscaping requirement, unless authorized by the City and the easement holder. However, the width of such areas may be counted as part of a landscaping width requirement for bufferyards.
- (9) Other Green Space Areas. Green space areas not used for landscape plantings other than natural resource protection areas shall be graded and seeded or sodded with an acceptable maintainable seed mix, restored to native vegetation. Alternatively, such areas may be maintained in crop production if a principal use exists on-site and if approved by the Zoning Administrator.

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

Figure 114.08.30d: Landscaping Requirements for Regular Development*

	Landscaping Component**				
	Building Foundation Perimeter	Paved Areas	Street Frontage Length	Yards	Bufferyards
Type of Landscaping:	A minimum of 25 % of points on side facing public street and 50% of points on side of main entrance. Shade Trees and Tall Trees not allowed.	A minimum of 30% of points devoted to Tall Trees and 40% to Shrubs.	A minimum of 50% of points devoted to Tall Trees & 30% to Medium Trees.	Any type allowed.	See types "Appropriate for Screening" in Figure 114.08.40b
Native and Existing Plantings:	Wisconsin native plant species identified in Figure 114.08.40a shall count as 1.5 times the point values for each planting provided as shown in Figure 114.08.30g and 114.08.40a. Any existing on-site mature tree that is protected shall count as 2 times the point values for each planting provided as shown in Figure 114.08.30g and 114.08.40a.				
Placement of Landscaping:	Within 10 feet of building foundation.	Within 10 feet of paved area or within paved area.	Within 10 feet of street right-of-way.	Any location.	Within bufferyard, per Figure 114.08.30f
Calculation of Landscaping Points by Zoning District:	Points per 100 linear feet of building foundation	Greater of: points per 10 parking stalls or 10,000 square feet of paved area	Points per 100 feet of the longest street right-of-way frontage	Points per 1,000 sq ft of the largest floor's gross floor area	See Figure 114.08.30f
Agricultural (AG), Park and Recreation (PR)	20	20	20	10	Only required along certain zoning district boundaries.
Single-Family Residential (SR-1) (SR-2)	40	50	100	20	
Multi-Family Residential (MR-1) (MR-2)	40	50	100	20	
Manufactured Home Res. (MH)	40	50	100	20	
Institutional (INST)	40	50	100	20	
Corridor Mixed-Use (CMU)	80	50	100	20	See Figure 114.08.40b for requirements.
Downtown Mixed-Use (DMU)	0	0	0	0	
Business Park (BP)	80	50	100	20	
Light Industrial (LI)	60	50	100	20	
Heavy Industrial (HI)	30	30	50	10	
Intensive Outdoor Activity (IOA)	60	50	100	20	

Commented [SK1]: Incentive for native plantings

Commented [SK2]: Two things to note here:

1. Could be all street frontage vs. just longest
2. Could be the entire building's gross floor area, but I have run into issues with multistory MF or mixed use buildings requiring way too much, so I paired it down to the ground floor only.

*Note: Single family dwelling units, two family dwelling units, manufactured dwelling units, and agricultural land uses are exempt from landscaping requirements. Additionally, any parcel zoned Parks and Recreation (PR) are exempt from landscaping requirements.

**See Figures [114.08.30g](#) and [114.08.40a](#) for points associated with plant types.

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

Figure 114.08.30e: Required Bufferyard Class Matrix

Apply the required opacity value from this Figure to Figure 114.08.30f and select an appropriate bufferyard design option. Note that certain land uses, conditional uses, and planned development projects may have more stringent bufferyard requirements. Key: NR = no bufferyard required. A through D identify the required bufferyard class.		Adjacent Property Zoning District									
		AG, PR	SR-1, SR-2	MH	MR-1	MR-2, INST	DMU	CMU, BP	LI	HI	IOA
Subject Property Zoning District:	Agriculture (AG), Parks and Recreation (PR)	NR									
	Single Family Residential-1 (SR-1) and Single Family Residential-2 (SR-2)	NR	NR								
	Manufactured Home Residential (MH)	NR	A	NR							
	Multi-Family Residential-1 (MR-1)	NR	A	A	NR						
	Multi-Family Residential-2 (MR-2) and Institutional (INST)	NR	A	A	A	NR					
	Downtown Mixed Use (DMU)	NR	NR	NR	NR	NR	NR				
	Corridor Mixed Use (CMU) and Business Park (BP)	NR	C	C	B	B	NR	NR			
	Light Industrial (LI)	NR	C	C	C	C	C	B	NR		
	Heavy Industrial (HI)	NR	D	D	D	D	C	C	C	NR	
	Intensive Outdoor Activity (IOA)	NR	D	D	D	D	D	D	C	NR	NR

Columbus Plan Commission Review Draft
Last Revised: 8/31/26

Figure 114.08.30f: Design Options for Required Bufferyards

Bufferyard Design Options	Minimum Width	Required Plantings Per 100 Linear Feet	Required Fence, Wall, or Berm
A-1 Planted Transition	10 feet	2 screening trees and 8 medium or tall shrubs	None
A-2 Decorative Fence	8 feet	1 screening tree and 6 medium or tall shrubs	Minimum 4-foot decorative fence having at least 50% opacity
B-1 Planted Buffer	15 feet	3 screening trees and 12 medium or tall shrubs	None
B-2 Fence and Plantings	10 feet	2 screening trees and 10 medium or tall shrubs	Minimum 6-foot solid fence or wall
B-3 Berm and Plantings	18 feet	2 screening trees and 8 medium or tall shrubs	Minimum 3-foot-high berm
C-1 Enhanced Planted Buffer	20 feet	5 screening trees and 18 medium or tall shrubs	None
C-2 Fence and Enhanced Plantings	12 feet	3 screening trees and 14 medium or tall shrubs	Minimum 6-foot solid fence or wall
C-3 Berm and Enhanced Plantings	24 feet	3 screening trees and 12 medium or tall shrubs	Minimum 4-foot-high berm
D-1 Intensive Planted Buffer	30 feet	8 screening trees and 24 medium or tall shrubs	None
D-2 Solid Barrier and Plantings	15 feet	4 screening trees and 18 medium or tall shrubs	Minimum 8-foot solid fence or wall
D-3 Berm and Intensive Plantings	30 feet	5 screening trees and 18 medium or tall shrubs	Minimum 5-foot-high berm

Notes: Fences contributing to landscaping requirements are not permitted along street frontages for nonresidential uses. Where used in combination with plant materials to meet bufferyard requirements, a minimum of 50% of all plant materials shall be located on the exterior side (the side away from the center of the subject property) of the fence. A building wall which does not contain doors (except those used for emergency exit) may be used to satisfy the required fence portions of the bufferyard requirements.

Required plant quantities shall be multiplied by the length of the required bufferyard and divided by 100. Any resulting fraction of a plant shall be rounded up to the next whole plant.

Required plantings shall be distributed throughout the bufferyard to provide reasonably continuous screening. Plantings shall not be concentrated in one portion of the bufferyard while leaving another portion substantially unscreened.

Figure 114.08.30g: Landscaping Points

Plant Category	Landscaping Points Per Plant	Minimum Permitted Installation Size
Shade Tree ¹	50	3" caliper trunk diameter

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

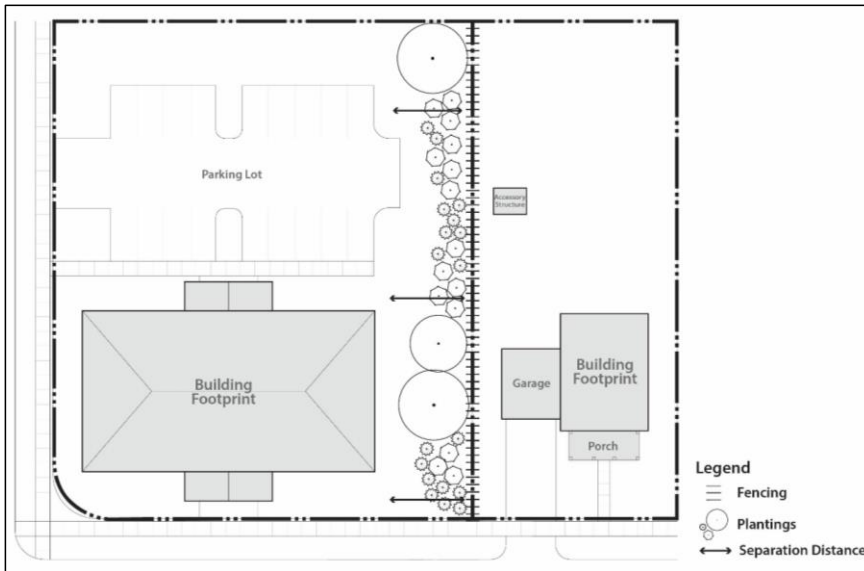
Tall Deciduous Tree ¹	30	2 ½" caliper trunk diameter
Medium Deciduous Tree ¹	15	2" caliper trunk diameter
Low Deciduous Tree ¹	10	1.5" caliper trunk diameter
Tall Evergreen Tree ¹	40	5' Tall
Medium Evergreen Tree ¹	20	4' Tall
Low Evergreen Tree ¹	12	3' Tall
Tall Deciduous Shrub	10	3' Tall
Medium Deciduous Shrub	3	2' Tall
Low Deciduous Shrub	1	1' Tall
Medium Evergreen Shrub	5	2' Tall/Wide
Low Evergreen Shrub	3	1' Tall/Wide
Perennials/Ornamental Grasses	1	1 Gallon Container
Rain Garden & Bioswale Plants	1	4-6" Container, 12" O.C. Spacing
Non-Contributory Plants	0	N/A

Source: A Guide to Selecting Landscape Plants for Wisconsin, E. R. Hasselkus, UW-Extension Publication: A2865

¹ Any Wisconsin native planting per [Figure 114.08.40a](#) is worth 1.5 times the point value as provided in this table. Any existing on-site tree that is protected with no impervious surface or grading within its canopy is worth 2 times the point value as provided in this table. If said tree dies, it shall be replaced with the comparable new tree landscaping points as provided in this table. Any multi-stem tree shall be a minimum of 1 ½ - 2 inches in diameter.

Columbus Plan Commission Review Draft
Last Revised: 8/31/26

Figure 114.08.30h: Bufferyard Example



Sections 114.08.31 to 114.08.39: Reserved

Section 114.08.40: Classification of Plant Species

- (1) Species suitable for landscaping and compatible with local climate and soil factors are listed in [Figure 114.08.40a](#). This list is not intended to be exhaustive, and the Zoning Administrator, shall review proposals for the applicability of species not listed and is authorized to approve appropriate similar species. See [Figure 114.08.40b](#) for species appropriate for specific and common landscaping situations (e.g., planting under power lines), and [Figure 114.08.40c](#) for a list of species to use selectively or to avoid.
- (2) Wisconsin native plant species identified below in [Figure 114.08.40a](#) shall be worth 1.5 times the point values shown below. Any existing on-site tree that is protected with no impervious surface or grading within its canopy is worth 2 times the point values shown below. Existing trees must meet or exceed the minimum installation size requirements in [Figure 114.08.30g](#) above to receive 2 times the point value.

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

Figure 114.08.40a: Commonly-Used and Generally Appropriate Landscaping Species**

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
Shade Trees	50	Maple	<i>Acer spp.</i>	Yes
	50	Linden (Basswood, Redmond, Little Leaf)	<i>Tilia spp.</i>	Yes
	50	Elms (hybrids)	<i>Ulmus spp.</i>	No
	50	Oak (White, Northern Red, Bur, Swamp White)	<i>Quercus spp.</i>	Yes
	50	Honey Locust (male cultivars)	<i>Gleditsia triacanthos var. inermis</i>	No
	50	Hackberry	<i>Celtis occidentalis</i>	Yes
	50	Kentucky Coffee Tree (male cultivars)	<i>Gymnocladus dioica</i>	Yes
Tall Deciduous Trees	30	Chinkapin oak	<i>Quercus muehlenbergii</i>	Yes
	30	Ginkgo (male cultivars)	<i>Ginkgo biloba</i>	No
	30	State Street Miyabe maple	<i>Acer miyabei 'Morton'</i>	No
Medium Deciduous Trees	15	Serviceberry	<i>Amelanchier*</i>	Yes
	15	Eastern Redbud	<i>Cercis canadensis</i>	No
	15	Winter King Hawthorn	<i>Crataegus viridis</i>	No
	15	Hornbeam (Musclewood)	<i>Carpinus caroliniana</i>	Yes
	15	Ironwood/Hophornbeam	<i>Ostrya virginiana</i>	Yes
Low Deciduous Trees	10	Hazelnut	<i>Corylus spp.</i>	Yes
	10	Flowering crabapples	<i>Malus spp.</i>	No
	10	Prairie crabapple	<i>Malus ioensis</i>	Yes
	10	Japanese tree lilac	<i>Syringa reticulata</i>	No
Tall Evergreen Trees	40	Firs	<i>Abies spp.</i>	No
	40	Black Hills Spruce	<i>Picea glauca var. densata*</i>	No
	40	Serbian Spruce	<i>Picea omorika</i>	No
	40	Pine	<i>Pinus spp. (not nigra)</i>	Yes
Medium Evergreen Trees	20	Juniper (Red Cedar)	<i>Juniperus virginiana</i>	Yes
	20	Arborvitae	<i>Thuja spp.</i>	Yes
	20	Eastern hemlock	<i>Tsuga canadensis</i>	Yes
Low Evergreen Trees	12	Juniper (Mountbatten)	<i>Juniperus chinensis</i>	No
Tall Deciduous Shrubs	10	Dogwood (Gray, Pagoda)	<i>Cornus spp.</i>	Yes
	10	Viburnum (Arrowwood, Warfaring Tree, Nannyberry)	<i>Viburnum spp.</i>	Yes
Medium Deciduous Shrub	3	Elderberry	<i>Sambucus canadensis "aurea"</i>	No
	3	Forsythia (Virgina, Rugosa)	<i>Forsythia</i>	No
	3	Shrub Rose	<i>Rosa spp.</i>	Yes
	3	Potentilla	<i>Potentilla spp.</i>	Yes
	3	Bush Honeysuckle	<i>Diervilla spp.</i>	Yes
	3	Ninebark	<i>Physocarpus spp.</i>	No
	3	Azalea	<i>Rhododendron (Azalea) spp.</i>	No

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
	3	St. John's Wort	<i>Hypericum "Ames"</i>	Yes
	3	Summersweet Clethra	<i>Clethra alnifolia</i>	No
Low Deciduous Shrubs	1	Gro-Low Sumac	<i>Rhus aromatica "Gro-Low"</i>	Yes
Medium Evergreen Shrubs	5	Juniper (Pfitzer)	<i>Juniperus x pfitzeriana</i>	No
	5	Yew (Japanese)	<i>Taxus spp.</i>	No
Low Evergreen Shrubs	3	Boxwood	<i>Buxus spp.</i>	No
	3	Juniper (Sergeant, Creeping, Andorra)	<i>Juniperus spp.</i>	No
	1	Prairie Dropseed	<i>Sporobolus heterolepis</i>	Yes
	1	Little Bluestem	<i>Schizachyrium scoparium</i>	Yes
	1	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	No
Ornamental Grasses	1	Sideoats Grama	<i>Bouteloua curtipendula</i>	Yes
	1	Big Bluestem	<i>Andropogon gerard</i>	Yes
	1	Indiangrass	<i>Sorghastrum nutans</i>	Yes
	1	Northern Sea Oats	<i>Chasmanthium latifolium</i>	Yes
	1	Switchgrass	<i>Panicum virgatum</i>	Yes
	1	Coneflower	<i>Echinacea spp.</i>	Yes
	1	Black-Eyed Susan	<i>Rudbeckia</i>	Yes
	1	Lily	<i>Lilium spp.</i>	No
	1	Daylily	<i>Heemerocallis spp.</i>	No
	1	Columbine	<i>Aquilegia spp.</i>	Yes
Perennial Plantings	1	Aster	<i>Aster spp.</i>	Yes
	1	Blazing Star	<i>Liatris spp.</i>	Yes
	1	Peony	<i>Paeonia spp.</i>	No
	1	Pachysandra	<i>Pachysandra spp.</i>	No
	1	Stonecrops	<i>Sedum spp.</i>	Yes
	1	Astilbe	<i>Astilbe spp.</i>	No
	1	Hosta	<i>Hosta spp.</i>	No
	2	Butterfly Weed	<i>Asclepias tuberosa</i>	Yes
	2	Smooth Blue Aster	<i>Aster laevis</i>	Yes
	2	Wild Bergamot	<i>Monarda fistulosa</i>	Yes
	2	Prairie Blazing Star	<i>Liatris pycnostachya</i>	Yes
	2	Sweet Black-Eyed Susan	<i>Rudbeckia subtomentosa</i>	Yes
Pollinator Perennials	2	Smooth Penstemon	<i>Penstemon digitalis</i>	Yes
	2	Showy Goldenrod	<i>Solidago speciosa</i>	Yes
	2	Prairie Dropseed	<i>Sporobolus heterolepis</i>	Yes
	2	Prairie Onion	<i>Allium stellatum</i>	Yes
	2	Lance-leaf (sand) Coreopsis	<i>Coreopsis lanceolata</i>	Yes
	2	Wild Lupine	<i>Lupinus perennis</i>	Yes
	2	Pale Purple Coneflower	<i>Echinacea pallida</i>	Yes
Rain Garden Mix	1	Purple Prairie Clover	<i>Sporobolus heterolepis</i>	Yes

Columbus Plan Commission Review Draft
Last Revised: 8/31/26

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
	1	Boneset	<i>Eupatorium perfoliatum</i>	Yes
	1	Blue Vervain	<i>Verbena hastata</i>	Yes
	1	Brown Fox Sedge	<i>Carex vulpinoidea</i>	Yes
	1	Wild Columbine	<i>Aquilegia canadensis</i>	Yes
	1	Blue Wood Aster	<i>Aster cordifolium</i>	Yes
	1	Tell Bellflower	<i>Campanula americana</i>	Yes
	1	Cardinal Flower	<i>Lobelia cordifolium</i>	Yes
	1	Palm Sedge	<i>Campanula mericana</i>	Yes
	1	Mountain Mint	<i>Pycnanthemum (native species)</i>	Yes
	1	Downy Wood Mint	<i>Blephilia ciliata</i>	Yes

*Wisconsin native plant species identified in this column shall be worth 1.5 times the point values identified.

**Not all species listed are suitable in all locations.

Figure 114.08.40b: Sample Plant Species Appropriate for Specific Situations

Classification	Landscaping Point Value Per Plant	Common Name	Scientific Name
Appropriate for Planting Under Power Lines	Medium Deciduous Tree	Serviceberry	<i>Amelanchier</i>
	Low Deciduous Tree	Flowering crabapple	<i>Malus spp.</i>
	Low Deciduous Tree	Japanese tree lilac	<i>Syringa reticulata</i>
	Tall Deciduous Shrub	Dogwood (Grey or Pagoda)	<i>Cornus</i>
Appropriate for Screening	Tall Evergreen Tree	Firs	<i>Abies spp.</i>
	Tall Evergreen Tree	Juniper (Red Cedar)	<i>Juniperus virginiana</i>
	Tall Evergreen Trees	Spruces	<i>Picea spp.</i>
	Tall Evergreen Trees	Pines	<i>Pinus spp.</i>
	Tall Evergreen Tree	Douglas fir	<i>Pseudotsuga menziesii var. glauca</i>
	Tall Evergreen Tree	Eastern hemlock	<i>Tsuga canadensis</i>
	Medium Evergreen Tree	Arborvitae	<i>Thuja occidentalis</i>
Salt Tolerant	Shade Tree	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>
	Shade Tree	Northern Red Oak	<i>Quercus rubra</i>
	Shade Tree	Swamp White Oak	<i>Quercus bicolor</i>
	Shade Tree	Honey Locust	<i>Gleditsia triacanthos</i>
	Shade Tree	White Oak	<i>Quercus alba</i>
	Tall Deciduous Tree	Ginkgos	<i>Ginkgo spp</i>
	Medium Deciduous Tree	Canadian Serviceberry	<i>Amelanchier canadensis</i>
	Low Deciduous Tree	Flowering Crabapples	<i>Malus spp</i>
	Tall Deciduous Shrub	Dogwood (Gray, Pagoda)	<i>Cornus spp</i>

Columbus Plan Commission Review Draft
Last Revised: 8/31/26

Classification	Landscaping Point Value Per Plant	Common Name	Scientific Name
	Tall Deciduous Shrub	Common Lilac	<i>Syringa vulgaris</i>
	Tall Deciduous Shrub	Viburnum	<i>Viburnum</i>
	Medium Deciduous Shrub	Black Chokeberry	<i>Aronia melanocarpa</i>
	Medium Deciduous Shrub	Forsythia	<i>Forsythia spp</i>
	Low Deciduous Tree	Japanese Tree Lilac	<i>Syringa reticulata</i>
	Low Deciduous Shrub	Potentilla	<i>Cinquefoils</i>
	Low Deciduous Shrub	Azalea	<i>Azalea spp</i>
	Low Deciduous Shrub	Snowberry	<i>Symphoricarpos</i>
	Tall Deciduous Shrub	Staghorn Sumac	<i>Rhus typhina</i>
	Tall Deciduous Shrub	Mockorange	<i>Philadelphus</i>
	Medium Evergreen Shrub	Pfitzer Juniper	<i>Juniperus × pfitzeriana</i>
	Medium Evergreen Shrub	Yew (Japanese)	<i>Taxus spp</i>
	Low Evergreen Shrub	Boxwood	<i>Buxus spp</i>

Figure 114.08.40c: Prohibited Species and Species to Use Selectively

Classification	Common Name	Scientific Name	Prohibited ² or Use Sparingly ¹	Reason
	Non-resistant elms	<i>Ulmus spp.</i>	Prohibited	Dutch Elm Disease
	Boxelder	<i>Acer negundo</i>	Prohibited	Spread quickly, self seed and sucker aggressively, attract bugs
	Norway Maples	<i>Acer platanoides</i>	Prohibited	Over-planted, dense, become weedy through self seeding
	Red Maples	<i>Acer rubrum</i>	Use Selectively	Not urban tolerant, prefer acidic soil
	Sugar Maples	<i>Acer saccharum</i>	Use Selectively	Not urban tolerant, best in open space settings
	Silver Maple	<i>Acer saccharinum</i>	Prohibited	Branches drop, become weedy through self seeding and aggressive root systems
	Autumn Blaze Maple	<i>Acer × freemanni</i>	Prohibited	Historically over-planted
	Ash trees	<i>Fraxinus spp.</i>	Prohibited	Emerald Ash Borer
	Black Walnut	<i>Juglans nigra</i>	Prohibited	Root toxins limit other plant growth, drops messy tennis ball sized fruit
	Bradford pears	<i>Pyrus calleryana</i> “bradford”	Prohibited	Branches tend to break
	Cottonwood	<i>Populus deltoids</i> , <i>populus fremontii</i> , or <i>populus nigra</i>	Prohibited	Weak wood and aggressive root systems, seed litter
	Poplar	<i>Populus</i>	Prohibited	Aggressive root systems, short lived weedy nature

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

Classification	Common Name	Scientific Name	Prohibited ² or Use Sparingly ¹	Reason
	Willow	<i>Salix</i>	Use Selectively	Weak wooded and prone to storm damage, aggressive roots
Medium Deciduous Tree	Ailanthus, Tree of Heaven	<i>Ailanthus altissima</i>	Prohibited	Invasive non-native
	European white birch	<i>Betula pendula</i>	Prohibited	Bronze Birch Borer
	White mulberry	<i>Morus alba</i>	Prohibited	Invasive non-native
Low Deciduous Tree	Purple Leaf Cherry Plum, Japanese Purple Plum	<i>Prunus cerasifera</i> 'Atropurpurea'	Use Selectively	Drops fruit
	Purple Sandcherry	<i>Prunus x cistena</i>	Use Selectively	Short-lived
	Russian Olive	<i>Elaeagnus angustifolia</i>	Prohibited	Drops fruit, invasive, non-native
	Amur Maple	<i>Acer tataricum</i> subsp. <i>ginnala</i>	Prohibited	WisDNR restricted list
Tall Deciduous Shrub	Buckthorns	<i>Rhamnus cathartica</i>	Prohibited	Invasive, non- native
	Autumn-olive	<i>Elaeagnus umbellata</i>	Prohibited	Invasive, non- native
	Multiflora rose	<i>Rosa multiflora</i>	Prohibited	Invasive, non- native
Medium Deciduous Shrub	Japanese spirea	<i>Spiraea japonica</i>	Prohibited	Invasive (re-seed)
	Burning bush	<i>Euonymus alatus</i>	Prohibited	Invasive, non- native
	Honeysuckle	<i>Lonicera spp.</i>	Prohibited	Invasive, non- native
Low Deciduous Shrub	Japanese Barberry	<i>Berberis thunbergii</i>	Prohibited	Invasive
Tall Evergreen Tree	Austrian pine	<i>Pinus nigra</i>	Prohibited	Susceptibility to many diseases and pests

Notes:

¹ "Species to Use Sparingly" may be used as part of an overall landscaping plan, but only if the number of individual plants does not constitute more than 1 plant per 20 total plants within the same plant classification. For example, if a landscaping plan includes a total of 20 Tall Deciduous Trees, no more than 1 of those 20 trees may be classified as a "Species to Use Sparingly." The purpose of this provision is to encourage plant species diversity throughout the City.

² "Prohibited Species" shall not be included as part of any landscaping plan that is subject to City review per [Section 114.10.43](#). The purpose of this provision is to limit the planting of species that are invasive, have invasive tendencies, or that may perpetuate or spread disease. Also see the Wisconsin Department of Natural Resources Regulated Species list for all Prohibited and Restricted Species. Additional tree species that are not recommended, should be used sparingly, or should be selectively used by location have been added to this list beyond those listed in the source above.

³ "Species to Use Selectively" should only be used in locations that meet the plant's growing requirements, such as soil type, salt, pollution and other site impacts. These species should be used in locations that do not negatively impact surroundings.

Sections 114.08.41 to 114.08.49: Reserved**Section 114.08.50: Standards for Rain Gardens and Bioswales**

(1) Definition.

- (a) Rain gardens can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited. A rain garden is a shallow, depressed garden that is designed and positioned on a site to capture stormwater runoff and allow for the infiltration of

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

water back into the ground. Rain garden plants are carefully chosen for their ability to withstand moisture extremes and potentially high concentrations of nutrients and sediments that are often found in stormwater runoff. A well designed and maintained rain garden serves as an attractive component of an overall landscaping plan for a development site.

- (b) Bioswales can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited. A bioswale is a linear, vegetative stormwater runoff conveyance system that is designed to store and infiltrate water from small storm events back into the ground and direct water from heavy rain events to appropriate storm sewer inlets or other management facilities. The flow of water being conveyed through a bioswale is slowed down, allowing for municipal storm systems to more effectively manage heavier rain events and help reduce the risk of flooding on or off-site. Water being infiltrated or conveyed via a bioswale is also filtered by the vegetation within it, generally improving both ground and surface water quality.

(2) Requirements.

- (a) The installation of a rain garden or bioswale may contribute to the overall stormwater management plan for a development site and count toward meeting the City's landscaping requirements. Rain gardens and bioswales may count for 20 points for every 20 square feet of planted area.
- (b) Detailed plans shall be provided that show all proposed dimensions of the rain garden or bioswale including length, width, depth, and slope of depression; location of the rain garden or bioswale on the lot relative to hard-surfaced areas, downspouts, site topography, and drainage patterns; characteristics of the soil underlying the rain garden or bioswale; description of planting media; the species, number, and size at time of installation of all vegetation proposed for the rain garden or bioswale; and information on any other materials that will be used to line the rain garden or bioswale. The installation of a rain garden shall not change drainage patterns at the lot line. See the Wisconsin Department of Natural Resources Technical Standards for Rain Gardens for more information.
- (c) Installation shall not be proposed for any of the following areas of a site:
 1. Areas where there is known soil contamination unless the rain garden or bioswale is proposed to be constructed with an under-drain and an impervious basin liner;
 2. Areas where the characteristics of the soil would not allow for the proper infiltration, as defined by the Wisconsin Department of Natural Resources, of water into the ground; or
 3. Areas where there are expected to be high levels of foot traffic, unless such areas are protected from foot traffic.
 4. Areas less than 5 feet from any building foundation with frost footings or pavement and less than 10 feet from any building foundation with a full basement.
 5. Areas located within any on-site easements.
- (d) The owner of the site shall record a maintenance agreement with the City if utilized for required stormwater management on the site. Specifically, the agreement shall specify that the rain garden or bioswale be kept free of trash, weeds, debris, and dead or dying plants, any pipes associated with the rain garden or bioswale will be inspected on a bi-annual basis and kept free of debris, and by the beginning of every spring dead plant materials will be cut back or removed.
- (e) Bioswales and rain gardens shall be generously (and appropriately) vegetated with native plantings to qualify for landscaping points. If bioswales and rain gardens (or portions thereof) are lined with turf but do not include other vegetation, then they will not count toward meeting landscaping point requirements.

Columbus Plan Commission Review Draft

Last Revised: 8/31/26

- (f) Rain gardens and bioswales may serve as a component of an overall stormwater management plan for a site only if detailed plans, calculations, and specifications are submitted and approved by the City Engineer. Detailed plans shall include the location and description of all other stormwater management facilities serving the site, particularly those to which any bioswale will be directed.

Sections 114.08.51 to 114.08.59: Reserved**Section 114.08.60: Installation Requirements**

- (1) Installation. Any and all landscaping and bufferyard material required by the provisions of this Chapter shall be installed on the subject property, in accordance with the approved site plan within 365 days of the issuance of an occupancy permit for any building on the subject property. Failure to comply with this requirement shall be subject to the fees and penalties in **Sections 114.10.60 and 114.10.61.**
- (2) All landscaping and bufferyard areas shall be seeded with lawn or native ground cover unless such vegetation is already fully established.
- (3) The exact placement of plants and structures shall be depicted on the required detailed landscaping plan submitted to the City for its approval. Such plant and structure location shall be the decision of each property owner provided the following requirements are met:
 - (a) Where a combination of plant materials, berming, and fencing is used in a bufferyard, the fence and/or berm may be located toward the interior or exterior of the subject property and at least 50 percent of the required landscaping points shall be located toward the exterior of the subject property.
 - (b) A property owner may establish through a written agreement, recorded with the Register of Deeds that an abutting property owner agrees to provide on the immediately abutting portion of his or her land a partial or full portion of the required bufferyard, thereby relieving the developer of the responsibility of providing the entire bufferyard on his property. Responsibility for maintenance of bufferyard landscaping shall be included as part of this agreement.
 - (c) Under no circumstance shall landscaping or bufferyard materials be selected or located in a manner resulting in the alteration of drainage patterns at the lot line and in the creation of a safety or visibility hazard. Plant material located on any berm shall be placed to facilitate water infiltration to maximize plant survival. A flat portion of the top of the berm shall be utilized for planting, if possible.
 - (d) The restrictions on types of plants listed in this Article shall apply.
- (4) Upon completion of the approved landscape improvements, a certification of compliance shall also be submitted by the owner or agent.
- (5) Maintenance.
 - (a) The continual maintenance of all required landscaping and bufferyard materials shall be a requirement of this Chapter and shall be the responsibility of the owner of the property on which said materials and plants are required. This requirement shall run with the property and shall be binding upon all future property owners. Development of any or all property following the effective date of this Chapter shall constitute an agreement by the property owner to comply with the provisions of this Section.
 - (b) The owner of the premises shall be responsible for the watering, maintenance, repair, and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed-free. Plant material which has died shall be replaced with equivalent vegetation within twelve months.

Columbus Plan Commission Review Draft
Last Revised: 8/31/26

Sections 114.08.61 to 114.08.99: Reserved

draft

- MUNICIPAL CODE

Chapter 86 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

Formatted: Font: 22 pt, Font color: Red

Chapter 86 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES¹**ARTICLE I. IN GENERAL****Sec. 86-1. Penalty.**

Except as otherwise provided, any person who shall violate any provision of this chapter, or any order, rule, or regulation made under this chapter, upon conviction thereof, shall be subject to a penalty as provided in section 1-14.

(Code 1978, § 8.15)

Sec. 86-2. Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Carriage Walk is a short concrete, brick, or stone walkway that connects the public sidewalk to the street curb across the terrace (the grassy strip or tree lawn).

Developed property: A property on which a residential, business or industrial building exists.

New street construction: New street construction is defined as any activity in which additions are accomplished to minimally constructed existing transportation corridor infrastructure where upon completion results in a material improvement to either vehicular or pedestrian travel within the city. Activities that constitute material improvements shall be where the construction results in the addition(s) of structurally engineered and

Commented [JL1]: Sidewalk: A paved pedestrian facility located within a public street right-of-way or public easement intended for pedestrian travel.

Commented [JL2R1]: Carriage Walk is a short concrete, brick, or stone walkway that connects the public sidewalk to the street curb across the terrace (the grassy strip or tree lawn).

¹Cross reference(s)—Any ordinance dedicating, naming, establishing, locating, opening, paving, widening, vacating, etc., any street or public way in the city saved from repeal, § 1-10(5); any ordinance establishing or prescribing grades, curb lines and sidewalk widths in the public streets and alleys in the city saved from repeal, § 1-10(6); any ordinance providing for local improvements and assessing taxes therefor saved from repeal, § 1-10(14); the vacation, extension, and discontinuance of public streets and alleys saved from repeal, § 1-10(15); any ordinance providing for lighting of streets and alleys saved from repeal, § 1-10(23); board of public works, § 2-286 et seq.; consumption of alcoholic beverages in public places, § 6-1; animals and fowl not to run at large, § 14-1; dogs not to run at large, § 14-74; buildings and building regulations, ch. 18; moving buildings, § 18-541 et seq.; cable communications, ch. 26; cemeteries, ch. 30; environment, ch. 38; floods, ch. 46; library, ch. 62; parks and recreation, ch. 70; peddlers and solicitors, ch. 74; planning, ch. 78; subdivisions, ch. 90; street grades and surfaces in subdivisions, § 90-152; traffic and vehicles, ch. 98; utilities, ch. 102; vegetation, ch. 106; vehicles for hire, ch. 110; zoning, ch. 114.

approved roadway surface, structural base material installation, engineered surface material installation, introduction of designed curb, gutter, sidewalk or storm drainage systems. For purposes of this definition both vehicular and pedestrian infrastructure elements shall be viewed as equal components of a transportation corridor.

Performance specifications and construction standards: Performance specification and construction standards approved by the city council.

Sidewalk: A paved pedestrian facility located within a public street right-of-way or public easement intended for pedestrian travel.

Street reconstruction: Street reconstruction shall be defined as any or all of those activities that repair, improve, modify or enhance existing elements within a transportation corridor. Modifications to existing specific infrastructure components that were previously constructed or which at the direction of the common council require a change to existing grades or street widths as necessary to address safety illustrated by changes in vehicular or pedestrian transportation movements shall be considered as reconstruction to the extent that elements existed prior to design or planning of construction activity. The addition of transportation corridor elements that were not previously constructed shall be considered as new street construction for the purposes of this chapter.

Street resurfacing: Street resurfacing shall be defined as any construction maintenance activity that results in a renewal of full block sections of traveled vehicular roadway within existing city right-of-way. Examples of this activity are those where an over-lament of concrete, bituminous, micro-surface, or crack sealing materials are installed to arrest the intrusion of water to the structural component(s) of a roadway.

Transportation corridor: A transportation corridor is an area within the city street where infrastructure has, will, or may be constructed to allow for the safe passage and transportation of vehicular and pedestrian movements alike.

Transportation corridor elements: Transportation corridor elements shall be defined for purposes of this chapter as the following: Structurally engineered and suitable roadway base under-lament materials, traveled roadway surface materials, curb, gutter, storm system manholes, inlets, drains and pipe, sidewalk and fire protection system(s) and street lighting. Open ditches and related components which perform as a storm drainage system shall not be considered as an existing transportation corridor element.

(Ord. No. 559-02, § II, 2-18-03; Ord. No. 745-19, § 6, 3-5-19)

Secs. 86-3—86-30. Reserved.

ARTICLE II. SIDEWALK CONSTRUCTION AND REPAIR²

²Editor's note(s)—Ord. No. 639-08, §§ I, II, adopted July 15, 2008, amended art. II in its entirety to read as herein set out. Former art. II, §§ 86-31—86-36, pertained to similar subject matter and derived from Ord. No. 559-02, § III, adopted Feb. 18, 2003; and Ord. No. 597-04, § 1, adopted Dec. 21, 2004.

Commented [JL3]: Change to something where PC is not setting standards. "Performance specifications and construction standards shall mean those standards adopted by the Common Council and maintained on file by the Department of Public Works."

Commented [JL4R3]: Make consistent with 86-34

Sec. 86-31. Required construction and repair.

- (a) Except as otherwise provided in this article, all property owners abutting upon any street or highway in the city shall construct, repair and maintain sidewalks in the abutting right-of-way and shall pay the entire cost thereof.
- (b) Sidewalk shall be constructed in platted subdivisions pursuant to section 90-76-Regarding subdivisions
- (c) The council may by resolution determine where sidewalks (new or existing) shall be constructed and order their construction in compliance with Wis. Stats. § 66.0907(3).
- (d) The council by resolution or the director of public works the City Administrator's designee may order any sidewalk which is unsafe, defective or insufficient to be repaired or removed and replaced with a sidewalk in compliance with Wis. Stats. § 66.0907(3). Standards for determination shall be:

- Subjective, what are the criteria for consistency?
- Vertical displacement of 1 inch or greater.
- Cracking creating trip hazards.
- Significant spalling or deterioration.
- Settlement causing ponding or drainage concerns.
- Failure to meet accessibility requirements associated with reconstruction activities. Or Any condition determined by the City Administrator's designee to constitute a threat to public safety.

(e) Surface patching shall not constitute permanent sidewalk repair unless specifically approved by the Department of Public Works.

(f) Sidewalk construction and repair shall comply with applicable federal and state accessibility standards.

(g) Sidewalk improvements shall be warranted against defects in workmanship and materials for a period of one year from acceptance by the City.

(Ord. No. 639-08, § II, 7-15-08)

Sec. 86-32. Exceptions.

- (a) The council may by resolution exempt a property owner from compliance with section 86-31.
- (b) The council may by resolution authorize the city to contribute to the cost of constructing or repairing any required sidewalk.

(Ord. No. 639-08, § II, 7-15-08)

Commented [JL5]: (e) Surface patching shall not constitute permanent sidewalk repair unless specifically approved by the Department of Public Works.

Commented [JL6R5]: (f) Sidewalk construction and repair shall comply with applicable federal and state accessibility standards.

Commented [JL7R5]: (g) Sidewalk improvements shall be warranted against defects in workmanship and materials for a period of one year from acceptance by the City.

Commented [JL8]: This doesn't exist, maybe 90-287?

Commented [JL9]: New or existing

Commented [JL10]: Subjective, what are the criteria for consistency?
Vertical displacement of 1 inch or greater.
Cracking creating trip hazards.
Significant spalling or deterioration.
Settlement causing ponding or drainage concerns.
Failure to meet accessibility requirements associated with reconstruction activities. Or Any condition determined by the City Administrator's designee to constitute a threat to public safety.

Formatted: Font: (Default) Segoe UI, 9 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Segoe UI, 9 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Segoe UI, 9 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Segoe UI, 9 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Segoe UI, 9 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Segoe UI, 9 pt

Formatted: List Paragraph, Space Before: Auto, After: Auto, Bulleted + Level: 1 + Aligned at: 0.58" + Indent at: 0.83"

Formatted: Font: (Default) Arial

Sec. 86-33. Permit required.

All sidewalk construction and repair shall be subject to inspection by the Department of Public Works prior to acceptance. No person shall construct or repair any sidewalk within the City of Columbus unless the person has obtained a permit from the ~~director~~ Department of public works or City Administrator's his designee. The ~~Director~~ City shall be provided the name, address and telephone number of the abutting owner, the location of the construction or repair and the identity and phone number of the contractor. The City Administrator ~~director~~ or his designee shall provide the contractor with city sidewalk specifications. The fee for obtaining a permit pursuant to this section shall be established by resolution or ordinance of the city council.

(Ord. No. 639-08, § II, 7-15-08; Ord. No. 730-16, § 1, 7-5-16)

Commented [JL11]: All sidewalk construction and repair shall be subject to inspection by the Department of Public Works prior to acceptance.

Formatted: pf0

Formatted: Font: (Default) Arial, 10 pt

Sec. 86-34. Specifications.

~~Sidewalks shall be constructed and repaired in accordance with the specifications for standard sidewalks adopted by the common council and on file with the director of public works.~~

Sidewalk construction and repair shall comply with the City's Standard Specifications and Details adopted by resolution of the Common Council and maintained by the Department of Public Works. Such standards may be revised from time to time without amendment of this chapter.

All sidewalk construction and repair shall be inspected by the Department of Public Works or designee prior to acceptance.

(Ord. No. 639-08, § II, 7-15-08)

Commented [JL12]: Sidewalk construction and repair shall comply with the City's Standard Specifications and Details adopted by resolution of the Common Council and maintained by the Department of Public Works. Such standards may be revised from time to time without amendment of this chapter.

Commented [JL13]: All sidewalk construction and repair shall be inspected by the Department of Public Works or designee prior to acceptance.

Sec. 86-35. Consent to defer sidewalk construction.

An owner may request in writing and be granted delay of sidewalk construction required by article II, on condition the owner deposits with the city clerk an amount equal to the estimated cost of construction as determined by the director of public works. If the sidewalk is not completed by the next July 1, the city may construct the sidewalk and apply the deposit to the cost thereof. If the cost is less than the deposit, the city shall remit the difference to the owner. If the cost is greater than the deposit, the city may collect the balance as a special charge pursuant to Wis. Stats. § 66.0627.

(Ord. No. 639-08, § II, 7-15-08)

Sec. 86-36. Unlawful sidewalks.

No sidewalks shall be constructed or repaired contrary to the provisions of this article and any violation thereof may be prosecuted as a municipal ordinance violation.

(Ord. No. 639-08, § II, 7-15-08)

(Supp. No. 27)

Created: 2026-01-13 10:38:51 [EST]

Secs. 86-37—86-60. Reserved.

ARTICLE III. STREET AND SIDEWALK GRADES

Sec. 86-61. Unauthorized alteration of public improvements.

No person shall alter, excavate, remove, disturb, or modify the grade of any public street, alley, sidewalk, terrace, drainage facility, or public ground without approval from the Director of Public Works or their designee.

Sec. 86-61. Establishment.

The grades of all streets, alleys and sidewalks shall be established and described by the council and shall be recorded by the city clerk in his office.

(Code 1978, § 8.01(17))

Commented [JL14]: 86-61-63 don't seem to have a real purpose. Any plans for new roadways will be done through chapter 90. We don't keep a grade book and anytime we are building a street the new grade will be established in plans and approved when reviewed.

Sec. 86-62. Required.

No street, alley or sidewalk shall be worked until the grade is established.

(Code 1978, § 8.01(2))

Sec. 86-63. Altering prohibited.

No person shall alter the grade of any street, alley, sidewalk or public ground or any part thereof unless authorized or instructed to do so by the council.

(Code 1978, § 8.01(3))

Commented [JL15]: Sec. 86-61. Unauthorized alteration of public improvements.
No person shall alter, excavate, remove, disturb, or modify the grade of any public street, alley, sidewalk, terrace, drainage facility, or public ground without approval from the Director of Public Works or their designee.

Secs. 86-64—86-95. Reserved.

ARTICLE IV. OBSTRUCTIONS AND ENCROACHMENTS

DIVISION 1. GENERALLY

Sec. 86-96. Prohibited.

No person shall encroach upon or in any way obstruct or encumber any street, alley, sidewalk, public grounds, or land dedicated to public use, or any part thereof, or permit such encroachment or encumbrance to be placed or remain on any public way adjoining the premises of which he or she is the owner or occupant, except as provided in section 86-97.

(Code 1978, § 8.04(1); Ord. No. 629-07, § I, 1-15-08)

Formatted: Not Highlight

(Supp. No. 27)

Created: 2026-01-13 10:38:51 [EST]

Sec. 86-97. Exceptions.

- (1) Signs or clocks attached to buildings which project no more than six feet from the face of such building unless two feet or less from the curb and which do not extend below any point ten feet above the sidewalk, street or alley;
- (2) Awnings now built and extending over any sidewalk at a height of greater than seven feet six inches above the sidewalk, street or alley;
- (3) Public utility encroachments duly authorized by state law or by the common council;
- (4) Goods, wares, merchandise or fixtures being loaded or unloaded which do not obstruct the width of a sidewalk by more than five ~~three~~ feet on a sidewalk, provided such goods, wares, etc., do not remain thereon for more than three hours;
- (5) In the Downtown Mixed Use Zoning District, goods, wares, merchandise benches chairs, planters, hanging flower pots and other similar items determined by the Zoning Administrator may remain for an unlimited amount of time provided the items do not obstruct the width of the sidewalk by more than 3.5 feet and provide at least five feet of unobstructed sidewalk. The items must be place in front of the property of the owner or occupant.
- (5) ~~6~~ Building materials for the period authorized by the building inspector which shall not obstruct more than one-half of the sidewalk or more than one-third of the traveled portion of the street, and which do not interfere with flow in the gutters;
- (6) Planters, benches, hanging flower pots, banners and other fixtures for which a permit has been issued pursuant to section 86-98. Outdoor dining/seating.

(Code 1978, § 8.04(2); Ord. No. 629-07, § II, 1-15-08)

Sec. 86-98. Issuance of permit.

- (a) ~~Director of public~~ Zoning Administrator works is authorized to issue a permit which allows property owners or occupants to place certain fixtures on sidewalks which immediately adjoins their property. The following requirements must be met:
 - (1) The property must be located A, B-1, B-2, B-3, or IS zoning district. The property must be located in a commercial or industrial zoning district except for the downtown zoning district.
 - (2) The fixture(s) shall not be physically attached to the sidewalk, any street fixture or any adjacent building;
 - (3) The placement of the fixture shall not impede the flow of pedestrian traffic on the sidewalk. In no event shall the fixture reduce the unobstructed sidewalk to less than five feet at any point;
 - (4) The property owner or occupant shall provide the city with proof of liability insurance coverage. The insurance coverage shall be in the amount of not less than \$100,000.00 per occurrence and the policy shall specifically state that it includes coverage for the fixtures located on the city sidewalks. In addition, the city shall be identified as a third party insured;
 - (5) The fixture(s) shall not be for sale nor shall the fixture(s) be used for the sale of merchandise;
 - (6) The property owner whose property adjoins the city sidewalk shall file the permit application or authorize the occupant of the subject property to file the permit application;

Commented [JL16]: Does outdoor dining / seating need to be in this section, just thinking about those properties downtown (including city hall)

Formatted: Not Highlight

Commented [MK17]: Should this be five feet?

Commented [JL18R17]: Agreed should be 5'

Commented [MK19]: Do we want to go the unpermitted route with this language?

Commented [MK20]: The intent here is to allow these items WITHOUT a permit.

Commented [JL21]: Update numbering if you are adding another "5"

Commented [MK22]: This permit may not be needed. Thoughts?

Formatted: Not Highlight

Commented [MK23]: I don't know what a IS zoning district is. Also we don't have a B1 DISTRICT . Missing in this line is the central business district (downtown). Hence downtown busiensses cannot put items on the sidewalk.

Formatted: Not Highlight

Formatted: Not Highlight

- (7) ~~The property owner or the occupant of the subject property shall display the approved permit in the window of the building so that it can be seen from the sidewalk.~~

- (b) Upon reviewing the permit application if it is determined by the ~~director of public works~~ Zoning Administrator that all of the above requirements have been met ~~the director shall issue the permit, then the permit shall be issued.~~ Such permit may be revoked ~~by the director of public works~~ at any time when one or more of the above requirements are not complied with or if the director determines that the placement of the fixture(s) endanger the safety of the pedestrians who utilize the sidewalks.

(Ord. No. 629-07, § III, 1-15-08)

Sec. 86-99. Obstructing streets and sidewalks prohibited.

No person shall stand, sit, ~~loaf~~ or loiter or engage in any sport or exercise on any public street, sidewalk, bridge or public ground within the city in such manner as to prevent or obstruct the free passage of pedestrian or vehicular traffic thereon or to prevent or hinder free ingress to or egress from any place of business or amusement or any church, public hall or meeting place.

The City may require immediate removal of any item obstructing public travel, maintenance operations, emergency access, ADA accessibility, or public safety.

(Code 1978, § 9.05)

Note(s)—Formerly § 86-98

Secs. 86-100—~~86-120. Reserved.~~ ENFORCEMENT

The City Administrator, Director of Public Works, Zoning Administrator, and Police Department may administer and enforce this Article.

Formatted: Not Highlight

Commented [JL24]: The City may require immediate removal of any item obstructing public travel, maintenance operations, emergency access, ADA accessibility, or public safety.

Formatted: Not Highlight

Commented [JL25]: Is that a technical term?

Formatted: Not Highlight

Formatted: Not Highlight

Formatted: Not Highlight

Commented [JL26]: Add some type of enforcement: The City Administrator, Director of Public Works, Zoning Administrator, and Police Department may administer and enforce this Article.

DIVISION 2. LOITERING

Sec. 86-121. Loitering or prowling prohibited generally.

No person shall loiter or prowl in a place, at a time or in a manner not usual for law-abiding individuals under circumstances that warrant alarm for the safety of persons or property in the vicinity. Among the circumstances that may be considered in determining whether such alarm is warranted is the fact that the person takes flight upon appearance of a police or peace officer, refuses to identify himself or manifestly endeavors to conceal himself or any object. Unless flight by the person or other circumstances makes it impracticable, a police or peace officer shall, prior to any arrest for an offense under this section, afford the person an opportunity to dispel any alarm that would otherwise be warranted by requesting him to identify himself and explain his presence and conduct. No person shall be convicted of an offense under this section if the police or peace officer did not comply with the preceding sentence or if it appears at trial that the explanation given by the person was true and, if believed by the police or peace officer at the time, would have dispelled the alarm.

(Code 1978, § 9.07(1))

Created: 2026-01-13 10:38:51 [EST]

(Supp. No. 27)

Sec. 86-122. Loitering after being requested to move.

- (a) *In groups or crowds.* No person shall loaf or loiter in a group or crowd upon the public streets or sidewalks or in adjacent doorways or entrances, on street crossings or bridges or in any other public place or on any private premises without invitation from the owner or occupant after being requested to move by any police officer or by any person in authority at such places, where, as to public property, such loitering obstructs use of the public passageway.
- (b) *In places of public assembly or use.* No person shall loiter, lounge or loaf in or about any depot, theater, dance hall, restaurant, store, public sidewalk, public parking lot or other place of assembly or public use after being requested to move by any police officer, where, as to public property, such loitering obstructs use of the public passageway. Upon being requested to move, a person shall immediately comply with such request by leaving the premises or the area.
- (c) *Obstructing highways.* No person shall obstruct any street, bridge, sidewalk or crossing by lounging or loitering in or upon the same after being requested to move on by any police officer.

(Code 1978, § 9.07(3))

Sec. 86-123. Residential premises trespass.

No person shall go upon the residential premises of another without invitation, express or implied, during hours of darkness under circumstances that warrant alarm for the safety of person or property in the vicinity.

(Code 1978, § 9.07(4))

Sec. 86-124. Reserved.

Editor's note(s)—Ord. No. 593-04, § 1, adopted July 20, 2004, repealed § 86-124 in its entirety. Formerly, said section pertained to loitering by minors prohibited as enacted by Code 1978, § 9.07(5).

Secs. 86-125—86-155. Reserved.**ARTICLE V. EXCAVATIONS³ AND RIGHT OF WAY WORK**

Commented [JL27]: Excavation and Right-of-Way Work

Sec. 86-156. Permit.

No person shall excavate in any street, alley or public ground without a permit from the director of public works. ["Public Ground": Public property owned by the City including parks, terraces, rights-of-way, easements, and public facilities.](#)

Commented [JL28]: Add to definition "Public Ground": Public property owned by the City including parks, terraces, rights-of-way, easements, and public facilities.

(Code 1978, § 8.03(1); Ord. No. 779-22, § 2, 12-20-22)

³Cross reference(s)—Zoning regulation of excavations, § 114-312.

Sec. 86-157. Bond.

Before a permit may be issued for excavating in any public street, way or alley, the person applying for such permit shall execute to the city and deposit with the city clerk a corporate surety, escrow, bond approved by the city in the sum of \$5,000.00, conditioned that he will perform faithfully all work with due care and skill and in accordance with the laws, rules, specifications, and conditions on the permit, and regulations applicable thereto.

The bond, escrow, or surety shall state that the person will indemnify and save harmless the city and the owner of the premises against all damages, costs, expenses, outlays and claims arising out of unskillfulness or negligence on his part in connection with such excavating. ThisSuch bond shall remain in force and shall be executed for one year; except on such expiration, it shall remain in force as to all penalties, claims and demands that may have accrued thereunder prior to such expiration. The Director of Public Works may require security unless otherwise prohibited by state or federal law.

The Director of Public Works may require security unless otherwise prohibited by state or federal law.

(Code 1978, § 8.03(2))

Sec. 86-158. Protection of the public.

No permit shall be issued if the method of construction or the location of the work to be performed will impair the public safety and convenience. The permit holder shall erect such barriers, warning lights and signs as will adequately inform the traveling public of the nature and location of the work being performed.

(Code 1978, § 8.03(3))

Sec. 86-159. Repair of street openings.

The person to whom a permit is issued under this article shall complete the work involved as soon as possible and shall immediately repair all pavements, gutters and sidewalks in as good condition as before the opening and as may be directed by the director of public works.

No excavation permit shall be issued within a street reconstructed within the previous five years unless approved by the Director of Public Works.

Emergency work necessary to protect life, safety or utility service may proceed immediately provided notice is given to the City within one business day and a permit obtained thereafter.

The City may inspect work during construction and prior to final acceptance.

Formatted: Highlight

Commented [MK29]: Do we want a bond or cash deposit? Sliding scale for projects not in the street but in terrace?

Commented [JL30R29]: I would recommend one to be consistent, considerations are a bond, escrow and surety approved by the city. One issue we have had is for WE energies stating they are not required to have a bond, what can we add to require them to have some. The WE issues is different, but wanted to have it documented. Maybe add The Director of Public Works may require security unless otherwise prohibited by state or federal law.

Commented [JL31]: The City may require a bond, letter of credit, cash deposit, or other financial security in an amount determined by the Director of Public Works.

I would make "determined based on scope of work on for each permit"

Formatted: Highlight

Commented [JL32]: City specifications and conditions on approved permit

Commented [JL33]: hold

Formatted: Font: (Default) Segoe UI, 9 pt

Commented [JL34]: No excavation permit shall be issued within a street reconstructed within the previous five years unless approved by the Director of Public Works. or unless an emergency exists.

Commented [JL35R34]: Emergency work necessary to protect life, safety or utility service may proceed immediately provided notice is given to the City within one business day and a permit obtained thereafter.

Commented [JL36R34]: The City may inspect work during construction and prior to final acceptance.

Commented [JL37R34]: Restoration shall comply with City Standard Specifications and any conditions established in the permit.

(Supp. No. 27)

Created: 2026-01-13 10:38:51 [EST]

Restoration shall comply with City Standard Specifications and any conditions established in the permit.

(Code 1978, § 8.03(4); Ord. No. 779-22, § 2, 12-20-22)

Secs. 86-160—86-190. Reserved.

ARTICLE VI. DRIVEWAYS

Sec. 86-191. Requirements for driveways.

(a) Minimum requirements for all driveways:

- (1) No driveway shall be located closer than 20 feet from a right-of-way line of an intersection of two streets.
- (2) The angle of intersection between the driveway and the street pavement shall be between 75 and 90 degrees.
- (3) Except for permitted joint driveways, the outside edge of the driveway must be at least three feet from the side property line.
- (4) Property line clearance: Driveway approaches shall be located so that the required curb return lies entirely within the property lines extended of the zoning lot served by the driveway approach unless the driveway is being shared with the adjacent zoning lot.
- (5) New driveways shall be constructed of one of the following: Concrete, asphalt, brick or other surface approved by the director of public works. Driveway approaches, between the edge of the pavement and the right-of-way line, shall be constructed of concrete pavement.
- (6) Driveways constructed in areas with curb and gutter shall include a flared section between the curb and gutter and the street side of existing or future sidewalks. The flared section shall be flared 0.5 times the distance between the back of the curb and nearest edge of an existing or future sidewalk, but no greater than 2.5 feet, for a total combined apron flare of five feet. The curb head shall be saw cut or the curb and gutter shall be neatly removed at the driveway opening location and replaced with concrete gutter and driveway approach head.
- (7) All driveways shall be designed to accommodate future or existing sidewalks. All paved driveway entrances and aprons shall provide for concrete sidewalks in accordance with city standards.
- (8) The construction of driveways shall not impede the drainage of the street or off street areas. In areas with existing curb and gutter, the driveway shall not extend further into the street than the face of the gutter. In areas without curb and gutter, or in areas with ditch sections for the drainage of the

Commented [JL38]: Add a warranty period of one year for any work associated with permit to address any defect or workmanship issues determined by DPW.

Commented [JL39R38]: Permit expiration will vary depending on issued permit and will expire on that date unless specifically extended.

Commented [MK40]: To be moved to Chapter 114 zoning performance standards

roadway, a culvert of the size or capacity required by the public works director shall be installed at the time of driveway construction at the property owner's expense.

(9) Any person, firm or corporation constructing a driveway is responsible for repairing any damage to adjacent property such as sidewalk, bike path, street and/or curb and gutter.

(10) No person shall install, alter, change, replace or extend any driveway without first obtaining a permit from the building inspector.

~~(b) Additional requirements for residential driveways.~~

(1) There shall be no more than one driveway per lot or two driveways per multi-family residential lot per street frontage. One additional drive may be permitted per street frontage when that frontage exceeds 200 feet.

(2) A driveway shall not exceed 24 feet in width except if the building has a three-car garage. If a building has a three-car garage, the driveway width may be increased an additional 12 feet for a total width not to exceed 36 feet.

(3) There shall be no residential driveway access to any collector or arterial street unless such street provides the only available access.

(4) Joint driveways are not permitted on lots that were platted after January 1, 2004. Joint driveways constructed prior to January 1, 2004 may be repair and replaced.

~~(c) Additional requirements for commercial and industrial driveways.~~

(1) There shall be no more than two driveways per commercial or industrial lot per street frontage. Driveways on each street frontage shall meet the requirements for each street frontage separately. Driveways may be prohibited or restricted in size, number, or direction of traffic flow, if in the opinion of the public works director, the proposed access will present a hazard to the safety and general welfare of the public. Driveways on one street frontage may be prohibited, only if alternate access can be provided on another frontage.

(2) Driveways for commercial or industrial lots shall be not wider than 32 feet, measured at the property line.

(3) Driveways for commercial or industrial lots shall be paved with asphalt or concrete pavements.

(4) Streets, sidewalks, alleys, and/or public rights-of-way shall not be used for internal traffic circulation or maneuvers into and from off-street parking spaces. Driveways shall be located to promote good internal traffic circulation with minimal disruption of on-street traffic.

~~(d) Exceptions to requirements.~~

(1) The common council may waive the requirements for residential drives where, in its opinion, the waiving of the requirements will not have detrimental effect on the safety of the general public.

(2) The common council may waive the requirements for commercial and industrial driveways if the applicant submits an engineered alternative plan that will effectively permit ingress and egress with a minimum of hazard or congestion to pedestrian and vehicle traffic both on and off the street.

(Code 1978, § 8.10(1); Ord. No. 596-04, §§ 1, 2, 8-17-04; Ord. No. 750-19, § 1, 9-9-19)

Sec. 86-192. Reserved.

Editor's note(s)—Ord. No. 596-04, § 1, adopted Aug. 17, 2004, repealed § 86-192 in its entirety. Formerly, said section pertained to islands between openings as enacted by Code 1978, § 8.10(2).

Created: 2026-01-13 10:38:51 [EST]

(Supp. No. 27)

Sec. 86-193. Permit required.

No person shall install, alter, change, replace or extend across or through any sidewalk or curbing of any driveway without having first obtained a permit from the director of public works or City Administrator's designee.
(Code 1978, § 8.10(3); Ord. No. 745-19, § 7, 3-5-19)

Secs. 86-194—86-225. Reserved.**ARTICLE VII. SNOW AND ICE REMOVAL****Sec. 86-226. Sidewalks to be kept clear.**

- (a) *Time limitations.* The owner, occupant or person in charge of each residence, building or lot in the city abutting any street right-of-way containing a sidewalk, shall clear the sidewalk of snow and ice to the width of the sidewalk, including all ADA compliant ramps that lead from the end of the sidewalk to the paved street within 24 hours after cessation of a snowfall and shall thereafter cause the sidewalk to be kept clear of snow and ice.
- (b) *Notice.* In the event that the public works director or designee observes a sidewalk whose owner, occupant or person in charge has failed to clear the sidewalk of snow and ice within 24 hours after end of snow fall or in the event that the public works director or designee receives a complaint about a sidewalk whose owner, occupant or person in charge has failed to clear the sidewalk of snow and ice within 24 hours after end of snow fall, the public works director or designee shall give written notice to the owner, occupant or person in charge of the property that the ordinance has been violated and that the owner, occupant or person in charge shall clear the sidewalk of snow and ice within 24 hours of date and time of notice. The notice shall also state that in the event the sidewalk is not cleared within the required time period, the public works director or designee shall cause the snow and ice to be removed and the cost thereof, including administrative costs, shall be billed to the property owner as a special charge under Wis. Stats. § 66.0627. Failure to remove snow and ice from a sidewalk pursuant to this ordinance is deemed to be a risk to public safety authorizing abatement as set forth herein. The cost of snow and ice removal, along with administrative costs shall be established by resolution of the common council and amended from time to time.
- (c) *Other remedies.* In addition to remedies set forth in subsection 86-226(b) the city may issue and serve on the owner, occupant, or person in charge of any property who is in violation of the ordinance a municipal citation.

(Code 1978, § 8.06(1); Ord. No. 559-02, § IV, 2-18-03; Ord. No. 568-03, § I, 4-14-03; Ord. No. 641-09, §§ I—V, 1-2-09; Ord. No. 751-19, § 1, 11-19-19; Ord. No. 758-21, § 1, 9-21-21)

Sec. 86-227. Deposit in streets restricted.

No person shall cause snow from his premises to be deposited onto the sidewalk abutting thereon or onto any street in the city.

(Ord. No. 758-21, § 2, 9-21-21)

Ord. No. 758-21, § 2, adopted Sep. 21, 2021, repealed the former § 86-227 and enacted a new section as set out herein. The former § 86-227 pertained to similar subject matter and derived from Code 1978, § 8.06(2).

(Supp. No. 27)

Created: 2026-01-13 10:38:51 [EST]

Sec. 86-228. Deposit on another's property prohibited.

No person shall cause snow to be plowed or otherwise deposited onto the property of another. In the event of violation of this section, both the operator of the snowplow or other snow removal equipment and the owner of the property from which the snow was removed shall be deemed in violation of this article and liable to the city for the cost of removing such unauthorized deposit of snow as well as being subject to the penalties provided in section 1-14 of the municipal code.

(Ord. No. 758-21, § 3, 9-21-21)

Ord. No. 758-21, § 3, adopted Sep. 21, 2021, repealed the former § 86-228 and enacted a new section as set out herein. The former § 86-228 pertained to similar subject matter and derived from Code 1978, § 8.06(3).

Secs. 86-229—86-240. Reserved.***ARTICLE VIII. STREET LIGHT COMMITTEE⁴******Sec. 86-241. How constituted.***

The city street light committee shall consist of the director of public works, who shall be its presiding officer, the director of the water and light department or designee, the chief of police or designee, and one council member. The council member shall be appointed by the mayor in May, subject to confirmation by the common council.

(Ord. No. 583-04, § 1(1), 3-16-04; Ord. No. 779-22, § 2, 12-20-22)

Sec. 86-242. Powers and duties.

The powers and duties of the city street light committee shall be to recommend to the city council the installation or removal of street lights within the City of Columbus. The committee shall adopt guidelines which will provide for the uniform accommodation of fixed source lighting within the public right of way within the City of Columbus.

(Ord. No. 583-04, § 1(2), 3-16-04)

⁴Editor's note(s) — Ord. No. 583-04, § 1, adopted March 16, 2004, was not specifically amendatory of the Code and has been included as art. VIII, §§ 86-241 and 86-242 at the editor's discretion.



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: September 10, 2026

Item Title: Consider and take action regarding the housing survey and public input

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

The housing survey generated 118 responses. Most (nearly 80%) respondents are full-time residents that own single-family homes. About 16.5% of respondents lived in a duplex or 3+ unit apartment or condo. Most respondents (about 75%) think that the Columbus housing market is somewhat affordable or modestly unaffordable. Although young adults / first-time homebuyers were seen to struggle the most to afford housing in the city, seniors/retirees, single-parents, and low-to-moderate income workers were notable. Most respondents are favorable with adding more single-family homes and senior living type housing. The only opposition came from the quest regarding adding large multi-family housing. The other groups remained slightly favorable. Respondents noted that the City should be proactively engaged in creating and maintaining affordable housing. There was support for the City establishing a low-to-moderate income housing betterment program. Respondents favored steady, phased growth over the next 20 years using a balanced approach utilizing both infill and expansion.

There were 115 comments that largely addressed affordability, infrastructure, and growth management as the top concerns, with a generally neutral to negative sentiment. Sentiment analysis showed that most comments were Neutral (54%), followed by Negative (38%), and Positive (8%). Thematic analysis revealed the most common themes mentioned: Affordable and Senior Housing Options (13%), Infrastructure Maintenance and Upgrades (8%), Growth Management and Urban Sprawl (7%), and Property Tax Impact and Downtown Aesthetics/Revitalization (each about 6%). Other notable comments included Historic and Small-Town Character Preservation, Municipal Role in Development, Residential Housing Expansion, Apartment and Rental Housing Development, Business Growth Focus, Property Maintenance Standards, Traffic and Safety Concerns, and Community Engagement.

List all Supporting Documentation Attached:

- Survey results

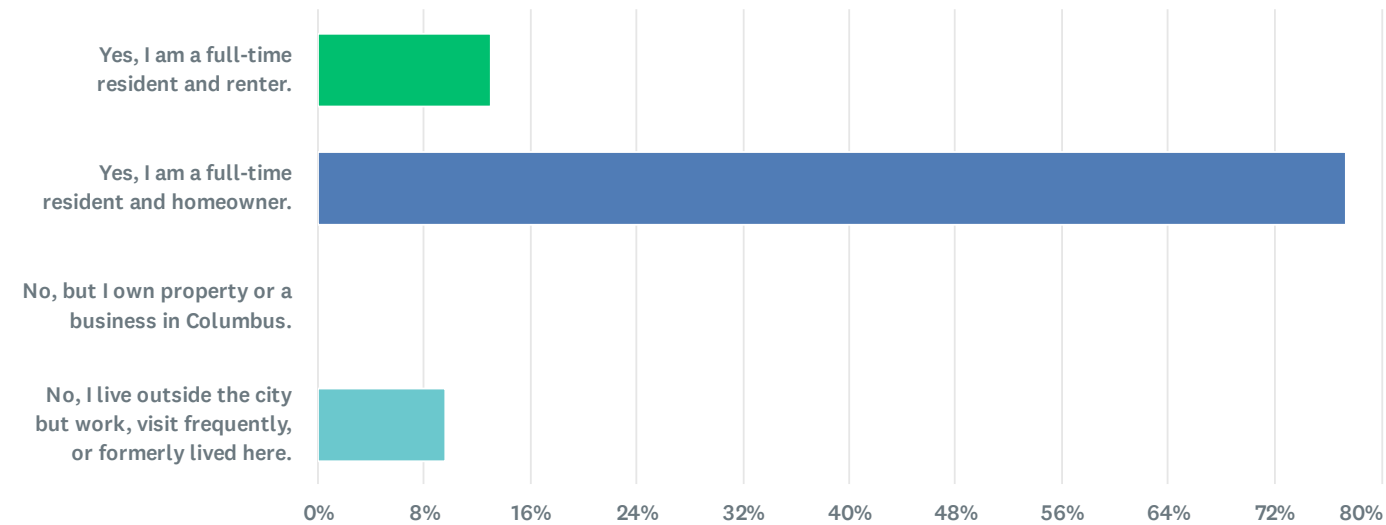
Action Requested of the Plan Commission:

Review and consider for future housing goals and objectives

Strategic Plan Objective:

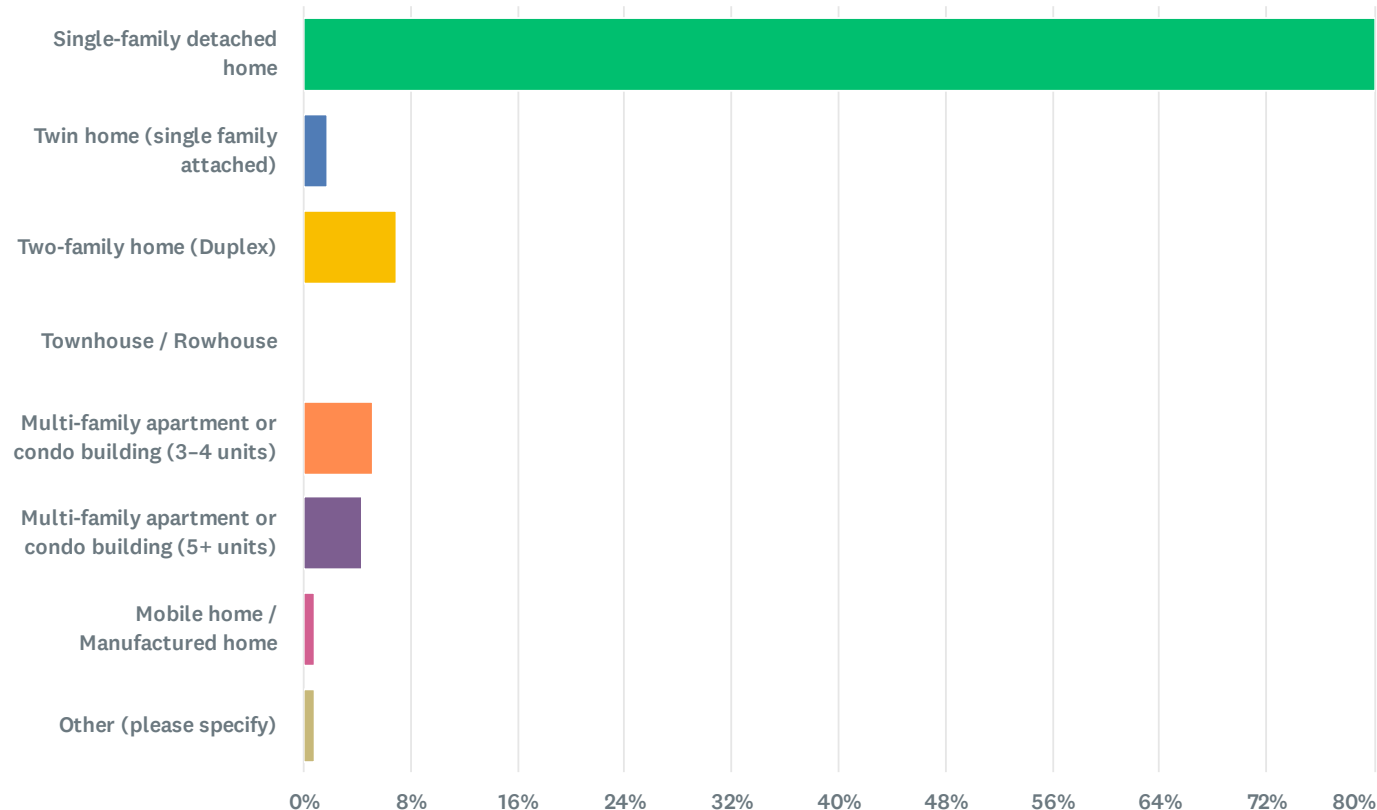
Q1 115 responses

Do you live or own property within the City of Columbus?



Q2 115 responses

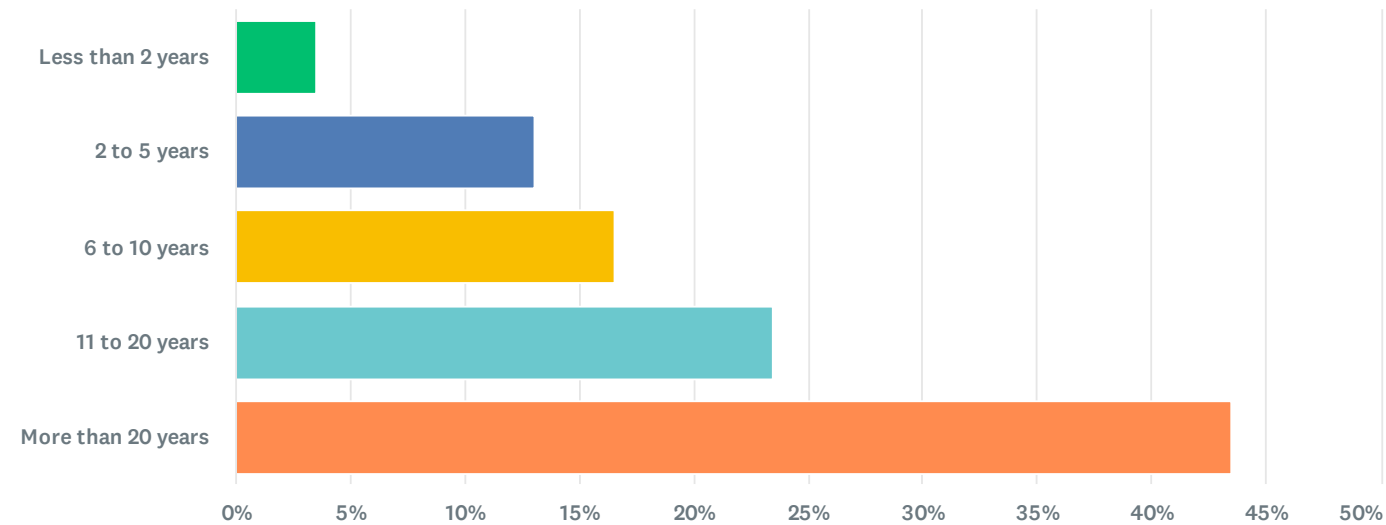
What type of housing unit do you currently live in?



Answer Choices	Percentage	Responses
● Single-family detached home	80.00%	92
● Twin home (single family attached)	1.74%	2
● Two-family home (Duplex)	6.96%	8
● Townhouse / Rowhouse	0%	0
● Multi-family apartment or condo building (3-4 units)	5.22%	6
● Multi-family apartment or condo building (5+ units)	4.35%	5
● Mobile home / Manufactured home	0.87%	1
● Other (please specify)	0.87%	1
Total		115

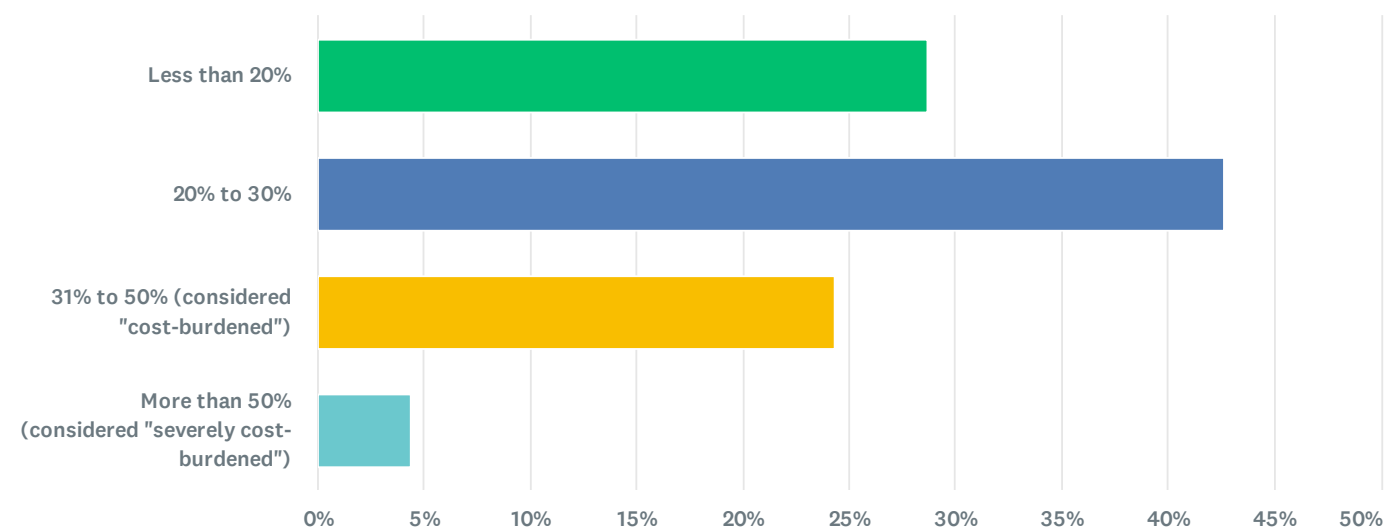
Q3 115 responses

How many years have you lived in Columbus?



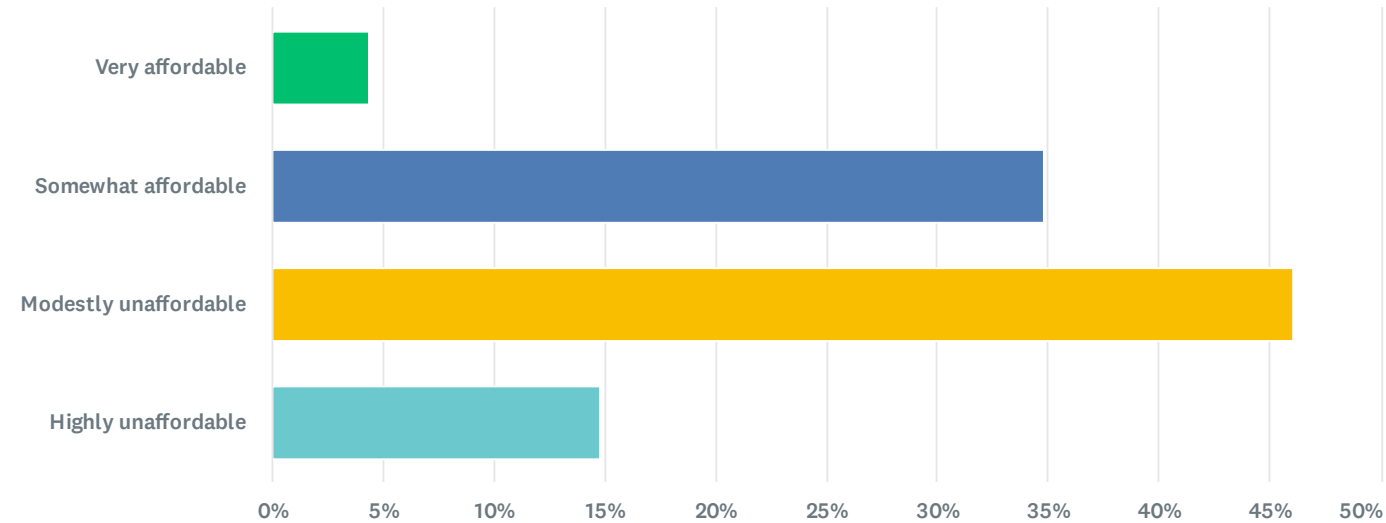
Q4 115 responses

Approximately what percentage of your gross monthly household income is spent on housing costs (rent or mortgage, plus utilities)?



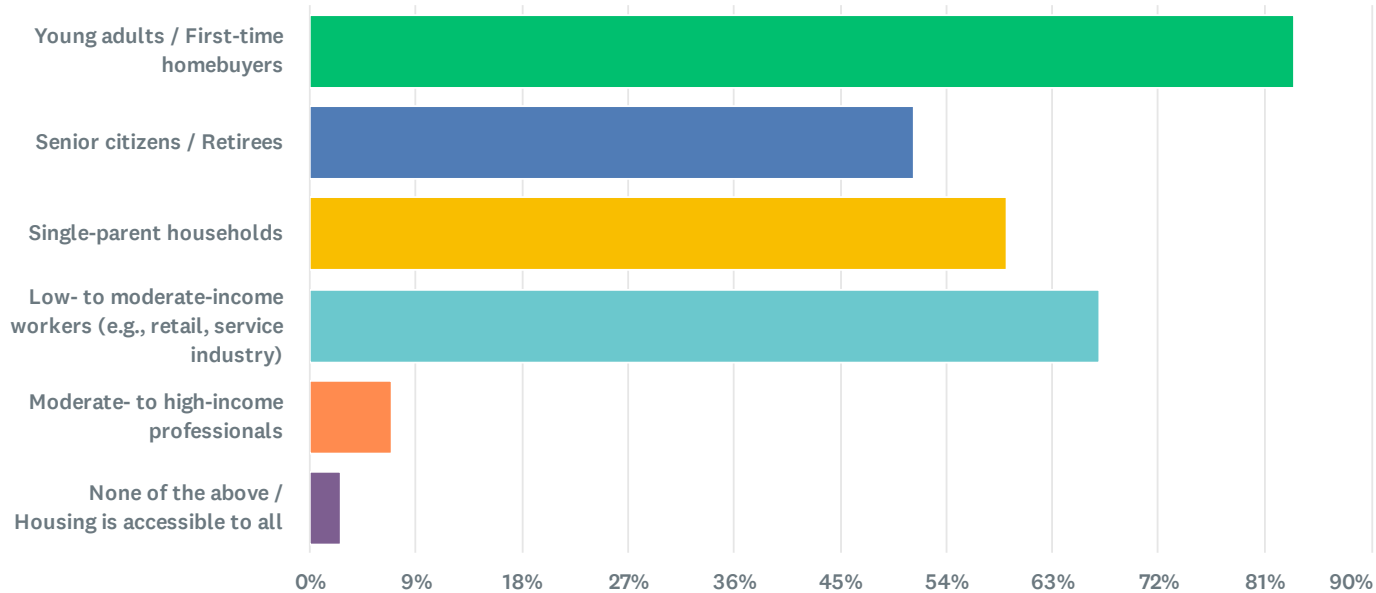
Q5 115 responses

In your opinion, how affordable is the overall housing market in Columbus for someone looking to buy or rent a home today?



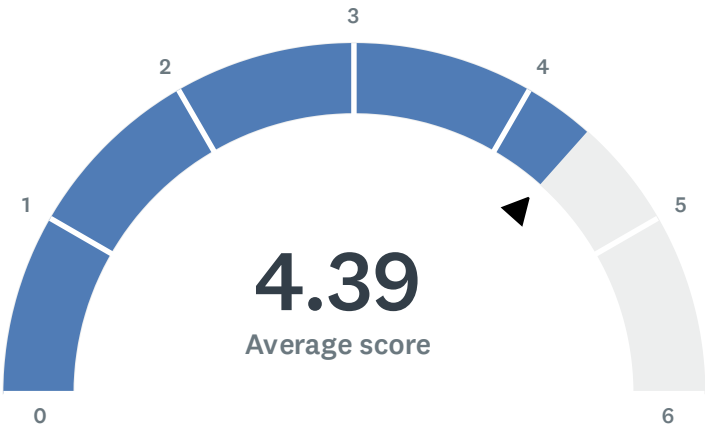
Q6 115 responses

Which of the following populations do you believe struggle most to find affordable housing in Columbus? (Select all that apply)



Q7 115 responses

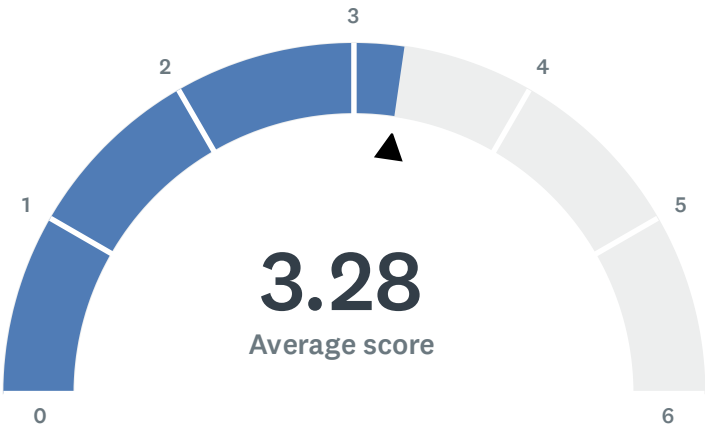
To what degree do you support or oppose adding more Single-Family Detached Housing to the City of Columbus over the next 20 years?



Basic statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
0.00	6.00	5.00	4.39	1.58

Q8 115 responses

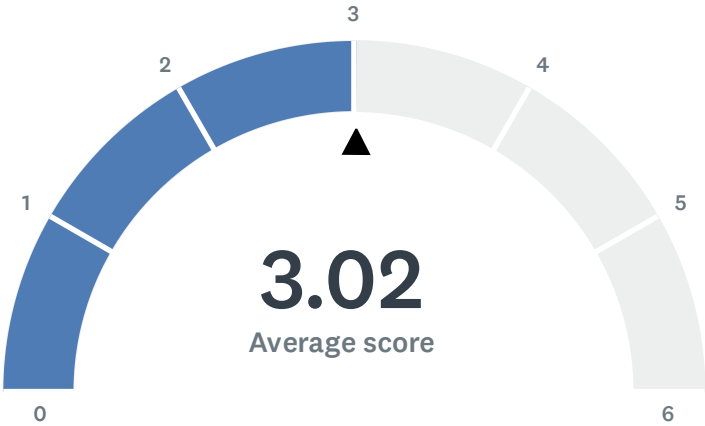
To what degree do you support or oppose adding more Middle Type Housing to the City of Columbus over the next 20 years? (Duplexes, twin Homes, triplexes, fourplexes, courtyard apartments)



Basic statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
0.00	6.00	3.00	3.28	1.92

Q9 115 responses

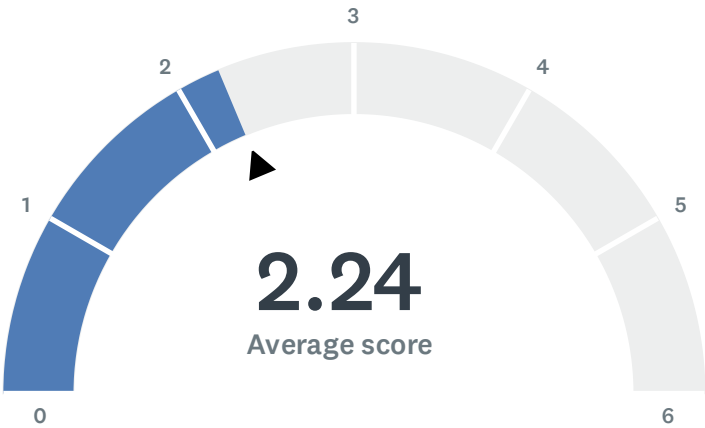
To what degree do you support or oppose adding more Townhome and Rowhouse Type Housing to the City of Columbus over the next 20 years? (Attached multi-floor units)



Basic statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
0.00	6.00	3.00	3.02	1.90

Q10 115 responses

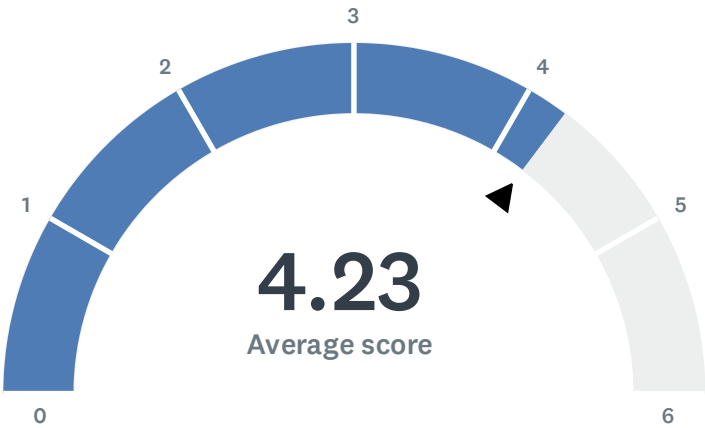
To what degree do you support or oppose adding more Large Multi-Family Complex Type Housing to the City of Columbus over the next 20 years? (Apartment buildings with 12+ units)



Basic statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
0.00	6.00	2.00	2.24	2.02

Q11 115 responses

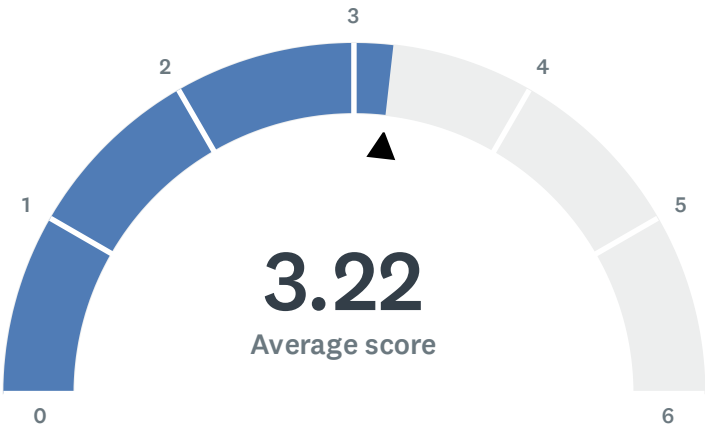
To what degree do you support or oppose adding more Senior Living Type Housing to the City of Columbus over the next 20 years? (Assisted living, independent senior apartments, age-in-place cottages)



Basic statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
0.00	6.00	4.00	4.23	1.41

Q12 115 responses

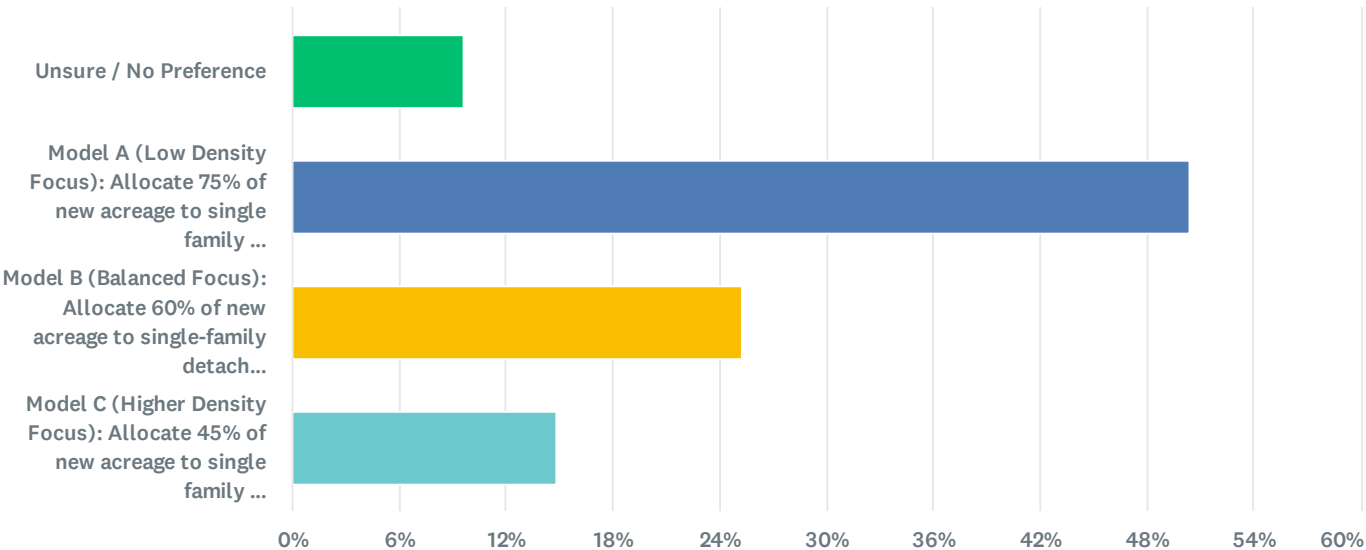
To what degree do you support or oppose adding more Accessory Dwelling Unit (ADU) Type Housing to the City of Columbus over the next 20 years? (Granny flats, backyard cottages, or basement apartments)



Basic statistics				
Minimum	Maximum	Median	Mean	Standard Deviation
0.00	6.00	3.00	3.22	1.86

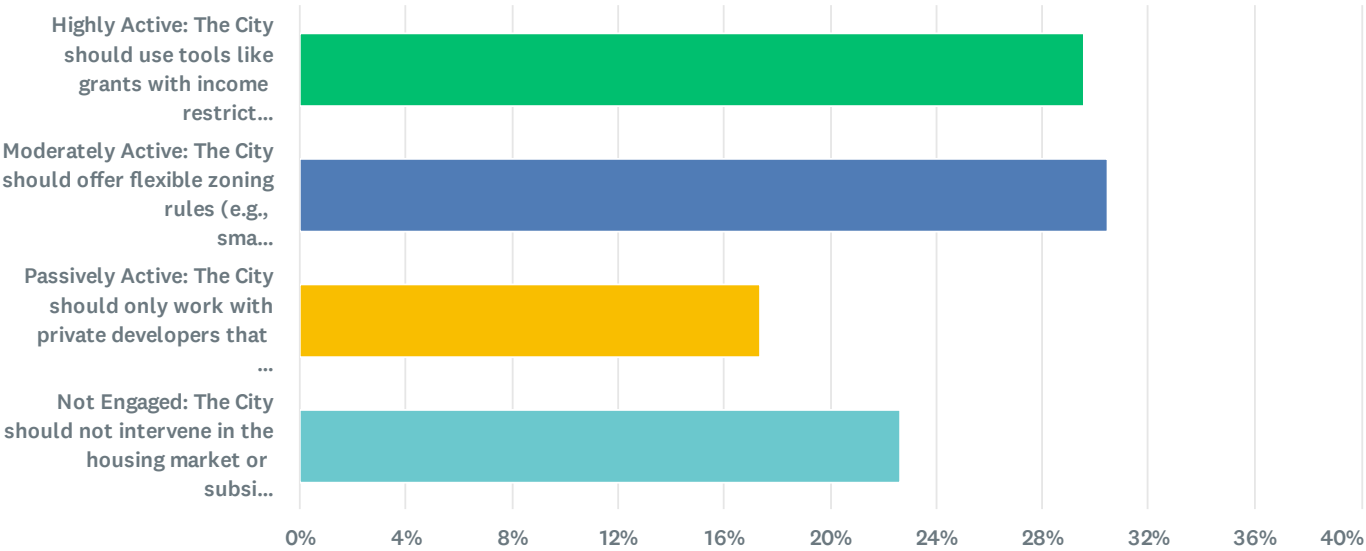
Q13 115 responses

A typical square-mile acreage plan balances different housing configurations. Which of the following land-mix models do you think Columbus should prioritize for future residential land allocation?



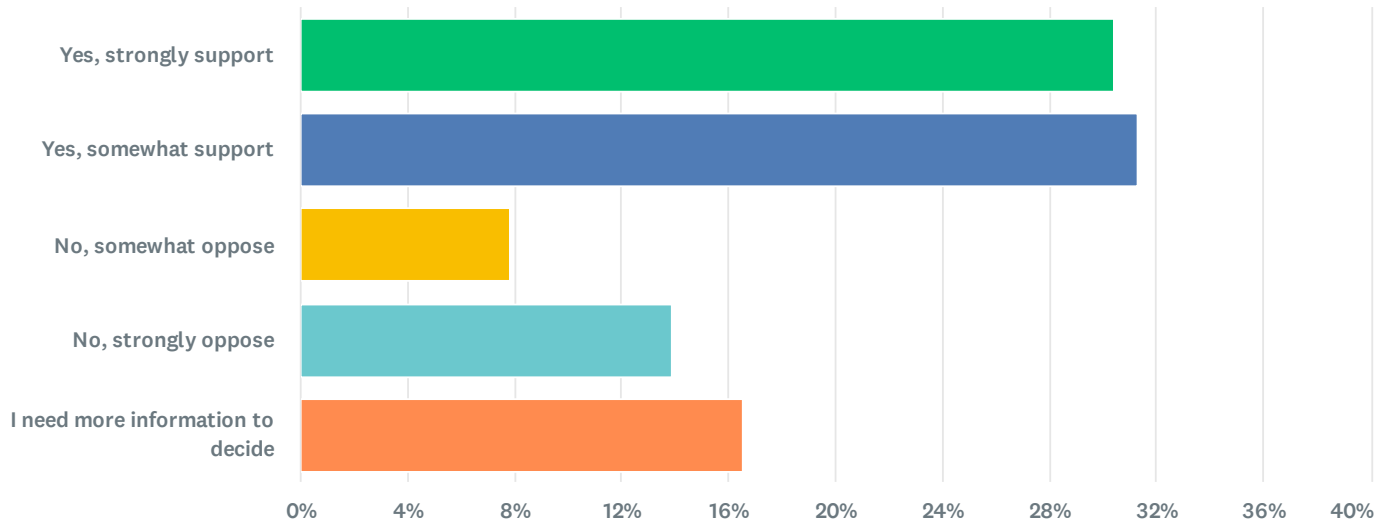
Q14 115 responses

To what degree should the City of Columbus proactively engage in creating or maintaining affordable housing options?



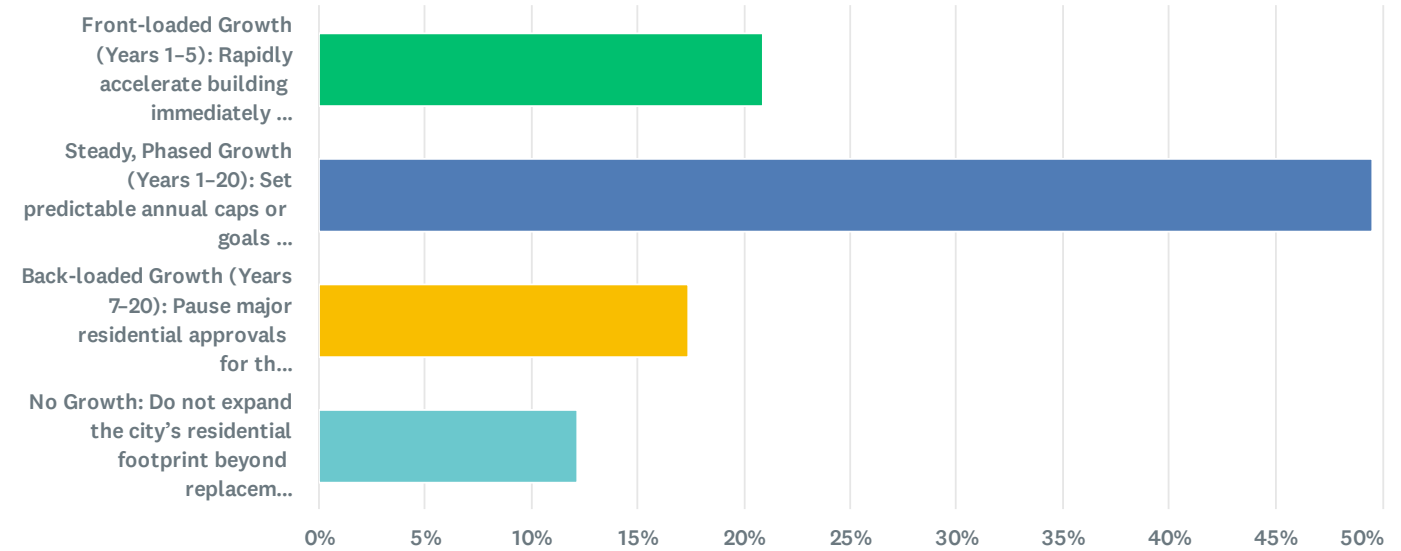
Q15 115 responses

Would you support the City of Columbus establishing a low to moderate income housing betterment program that would support maintenance of existing homes for weatherization, foundation repair, roof replacement, HVAC, etc?



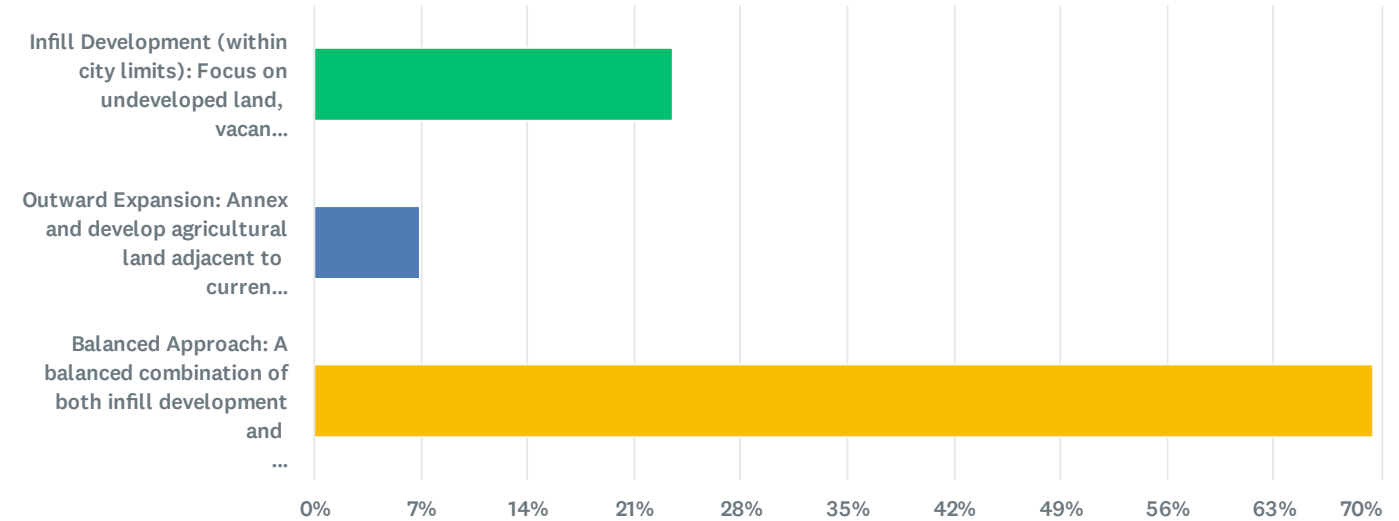
Q16 115 responses

Thinking about the city's infrastructure capacity (schools, roads, water, utilities), what is your preferred timing for new housing construction?



Q17 115 responses

Where should the city prioritize new residential construction over the next 10-20 years?



Q18 Please share any additional thoughts, concerns, or ideas you have regarding housing accessibility, character, or development in the City of Columbus.

Answered: 115 Skipped: 0

Draft Goals and Policies

Goal 1: Create a Variety of Housing Options

Goal: Promote a diverse and balanced housing supply

Objectives

- **Objective 1.1:** Expand “Middle” housing options (e.g., duplexes, townhomes, courtyard apartments, and Accessory Dwelling Units) within existing neighborhoods and new subdivisions.
- **Objective 1.2:** Maintain a balanced ratio of owner-occupied to renter-occupied housing units to support a diverse workforce.
- **Objective 1.3:** Direct high-density residential developments toward urban corridors with existing utility capacity and proximity to parks and commercial centers.
- **Objective 1.4:** Continue revitalization of housing in downtown

Policies

- **Policy 1.A (Zoning Flexibility):** Update the local zoning code to permit Accessory Dwelling Units (ADUs) by-right on single-family lots, provided they meet clear design guidelines.
- **Policy 1.B (Infrastructure Alignment):** Direct large-scale residential subdivisions to areas within the current municipal boundary, adjacent lands to the city’s municipal boundary, or identified service areas where public water, electric and sewer can be efficiently extended.
- **Policy 1.C (Mixed-Use Integration):** Encourage upper-story residential units above commercial storefronts in the downtown business district.
-

Goal 2: Preserve Historic Character & Neighborhood Integrity

Goal: Protect and maintain the architectural character and structural integrity of Columbus’s older residential neighborhoods, including its established historic districts, while ensuring they remain functional for modern living.

Objectives

- **Objective 2.1:** Reduce the degradation of the city's older housing stock by promoting proactive maintenance and neighborhood rehabilitation.
- **Objective 2.2:** Ensure that new infill development matches the scale, setbacks, and architectural rhythm of adjacent historic structures.
- **Objective 2.3:** Increase community awareness and utilization of historic preservation tax credits and housing repair programs.

Policies

- **Policy 2.A (Infill Design Guidelines):** Implement clear architectural and design guidelines for context-sensitive infill development in the city's historic neighborhoods through a neighborhood resource guidebook.
- **Policy 2.b (Downtown Revitalization):** Promote and partner with developers on upper story redevelopment utilizing financial tools like the Community Development Investment grant and Restore Main Street loan program

Goal 3: Improve Housing Affordability & Workforce Accessibility

Goal: Support the creation and retention of housing options that are affordable to the local workforce, young professionals, families, and seniors on fixed incomes.

Objectives

- **Objective 3.1:** Reduce the number of Columbus households that are "cost-burdened" (spending more than 30% of their gross income on housing costs).
- **Objective 3.2:** Provide diverse housing alternatives that allow older residents to "age in place" or downsize without leaving the Columbus community.
- **Objective 3.3:** Leverage state, federal, and private public-private partnerships to incentivize affordable housing creation.

Policies

- **Policy 3.A (Dimensional Modifications):** Modernize zoning standards to lower baseline minimum lot sizes, widths, and street width requirements, directly reducing infrastructure costs per housing unit.
- **Policy 3.B (WHEDA Partnership):** Partner with the *Wisconsin Housing and Economic Development Authority (WHEDA)* and private developers to utilize Low-Income Housing Tax Credits (LIHTC) for mixed-income developments.
- **Policy 3.C (Program Promotion):** Actively promote the *Southern Housing Region Community Development Block Grant (CDBG)* to help low-to-moderate-income homeowners fund critical structural repairs.

- **Policy 3.D (Program Creation):** Explore opportunities to fund and implement a Columbus Housing betterment fund to support rehabilitation of housing for low to moderate incomes and older housing stock.

Goal 4: Optimize Parking & Sustainable Neighborhood Design

Goal: Promote modern neighborhood layouts that reduce excessive infrastructure costs, emphasize walkability, and prioritize green spaces over surface parking.

Objectives

- **Objective 4.1:** Right-size residential parking requirements to prevent over-building pavement and excess stormwater runoff.
- **Objective 4.2:** Design new neighborhoods with highly interconnected street networks, sidewalks, and trail systems that link to schools and downtown.

Policies

- **Policy 4.A (Parking Maximums):** Transition from rigid parking minimums to flexible parking standards and maximum thresholds to optimize residential parcel layouts.
- **Policy 4.B (Subdivision Multi-modal Standards):** Require all new residential development plats to feature complete sidewalk infrastructure, street trees, and, where applicable, dedicated bike lane connections.
- **Policy 4.C (Code enforcement):** Actively enforce the property maintenance code to discourage housing and property decline.

Goal 5: Housing Growth and Redevelopment

Goal: Maintain the existing housing type mix for the next 20 years

Objectives

- **Objective 5.1:** Coordinate the future land use map to reflect the current housing type mix
- **Objective 5.2:** Support communication and implementation of the uniform dwelling code

Policies

- **Policy 5.A (Growth):** Use a balanced approach of both infill, redevelopment, and outward expansion

- **Policy 5.B (Timing):** Implement tools for steady phased growth throughout the next 20 years



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: September 10, 2026

Item Title: Consider and take action regarding Heather Mosher's request for reconsideration regarding the granting of a second driveway at 353 W. School Street.

Submitted By: Michael Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: At a previous Plan Commission, you approved the request for a second driveway at 353 W. School Street - Gary Tucker. The second driveway was to be on the Main Street side of this corner lot. The driveway permit application submitted meets our code and was issued by Public Works.

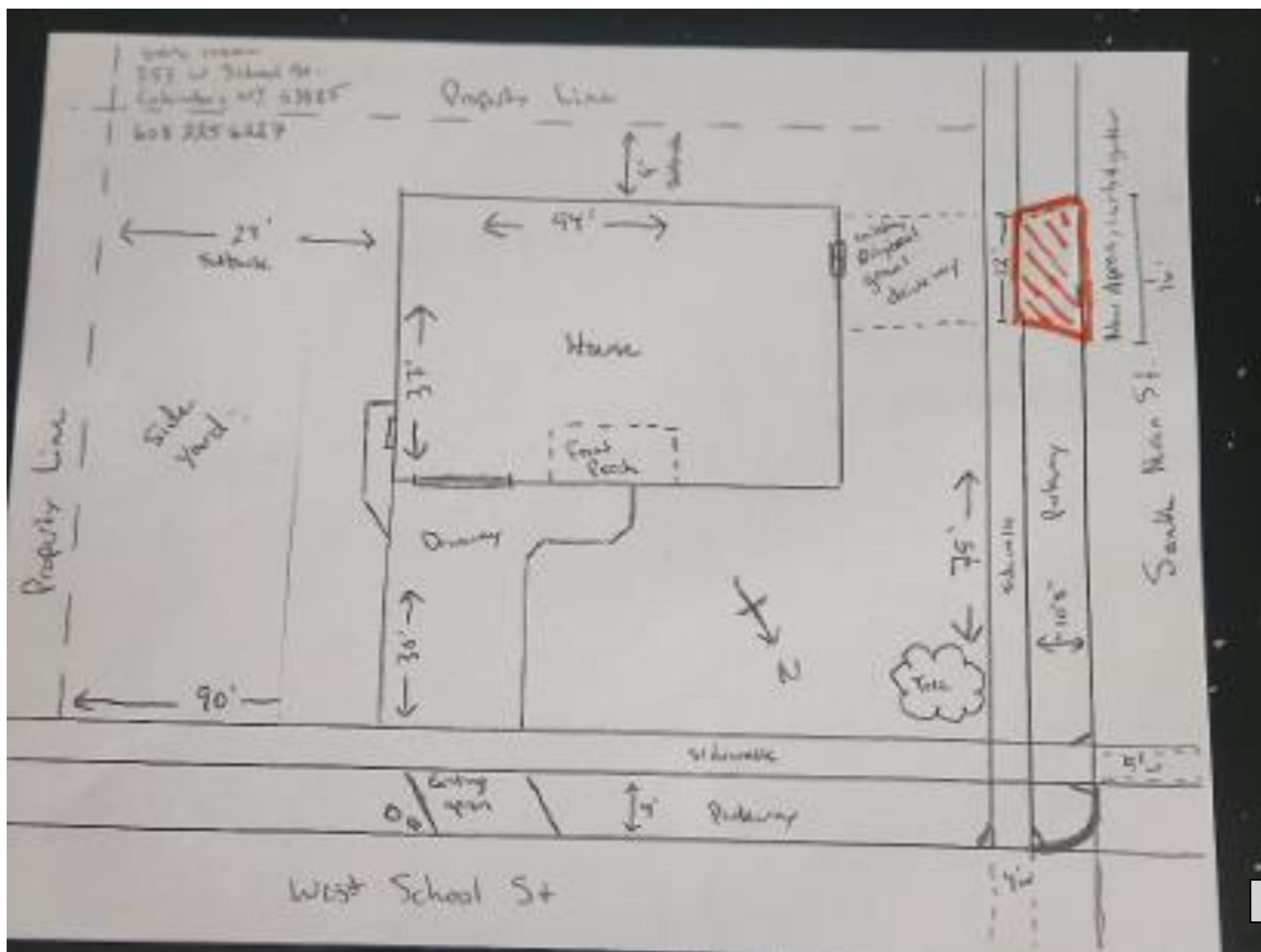
This evening you will hear a request for reconsideration from the neighbor to the south of property from Heather Mosher. The only topic to be discussed on this agenda item is things related to the second driveway.

List all Supporting Documentation Attached:

- Driveway ordinance and amendment

Action Requested: Consider the request and take one of the following actions:

- A. Take no action. With this action the previously approved second driveway continues to be approved.
- B. Retract the previously approved second driveway.



353 W. SCHOOL STREET

PLAN COMMISSION REVIEW PACKET

Request to Revoke Second Driveway Waiver

Submitted by Kyle and Heather Mosher
September 2, 2026

REQUESTED ACTION

Revoke the previously approved waiver for a second residential driveway at 353 W. School Street based on the complete record now available, including material discrepancies, insufficient parking depth, pedestrian and sight-line concerns, prior permit noncompliance, and inadequate verification of information affecting adjoining property rights and public safety.

This packet is intentionally focused on the driveway waiver, objective site conditions, City records, and supporting photographs. Additional law-enforcement and historical documentation is available if needed but is not included here unless necessary to correct the record.

Cover Letter

Dear Plan Commission Members,

Please accept the enclosed information in support of my request that the waiver previously granted for a second residential driveway at 353 W. School Street be revoked.

After reviewing the application materials, the Plan Commission discussion, City records, and the conditions that became apparent once excavation began, we believe the Commission made its original decision without material information that should have been considered. Several representations made in support of the request can now be compared with objective photographs, measurements, permit records, and the City's own subsequent engineering requirements.

The City's materials state that residential lots are ordinarily limited to one driveway and that this request was specifically for a second driveway. The reason presented was essentially the accommodation of three vehicles. Three ordinary household vehicles do not, by themselves, establish why an additional access point is necessary where the property already has a garage and substantial existing driveway.

More importantly, the proposed location creates concerns involving the public sidewalk, children and pedestrians, sight lines from immediately adjoining driveway, and traffic in an area directly adjacent to local schools. The historical photograph included in this packet shows the same physical space being used as a driveway in the past and demonstrates that even a passenger car extended into the sidewalk area.

There are also material discrepancies regarding my position as the adjoining property owner, the available parking depth and ability of the identified vehicle to fit, whether curb work would be necessary, and the documentation used to support construction affecting property boundaries and setbacks.

The City's own records further acknowledge that the prior W. School Street driveway associated with an earlier addition was not constructed in accordance with several permit requirements, including the flared apron, curb/gutter work and utility relocation. That history should weigh in favor of verification before another exception involving the same property is allowed to remain.

We respectfully ask the Commission to evaluate the complete record now available and revoke the second-driveway waiver. This request is about preventing an avoidable safety problem and protecting the adjoining property and public right-of-way before an exception becomes permanent.

Respectfully,

Kyle and Heather Mosher

1. Executive Summary

The waiver should be reconsidered based on the combined weight of the following issues:

- No demonstrated property-specific need for a second driveway beyond accommodating three vehicles, despite an existing garage and substantial School Street driveway.
- The proposed parking depth is approximately 15.5 feet by field measurement, while the zoning materials in the Plan Commission packet state that a driveway parking space must be at least 18 feet deep.

- The vehicle identified as the 'compact' option is an extended-cab Chevrolet Colorado Z71 and is longer than the available parking depth. Over 17 feet long
- A historical photograph of the former driveway at the same building-to-sidewalk location shows even a passenger car extending into the sidewalk area.
- The proposed driveway is immediately adjacent to the Mosher driveway and creates a foreseeable sight-line conflict for a driver backing out while pedestrians or children may emerge around a parked truck.
- The property is in a school-area environment with frequent pedestrian, bicycle and vehicle activity.
- Gary stated that an existing opening meant the curb would not need to be opened/cut; however, the City's July engineering review subsequently requires a new curb opening at the approved location. Separate additional permit would be needed.
- City records document prior noncompliance with the earlier W. School Street driveway permit, including apron, curb/gutter and utility requirements.
- The 2018 addition records raise a serious separate verification concern: the permit application lists setbacks of Front 25', Rear 20', Left 9', and Right 25'. The supporting documentation does not appear to establish how those setbacks were independently verified. The survey submitted with the project was not a project-specific survey prepared for the Tucker addition, but an existing survey of the Mosher property prepared decades earlier, onto which the proposed Tucker construction appears to have been drawn. Inaccurate and unsupported setback information was relied upon in issuing that permit, the result was construction with a direct and lasting impact on the adjoining property and the protections afforded to it. This warrants further City review and accountability, particularly given the current request again relies upon applicant-provided measurements and representations affecting the same adjoining property.
- Excavation began before these concerns were resolved, creating additional questions regarding utility locating, excavation procedures and the reliability of construction representations.
- Public street parking would be significantly diminished: The proposed second driveway would eliminate additional usable public curb space between our driveway and the stop sign. This is particularly concerning because the property directly across the street is a multi-family residence with three units whose tenants and guests rely on available public street parking. The waiver therefore impacts parking availability beyond the Tucker property and further increases congestion in an already constrained school and intersection area.

The request is not that the Commission accept any characterization of motive. The request is that it compare the representations made with the objective record and determine whether maintaining the waiver remains justified.

2. Material Representations and Discrepancies

A. Representation that the adjoining property owner was 'okay with' the driveway

I was not okay with the proposed driveway. There is a documented history of conflict between the properties that made an additional driveway immediately beside my property a significant concern

from the beginning. I am intentionally not placing the broader history into this public packet unless necessary. Documentation is available to correct the record if my position is disputed. The important point for this proceeding is simple: any representation that the adjoining owner had no objection was inaccurate and should not have been relied upon.

B. Available parking depth and vehicle fit

The excavated area now allows the physical space to be measured. The available depth between the building and sidewalk is approximately 15.5 feet. The Plan Commission zoning materials state that required driveway parking spaces must be at least 12 feet wide and 18 feet deep.

The vehicle described during the discussion as the smaller or “compact” truck is an extended-cab Chevrolet Colorado Z71. Photographs included below identify the actual vehicle and its extended-cab configuration. Published specifications list the extended-cab Chevrolet Colorado at 207.1 inches in overall length, or approximately 17 feet 3 inches.

The proposed parking area has been field-measured at approximately 15.5 feet from the building to the sidewalk. The vehicle is therefore approximately 1 foot 9 inches longer than the available parking depth. Additionally, the proposed space itself is already shorter than the City’s stated 18-foot parking-space depth. This is not simply a question of whether the vehicle can physically pull into the area—the dimensions indicate that the vehicle cannot be fully contained within the proposed parking area without extending beyond it, creating a direct concern for obstruction or encroachment into the public sidewalk.

C. Representation that curb work would not be necessary

Gary stated that there was already an opening and therefore he would not need to open/cut the curb. The actual proposed driveway has been shifted from the former opening. The City’s July 15 engineering review subsequently requires a new curb opening at the approved driveway location and inspection before curb, gutter, sidewalk and apron work. This is a material construction requirement that differs from the representation made during the waiver discussion.

D. Claimed cleanup/parking need

Photographs show substantial existing vehicle, trailer, camper, equipment and material storage on the property all at the same time. These photographs are not offered as an aesthetics complaint. They are relevant because they distinguish a property-use/storage choice from a physical hardship requiring another driveway access point. Existing garage and driveway capacity should be evaluated before a second access point is justified.

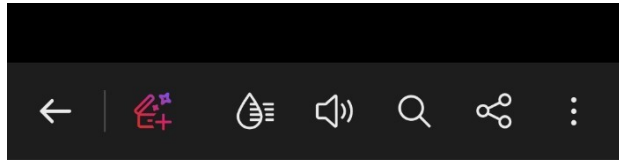
City Standards Applicable to This Waiver

The Commission’s review can be framed against the City’s own standards. The zoning materials provided for Plan Commission review state that a driveway parking space for a single- or two-family use must be at least 12 feet wide and 18 feet deep. The proposed area has been field-measured at approximately 15.5 feet from the building to the sidewalk.

City standard	Why it matters here
Parking-space depth: at least 12' wide x 18' deep	The proposed space is approximately 15.5' deep by field

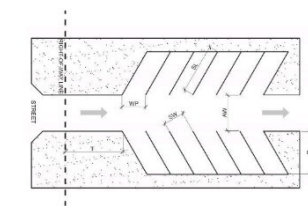
	measurement, before accounting for the sidewalk.
Residential driveway limit: generally no more than one driveway per lot	The present approval is a waiver for an additional residential driveway, so the exception itself requires scrutiny.
Waiver standard: no detrimental effect on public safety	The Commission should consider sidewalk obstruction, sight-line conflict with the adjoining driveway, school-area pedestrian activity, congestion, and loss of public curb parking.

These standards are important because the issue before the Commission is not simply whether another paved area can physically be created. It is whether maintaining the waiver is consistent with the dimensional and public-safety standards the City applies to residential driveways.



16

Item #5.



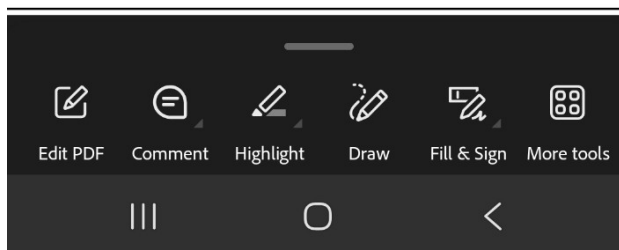
(b) Parking Space Design for Single and Two-Family Uses.

1. Surfacing: All off-street parking and traffic circulation areas shall follow the surfacing requirements of [Section 114.06.06\(7\)\(b\)](#).
2. Legal Spaces: Parking spaces shall be provided either within a garage, in a driveway, or in unoccupied parking spaces meeting the requirements of this Section. See [Figure 114.06.06c](#).
3. Driveway: Parking Spaces: A driveway parking space shall be at least 12 feet wide and 18 feet deep. Driveway Parking Spaces may be stacked within each space as the stack is for the same dwelling unit.
 - a. Parking is not permitted in the front yard, except for driveways leading to legal parking spaces.
4. Lots shall not exceed the maximum impervious surface ratio for the applicable zoning district.

(c) Parking Space Design for Multi-Family Land Uses served by individual driveways shall comply with the following standards:

1. Surfacing: All off-street parking and traffic circulation areas shall follow the surfacing requirements of [Section 114.06.06\(7\)\(b\)](#).
2. Driveway: Parking Spaces:
 - a. Driveways shall be considered legal, "stacked" (meaning in front of one another) parking spaces for all required units.
 - b. Required parking spaces may be located in a driveway or in a garage. Each space shall be at least 12 feet wide and 18 feet deep.
3. Parking is not permitted in the front yard, except for driveways leading to legal parking spaces.
4. All driveways shall meet the minimum pavement setbacks as required in [Section 114.04.11 or 114.06.18](#) for the applicable zoning district.

89



Plan Commission zoning material: driveway parking space minimum 12' wide x 18' deep.

10:10 W 88

sgovcloudapi.net

43

1b. A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City attorney, shall be recorded in the Register of Deeds. Such agreement shall cover a period of no less than 30 years. Joint use parking privileges shall continue in effect only so long as such an instrument, binding on all parties, remains in force. If such instrument becomes legally ineffective, then parking shall be provided as otherwise required in the Chapter.

Figure 16.06.06 Number of Off-Street Parking Spaces Required by Land Use

Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Residential		
Apartment/Multiplex, Townhouses	1.5 space per residential bedroom unit, 2 per two bedrooms or greater unit	None
Boarding Housing, Living Arrangement	1 space per room for rent	None
Duplex, Triplex, Fourplex, Town-Plat	2 space per dwelling unit	None
Single Family Dwelling Unit, Mobile Home, Mobile Home Subdivision or Park	2 space per dwelling unit	None
Office/Professional		
All Land Uses in the EMU Zoning District	None	None
Industrial		
Mixed Use Building, Live/Work Unit	For the minimum of each individual land use	For the maximum of each individual land use
Commercial		
All Commercial Land Uses, Unless Specified Below	1 space per 500 square feet of gross floor area	2 space per 500 square feet of gross floor area
Bed and Breakfast	1 space per bedroom, plus minimum required for principal residence	4 spaces per bedroom, plus minimum required for principal residence
Campground	1 space per campsite	None
Commercial Indoor Loading	1 space per room for rent, plus 1 space per each employee on the largest work shift	2 space per room for rent, plus 2 space per each employee on the largest work shift
Drive-Through and In-Vehicle Sales and Service	For the minimum of all other principal land use	For the maximum of all other principal land use
Golf Course	1 space per 500 square feet of gross floor area, plus 1 space per each employee on the largest work shift	None
Daycare Center (3+ children), Indoor Vehicle and Boat Sales, Outdoor Maintenance Services, Outdoor Vehicle and Boat Sales	1 space per each employee on the largest work shift	2 spaces per each employee on the largest work shift
Indoor Commercial Entertainment, Recreational, Commercial Entertainment, Winter Related Recreation	1 space for every 5 persons at maximum capacity	2 spaces for every 5 persons at maximum capacity
Outdoor Sales and Display	1 space per 500 square feet of gross outdoor display area	2 spaces per 500 square feet of gross outdoor display area

Commented [541]: This has been updated to reflect Plan Commission Decision from 2/25/2025

City zoning table included in the Plan Commission materials for off-street parking requirements.

3. Public Safety and Adjoining Driveway Impact

The most important issue is safety. The proposed driveway is immediately beside the Mosher driveway. The Mosher driveway sits farther back from the street, so a large truck parked in the proposed Tucker space would be positioned forward of a vehicle backing from the Mosher driveway.

- A parked pickup with a topper can obstruct the driver's view toward pedestrians, bicyclists and approaching traffic.
- A pedestrian or child may emerge from behind the truck into the driver's path before becoming visible.
- If a vehicle extends into the sidewalk, pedestrians may be forced to alter their path around it.

- The location is in a school-area environment where children routinely walk and bicycle.
- Adding another driveway opening increases vehicle-pedestrian conflict points in an already constrained area.

The concern does not depend on speculation about how someone might park. A historical photograph from the former driveway at the same building-to-sidewalk location shows what occurred when an ordinary passenger car occupied the space: the car extended into the sidewalk area.



Historical photograph of the former driveway at the same building-to-sidewalk location. The passenger car extends into the sidewalk area.

Loss of Public Street Parking and Neighborhood Impact

The proposed second driveway also affects the public right-of-way beyond the Tucker parcel. Between the Mosher driveway and the stop sign/intersection, another driveway opening would substantially reduce the remaining usable public curb space on that side of the street.

This is particularly significant because the corner property directly across the street is a multi-family residence with three apartments whose residents and visitors rely on available street parking. Those spaces are public and are not reserved to any household; however, eliminating additional curb space for a second private driveway shifts the consequences of one property's parking and storage choices onto the surrounding block.

The Commission should consider the cumulative effect: reduced public parking, another vehicle crossing of the sidewalk, an immediately adjoining driveway with limited sight lines, pedestrian and bicycle traffic, and proximity to the stop sign and schools.

4. Current Site Conditions



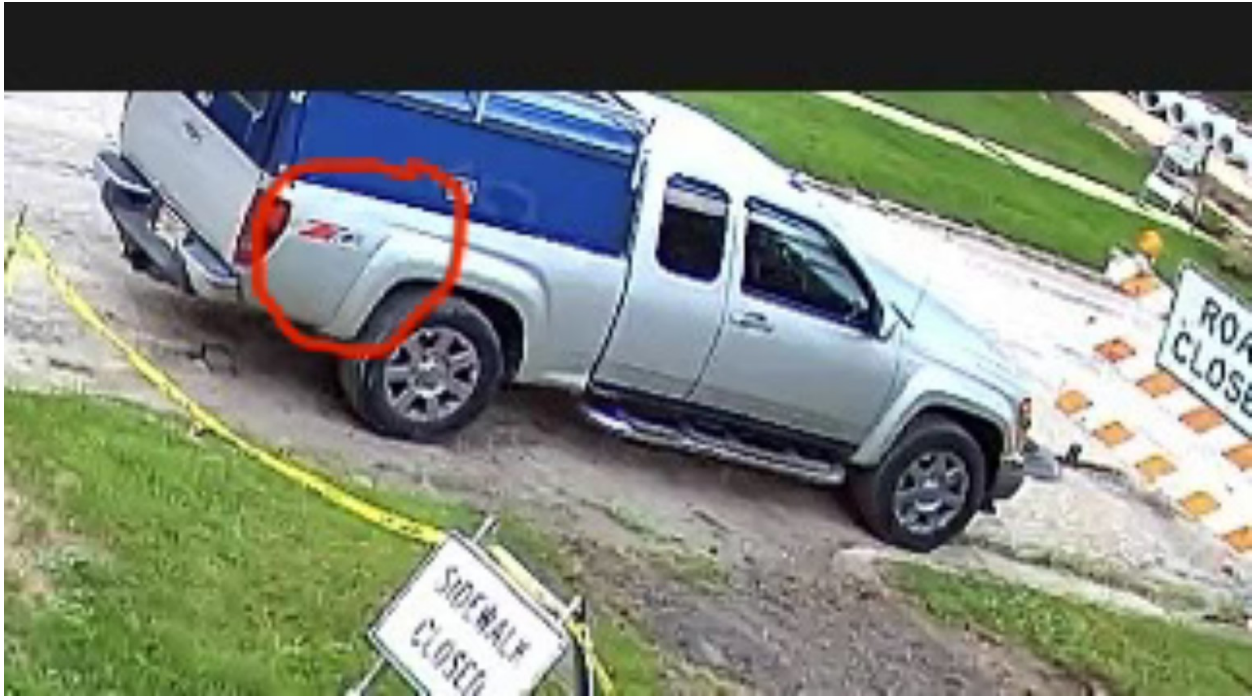
Current street-level view. Gray Tucker property at left; excavated proposed Main Street driveway area at left-center; adjoining Mosher driveway and property at right.

The current excavation makes the physical relationship between the proposed driveway, sidewalk and adjoining driveway visible.

5. Vehicle Identification and Fit

Issue	Evidence
Proposed usable depth	Approximately 15.5 feet by field measurement.

City zoning material	Driveway parking space: at least 12 feet wide and 18 feet deep.
Vehicle represented	Chevrolet Colorado Z71, extended-cab configuration; photographs document the actual vehicle. Published specifications list the extended-cab Chevrolet Colorado at 207.1 inches overall length (approximately 17 feet 3 inches).

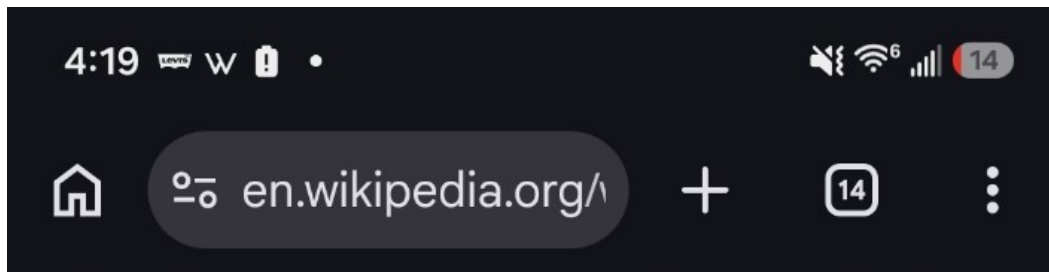


Photograph showing the actual Colorado and visible Z71 identification.



A silver Chevrolet Silverado pickup truck is shown from a rear three-quarter view. The truck is parked in a lot with other vehicles and buildings in the background. The Chevrolet bowtie logo is visible on the rear fender.

Published specification table showing extended-cab length of 207.1 inches.



either five or six passengers. Top trim levels in crew-cab configuration offered upscale features such as leather-trimmed seating surfaces, dual power-adjustable front bucket seats with lumbar support and heat, a six-disc, in-dash CD changer, [XM satellite radio](#), and rear side-impact [airbags](#).

Three different suspension options were offered on the Colorado and Canyon: The base Z85 suspension, which offered a comfortable ride quality; the Z71 Off-Road suspension, which added a locking rear differential axle (RPO code G80), heavier-duty shock absorbers for improved performance off-road, and an increased ride height for better clearance; the ZQ8 Sport suspension (see below), which offered a lower ride height than the standard Z85 suspension, as well as firmer suspension for improved handling. All suspension packages were offered on 4x2 or

Reference information identifying the Colorado Z71 configuration.

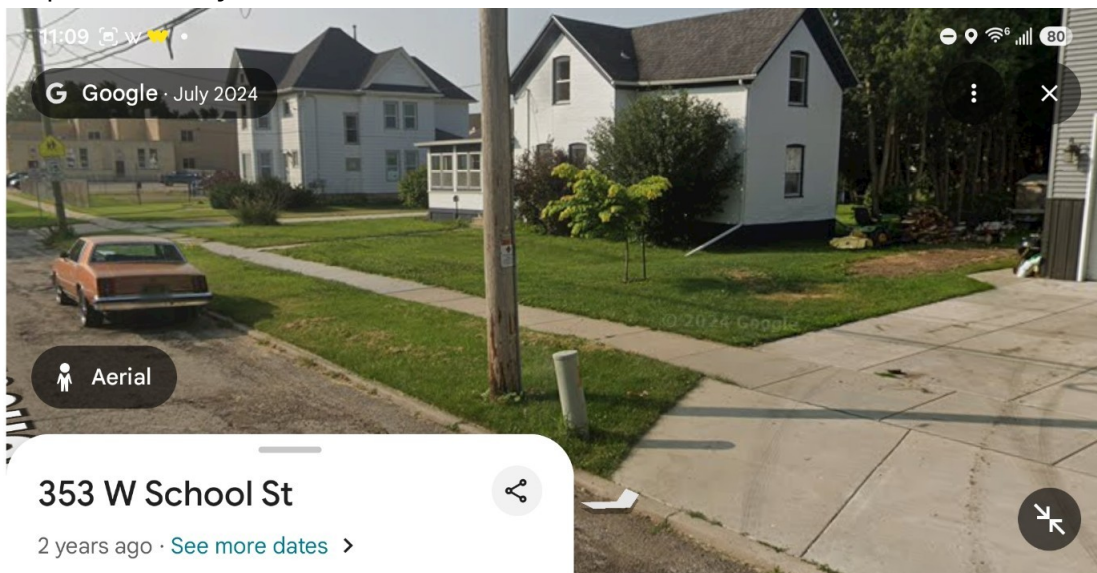
*Published specification evidence for the extended-cab Chevrolet Colorado: overall length 207.1 inches (approximately 17 feet 3 inches).
The accompanying Z71 information confirms the Z71 configuration was offered on the Colorado.*

6. Existing Parking, Garage and Property Use

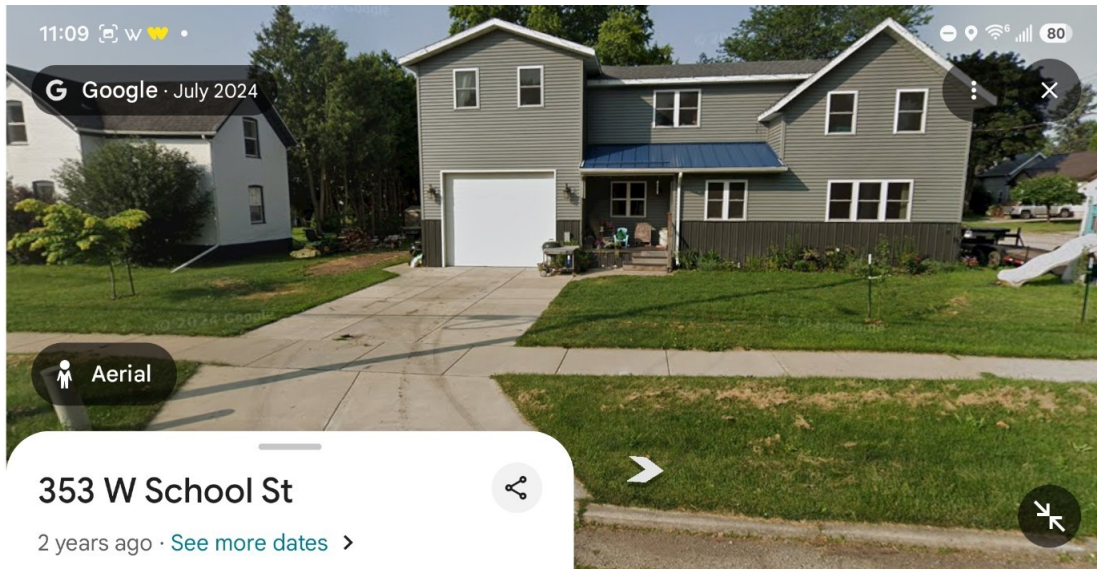
These photographs are included to evaluate the stated need for another driveway and the long-standing use of the parcel for vehicle, trailer, camper, equipment and material storage. They show that the property has an existing garage and substantial driveway while other portions of the parcel have repeatedly been used for storage. The question is not whether the City should regulate aesthetics; it is whether years of unaddressed storage conditions should now be used to justify converting additional public curb and sidewalk access into a second private driveway.

The photographs also show a truck with a trailer and a separate trailer positioned along the adjoining property-line area. These conditions are relevant because they demonstrate that the claimed parking pressure is not simply a lack of physical parking capacity. Existing space is being allocated among vehicles, trailers and stored items.

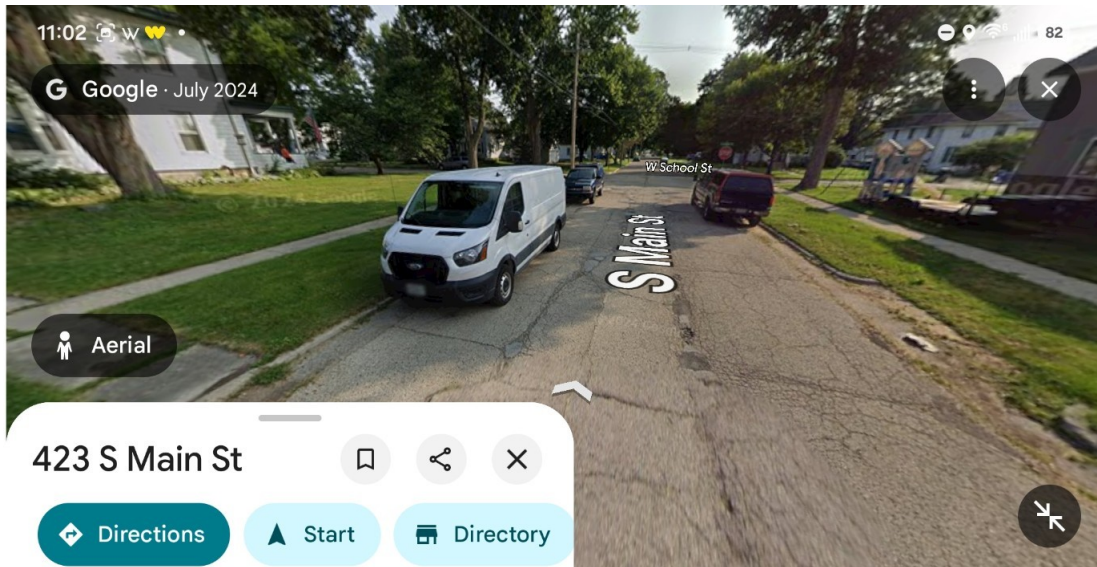
The Google Street View photographs below are included for two separate purposes. First, they show the public curb space available directly in front of the Tucker parcel on W. School Street. Second, they show where Tucker vehicles have actually been parked on surrounding public streets while the existing driveway and garage area remained available or was being used for other vehicles/items. Street parking is public and no resident owns a particular curb space. The relevance is whether a second private driveway is necessary when existing off-street parking and public curb space immediately in front of the parcel already exist.



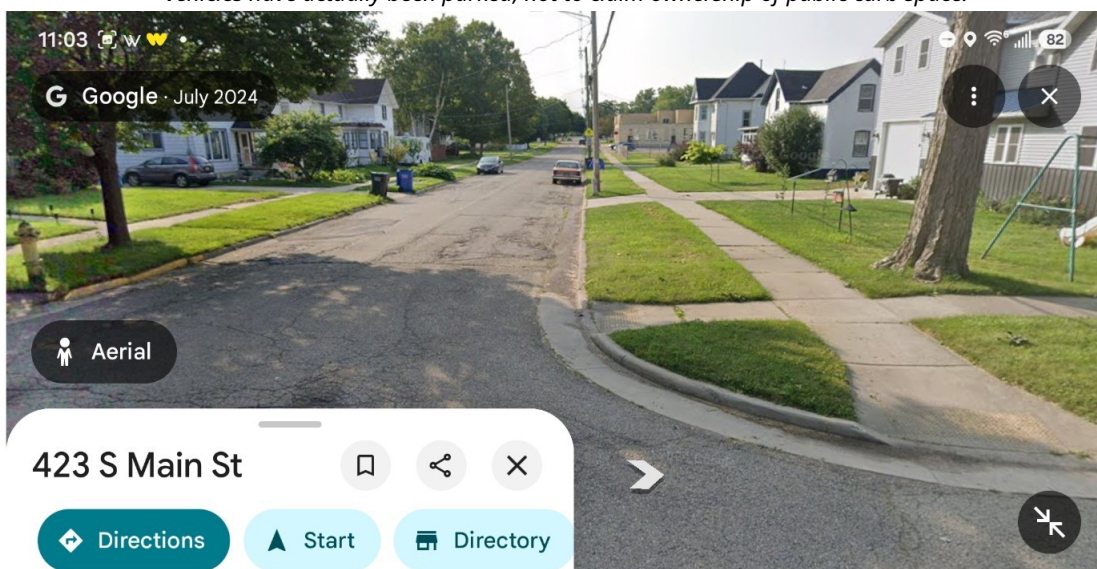
Front of 353 W. School Street. This image is included to show the existing public curb/street-parking options directly in front of the Tucker parcel.



Existing School Street driveway and garage at 353 W. School Street, showing the property's established off-street parking access.



Google Street View showing vehicles parked on S. Main Street away from the Tucker parcel. This image is included to document where vehicles have actually been parked, not to claim ownership of public curb space.



Additional Google Street View context showing parking farther along the surrounding block and the relationship to the existing neighborhood street-parking supply.

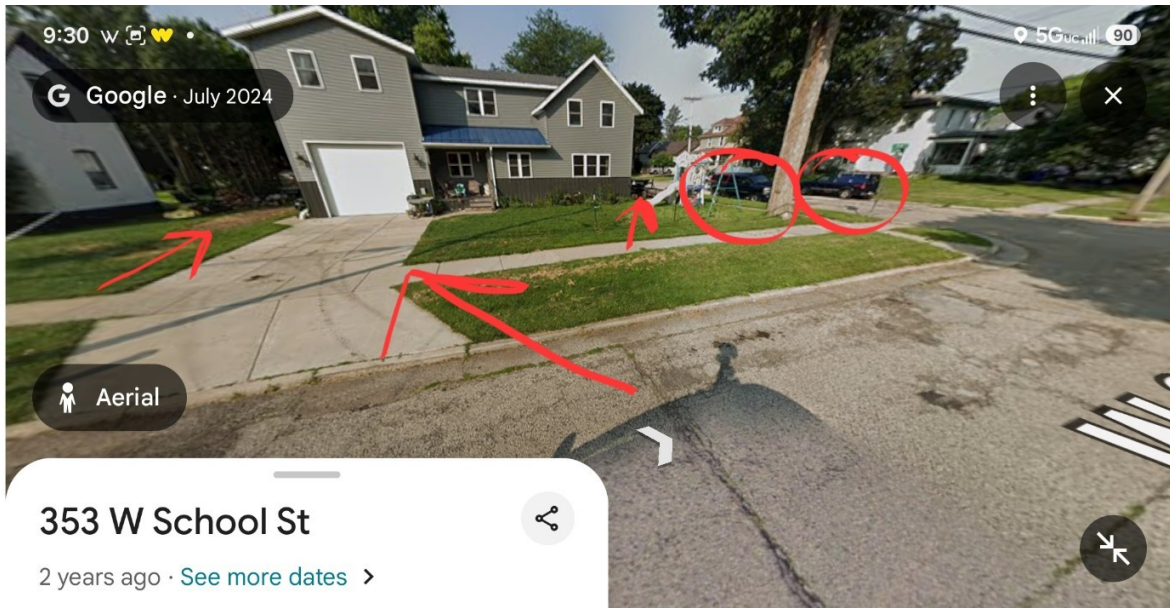
This is also a matter of ordinary impact on neighbors. Public parking may be legally available to everyone, but repeated use of curb space around neighboring homes while existing parking at the applicant's own property remains available does not establish a hardship or need for another driveway.



Current property-use photograph showing a trailer/material storage adjacent to the sidewalk area and property lines.



Current property-use photograph showing a trailer/material storage adjacent to the sidewalk area.



Google Street View showing the existing School Street garage, driveway, and public curb area directly in front of 353 W. School Street.



Current property-use photograph showing a camper, older vehicle and existing driveway/vehicle area.

7. Prior Driveway Permit Noncompliance - City Record

The City's July 9, 2026 Plan Commission agenda report states that the earlier W. School Street driveway was associated with an addition to the home and that several items required by that driveway permit were not constructed, including the flared apron, curb/gutter cut and moving of utilities.

This is significant because the current request asks the City to grant and maintain another exception involving driveway construction on the same parcel. Prior documented noncompliance is a reasonable basis for requiring stronger independent verification before another waiver remains in effect.

The July 15 engineering review for the present project also requires a new curb opening at the approved location and notification/inspection before curb, gutter, sidewalk and apron work and after completion.

These are City-record facts, not conclusions supplied by the adjoining property owner.

8. Prior Addition Permit - Setback and Survey Verification

The 2018 General Building Permit Application for 353 W. School Street identifies the project as an addition and lists setbacks of Front 25', Rear 20', Left 9', and Right 25'. The floor plan shows a substantial addition incorporating garage and living space.

The supporting survey raises a separate documentation concern. The survey used in the 2018 Tucker addition materials is the Mosher property survey, not a survey of the Tucker property. The original Mosher survey does not contain the later building/addition box; that box appears on the version used with the Tucker permit.

The concern is therefore not simply the age of the survey. A survey of the adjoining Mosher property does not, on its face, establish the surveyed boundaries or setback measurements of the Tucker property. The records provided should establish what separate survey, property-pin verification, field measurement, certification, or other documentation was used to substantiate the represented setbacks.

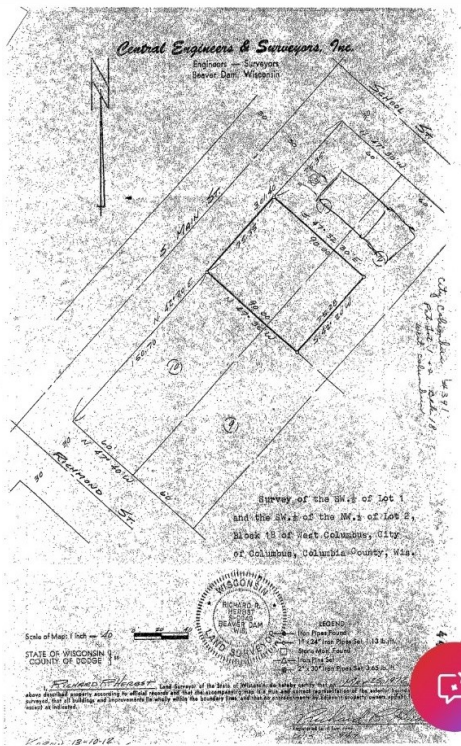
The City should identify the project-specific survey, zoning determination, variance, approved site plan, inspection record, field measurement, property-pin verification, or other documentation it relied upon before approving setbacks represented as Front 25', Rear 20', Left 9', and Right 25'. This packet does not ask the Plan Commission to adjudicate the legality of the 2018 addition; these records are included because they demonstrate why independent verification of applicant-provided site information is warranted in the current driveway matter.



FOR INSPECTIONS CALL: <u>(608) 697-8009</u>		GENERAL BUILDING PERMIT APPLICATION		PERMIT # <u>18-37</u> 2	
		GENERAL ENGINEERING COMPANY OFFICE: (608) 745-4070 FAX: (608) 745-5763		EXPIRATION DATE:	
Parcel Number: <u>11211 392</u>		Property is Located in ☐ Town of ☐ Village of ☒ City of <u>Columbus</u>		Municipality Number <u>11-2-11</u>	
PROJECT DESCRIPTION (Submit Building Plans & Site Plan) <u>House Addition</u>				Does this project require any additional approvals or permits? ☐ yes ☐ no	
Building Project Address: <u>353 W. School St Columbus WI</u>				Finished Project Value \$ <u>40,000.00</u>	
Zoning District(s):	Zoning Permit No.:	Corner Lot ☒ Yes ☐ No	Bldg. Height <u>27'6"</u> Ft.	Setbacks: <u>Front 25'</u>	Rear <u>20'</u> Left <u>9'</u> Right <u>25'</u>
Owner's Name(s) <u>Gary Tucker</u>		Mailing Address <u>353 W. School St.</u>		Telephone <u>608-225-6227</u>	
Contractor Name & Type		Licen. / Cert#	Exp. Date	Mailing Address	
Construction Contractor <u>Gary Tucker</u>				<u>353 W. School St. Columbus</u>	
Dwelling Contractor Qualifier				The Dwelling Contr. Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contr.	
HVAC Contractor <u>Unlimited Heating & Cooling</u>		<u>1344615</u>	<u>3-16-21</u>	<u>14622 Slide Rd. Columbus</u>	
Electrical Contractor <u>Brad McGuire Electric LLC</u>		<u>1288303</u>	<u>6-30-21</u>		
Master Electrician <u>Brad McGuire</u>		<u>171 894</u>	<u>6-30-18</u>	<u>508 Linda Rd. Mt. Horeb, WI</u>	
Plumbing Contractor <u>Doug Wilken</u>		<u>WI 125955</u> <u>230814</u>		<u>2831 Hilton Ln Sun Prairie WI</u>	
RESIDENTIAL Single Family/Duplex	Addition: ☒ Electrical ☒ Plumbing ☒ HVAC ☒ Construction		<u>1800.00</u> sq. ft. ☐ Erosion Control		
	Detached Accessory Building: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction		sq. ft.		
	Remodel: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction		sq. ft.		
	Other: ☐ Fence ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction		sq. ft. ☐ Erosion Control		
COMMERCIAL	New Commercial Building: _____ Bldg. Sq. Ft. ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction ☐ Erosion Control				
	Commercial Address: _____		Erosion Control		
	State of Wisconsin: _____		Structure (Raze) _____ Application) _____		
Zoning - When applicable, owner shall research setback information regarding height, lot coverage, etc. prior to submittal of this application.					
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side of the last page of this application. I expressly grant the building inspector or the inspector's authorized agent permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. It is the Owner/Contractors Responsibility to Call in ALL INSPECTIONS to the Inspector.					
APPLICANT'S SIGNATURE <u>[Signature]</u>				DATE SIGNED <u>3-28-18</u>	
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ See attached for conditions of approval.					
BELOW SECTION FOR OFFICE USE ONLY					
FEES:		PERMIT(S) ISSUED		PERMIT ISSUED BY:	
Construction	\$ <u>450.00</u>	☒ Construction		Name <u>Mike Hennings</u>	
Plumbing	\$ <u>96.00</u>	☒ HVAC		Date <u>4-11-18</u> Telephone <u>(608) 697-8009</u>	
Electrical	\$ <u>108.00</u>	☒ Electrical		Cert No. <u>92698</u> Census Code <u>434</u>	
HVAC	\$ <u>96.00</u>	☒ Plumbing		www.generalengineering.net	
Zoning	\$ _____	☐ Erosion Control		VER 1/3/2018	
Other	\$ _____				
Administrative	\$ _____				

2018 General Building Permit Application. Setback entries shown on the application: Front 25', Rear 20', Left 9', Right 25'.

ORIGINAL MOSHER PROPERTY SURVEY



Original Mosher survey. No Tucker addition/building box is shown.

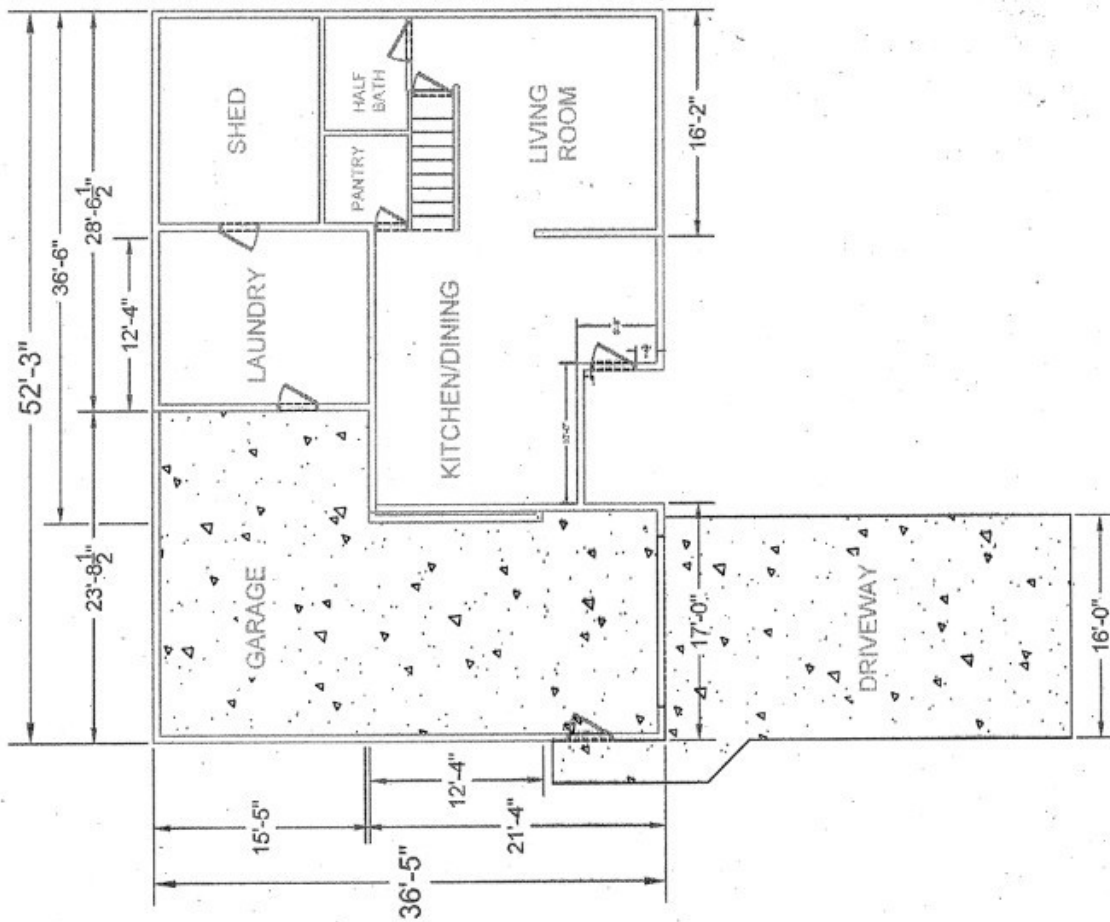
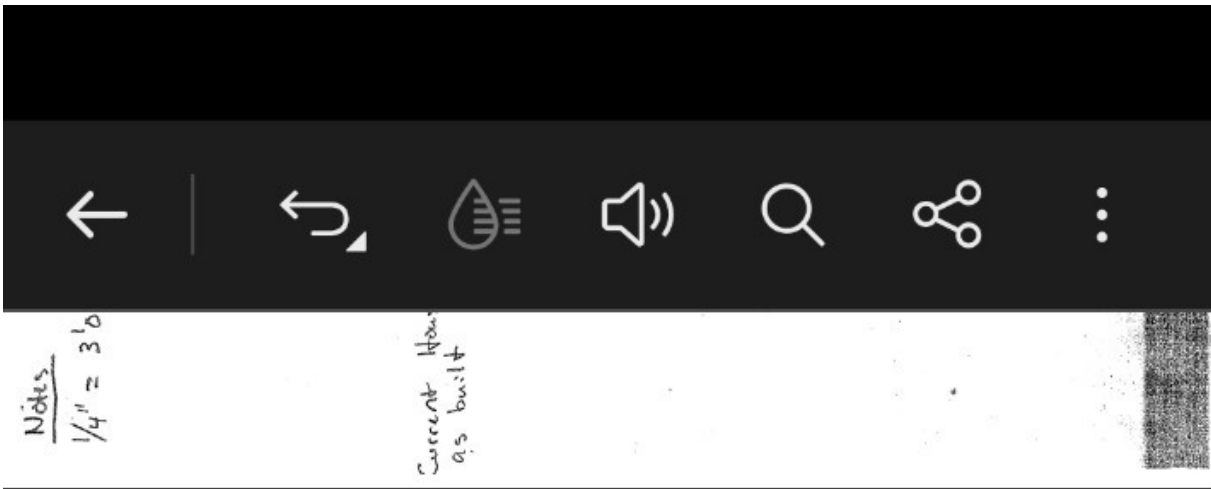
VERSION USED WITH 2018 TUCKER ADDITION

← ↶ 🔍 🔊 🔍 🔗 ⋮		Plumbing \$ 18.00 Electrical \$ 126.00 HVAC \$ 78.00 Zoning \$ Other \$ Administrative \$ Total Permit Fee \$ 752.00 \$ HVAC ☐ Electrical ☒ Plumbing ☐ Brownie Control ☐ Other		Date 4-1-18 Telephone 608-977-8009 Cart No. 428695 Camera Code 434 www.centralengineersurveyors.net PER 150318	
---	--	--	--	---	--

2



Mosher survey as it appears in the Tucker permit materials, with the later addition/building box drawn onto it.



2018 addition floor plan showing the scale and configuration of the garage/addition project.

9. Excavation and Utility-Safety Concern

Excavation began before the neighboring concerns were resolved. Heavy equipment was used in the area of underground utilities. Photographs are being preserved.

This packet does not make a technical determination that a utility law or excavation rule was violated. It asks the City and/or appropriate utility to determine whether required locating, clearance, notification and excavation procedures were followed before and during the work.

The potential consequence of striking a gas utility is serious. That is why this issue is relevant to the larger question of whether construction representations and required procedures at this property should be independently verified rather than assumed.

Photograph from the excavation/work period showing the disturbed driveway area and work-zone controls.

Image from the work period showing heavy equipment and vehicles near the excavation area.





10. Concern Regarding Administrative Handling

We are disappointed by the manner in which these concerns have been handled after discrepancies, prior permit noncompliance and potential errors were brought to the City's attention. Our concern is not that mistakes can never occur; it is what happens after they are identified.

For years, conditions at 353 W. School Street have included substantial vehicle, trailer, camper, equipment and material storage. When those conditions are left unaddressed and are then relied upon as a reason to grant additional private access, it creates the appearance that the City has effectively enabled the property to function as unauthorized storage without requiring the underlying use of the property to be addressed. We believe adjoining owners and the public have the right to ask for accountability, consistent enforcement and verification before additional exceptions are granted. The City's own current records establish prior driveway-permit noncompliance at this parcel. The present record also contains discrepancies that can be objectively checked. We are asking that the response to those facts be greater scrutiny, correction and accountability - not another exception based on information that has not been independently verified.

I am not asking the Commission to accept a claim that anyone is intentionally enabling violations. I am explaining why the repeated absence of correction has created that appearance and has left me feeling that my adjoining property rights have received less protection than they should. The appropriate response is a transparent review of the documents, measurements, permits and safety conditions.

11. Requested Commission Action

Based on the complete record now available, I respectfully request that the Plan Commission:

- Revoke the waiver previously granted for the second driveway at 353 W. School Street.
- Require that no work dependent upon that waiver proceed unless and until a lawful future approval is obtained.
- Preserve and review the current photographs, measurements, application materials, meeting record, prior driveway permit history and engineering requirements as part of the record.
- Refer the separate 2018 setback/survey documentation issue to the appropriate City official for independent review rather than attempting to decide that separate matter within this driveway proceeding.

If the Commission concludes that any factual statement in this packet is incorrect, I respectfully request identification of the specific City record, survey, permit, inspection, measurement or other documentation establishing the contrary.

12. Exhibit Index

Item	Description
Exhibit A	Historical former-driveway photograph - passenger car at same building-to-sidewalk location.
Exhibit B	Current street-level/excavation photographs.
Exhibit C	Actual Chevrolet Colorado photographs and vehicle-identification images.
Exhibit D	Existing garage, driveway and property-use photographs / Google Street View image.
Exhibit E	2018 General Building Permit Application showing represented setbacks.
Exhibit F	Survey page used with 2018 permit materials.
Exhibit G	2018 addition/garage floor plan.
Exhibit H	Excavation/work-zone photographs.
City Record 1	July 9, 2026 Plan Commission packet - second driveway waiver agenda report and site documentation.
City Record 2	July 15, 2026 engineering review - Main Street driveway opening requirements.
Reserve	Additional law-enforcement/body-camera and historical conflict documentation, only if needed to correct representations regarding the adjoining owner's position or history.

Note: Photographs are presented as documentary/context evidence. No AI-generated reconstruction is relied upon in this packet.

ARTICLE VI. DRIVEWAYS

Sec. 86-191. Requirements for driveways.

(a) *Minimum requirements for all driveways.*

- (1) No driveway shall be located closer than 20 feet from a right-of-way line of an intersection of two streets.
- (2) The angle of intersection between the driveway and the street pavement shall be between 75 and 90 degrees.
- (3) Except for permitted joint driveways, the outside edge of the driveway must be at least three feet from the side property line.
- (4) Property line clearance: Driveway approaches shall be located so that the required curb return lies entirely within the property lines extended of the zoning lot served by the driveway approach unless the driveway is being shared with the adjacent zoning lot.
- (5) New driveways shall be constructed of one of the following: Concrete, asphalt, brick or other surface approved by the director of public works. Driveway approaches, between the edge of the pavement and the right-of-way line, shall be constructed of concrete pavement.
- (6) Driveways constructed in areas with curb and gutter shall include a flared section between the curb and gutter and the street side of existing or future sidewalks. The flared section shall be flared 0.5 times the distance between the back of the curb and nearest edge of an existing or future sidewalk, but no greater than 2.5 feet, for a total combined apron flare of five feet. The curb head shall be saw cut or the curb and gutter shall be neatly removed at the driveway opening location and replaced with concrete gutter and driveway approach head.
- (7) All driveways shall be designed to accommodate future or existing sidewalks. All paved driveway entrances and aprons shall provide for concrete sidewalks in accordance with city standards.
- (8) The construction of driveways shall not impede the drainage of the street or off street areas. In areas with existing curb and gutter, the driveway shall not extend further into the street than the face of the gutter. In areas without curb and gutter, or in areas with ditch sections for the drainage of the roadway, a culvert of the size or capacity required by the public works director shall be installed at the time of driveway construction at the property owner's expense.
- (9) Any person, firm or corporation constructing a driveway is responsible for repairing any damage to adjacent property such as sidewalk, bike path, street and/or curb and gutter.
- (10) No person shall install, alter, change, replace or extend any driveway without first obtaining a permit from the building inspector.

(b) *Additional requirements for residential driveways.*

- (1) There shall be no more than one driveway per lot or two driveways per multi-family residential lot per street frontage. One additional drive may be permitted per street frontage when that frontage exceeds 200 feet.

- (2) A driveway shall not exceed 24 feet in width except if the building has a three-car garage. If a building has a three-car garage, the driveway width may be increased an additional 12 feet for a total width not to exceed 36 feet.
 - (3) There shall be no residential driveway access to any collector or arterial street unless such street provides the only available access.
 - (4) Joint driveways are not permitted on lots that were platted after January 1, 2004. Joint driveways constructed prior to January 1, 2004 may be repair and replaced.
- (c) *Additional requirements for commercial and industrial driveways.*
- (1) There shall be no more than two driveways per commercial or industrial lot per street frontage. Driveways on each street frontage shall meet the requirements for each street frontage separately. Driveways may be prohibited or restricted in size, number, or direction of traffic flow, if in the opinion of the public works director, the proposed access will present a hazard to the safety and general welfare of the public. Driveways on one street frontage may be prohibited, only if alternate access can be provided on another frontage.
 - (2) Driveways for commercial or industrial lots shall be not wider than 32 feet, measured at the property line.
 - (3) Driveways for commercial or industrial lots shall be paved with asphalt or concrete pavements.
 - (4) Streets, sidewalks, alleys, and/or public rights-of-way shall not be used for internal traffic circulation or maneuvers into and from off-street parking spaces. Driveways shall be located to promote good internal traffic circulation with minimal disruption of on-street traffic.
- (d) *Exceptions to requirements.*
- (1) The common council may waive the requirements for residential drives where, in its opinion, the waiving of the requirements will not have detrimental effect on the safety of the general public.
 - (2) The common council may waive the requirements for commercial and industrial driveways if the applicant submits an engineered alternative plan that will effectively permit ingress and egress with a minimum of hazard or congestion to pedestrian and vehicle traffic both on and off the street.

(Code 1978, § 8.10(1); Ord. No. 596-04, §§ 1, 2, 8-17-04; Ord. No. 750-19, § 1, 9-9-19)

Sec. 86-192. Reserved.

Editor's note(s)—Ord. No. 596-04, § 1, adopted Aug. 17, 2004, repealed § 86-192 in its entirety. Formerly, said section pertained to islands between openings as enacted by Code 1978, § 8.10(2).

Sec. 86-193. Permit required.

No person shall install, alter, change, replace or extend across or through any sidewalk or curbing of any driveway without having first obtained a permit from the director of public works.

(Code 1978, § 8.10(3); Ord. No. 745-19, § 7, 3-5-19)

Secs. 86-194—86-225. Reserved.

CITY OF COLUMBUS**ORDINANCE NO. _____****AN ORDINANCE TO REPEAL AND RECREATE CERTAIN PROVISIONS OF
SECTION 86-191 OF THE CITY CODE OF ORDINANCES CONCERNING
REQUIREMENTS FOR DRIVEWAYS**

The Common Council of the City of Columbus, Columbia County, Wisconsin does hereby ordain as follows:

1. Sec. 86-191(a)(5) is repealed and recreated to read now as follows:
 - (5) Any driveway constructed after January 1, 2004, shall be constructed of one of the following: Concrete, asphalt, brick or other surface approved by the Director of Public Works. Driveway approaches, between the edge of the pavement and the right-of-way line, shall be constructed of concrete pavement.
2. Sec. 86-191(a)(10) is repealed and recreated to now read as follows:
 - (10) No person shall install, alter, change, replace or extend any driveway without first obtaining a permit from the Director of Public Works.
3. Sec. 86-191(b)(1) is repealed and recreated to now read as follows:
 - (1) There shall be no more than 1 driveway per lot or 2 driveways per multi-family residential lot.
4. Sec. 86-191(c)(1) is repealed and recreated to now read as follows:
 - (1) There shall be no more than 2 driveways per commercial or industrial lot. Each driveway on a commercial or industrial lot shall meet the requirements for street frontage separately. Driveways may be prohibited or restricted in size, number or direction of traffic flow, if, in the opinion of the Public Works Director, the proposed location of a driveway will present a hazard to the safety and general welfare of the public.
5. Sec. 86-191(d)(1) and (2) are repealed and recreated to now read as follows:
 - (1) The City Planning Commission may waive the requirements for residential, commercial or industrial driveways when, in its opinion, the waiving of the requirements will not have a detrimental effect on the safety of the general public. The Plan Commission may require the applicant for a waiver to submit an engineered plan that will effectively permit ingress and egress with a minimum of hazard or congestion to pedestrian and vehicle traffic both on and off the street.

6. **Severability.** Each section, paragraph, sentence, clause, word, and provision of this Section is severable, and if any such provision shall be held unconstitutional or invalid for any reason, such decision(s) shall not affect the remainder of the ordinance nor any part thereof other than that affected by such decision.
7. **Effective Date.** This Ordinance shall take effect immediately upon its passage and posting as required by law.

Adopted this ____ day of _____, 2025.

CITY OF COLUMBUS

By: _____
Joseph Hammer, Mayor

By: _____
Susan L. Caine, Clerk