

Planning Commission via conference call. Access the meeting by using Conference Call No.
415-762-9988 with Meeting ID No. 236-678-6847
Monday, June 8, 2020 7:00 PM
Conference Call: 415-762-9988; Mtg. ID: 236-678-6847
PO Box 1677
Columbus, NE 68602

1. **Statement of Compliance with Open Meetings Act and roll call.**

84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions.

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Videoconferencing means conducting a meeting involving participants at two or more locations through the use of audio-video equipment which allows participants at each location to hear and see each meeting participant at each other location, including public input. Interaction between meeting participants shall be possible at all meeting locations.

84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;(c) Investigative proceedings regarding allegations of criminal misconduct; or

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting.

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster.

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

84-1411. Meetings of public body; notice; contents; when available; right to modify; duties concerning notice; videoconferencing or telephone conferencing authorized; emergency meeting without notice; appearance before public body.

(1) Each public body shall give reasonable advance publicized notice of the time and place of each meeting by a method designated by each public body and recorded in its minutes. Such notice shall be transmitted to all members of the public body and to the public. Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (a) twenty-four hours before the scheduled commencement of the meeting or (b) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2) A meeting of a state agency, state board, state commission, state council, or state committee, of an advisory committee of any such state entity, of an organization created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a public power district having a chartered territory of more than one county in this state, of the governing body of a public

power and irrigation district having a chartered territory of more than one county in this state, of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, or of a community college board of governors may be held by means of videoconferencing or, in the case of the Judicial Resources Commission in those cases specified in section 24-1204, by telephone conference, if:

- (a) Reasonable advance publicized notice is given;
- (b) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio or visual recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if videoconferencing or telephone conferencing was not used;
- (c) At least one copy of all documents being considered is available to the public at each site of the videoconference or telephone conference;
- (d) At least one member of the state entity, advisory committee, board, council, or governing body is present at each site of the videoconference or telephone conference, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site; and
- (e)(i) Except as provided in subdivision (2)(e)(ii) of this section, no more than one-half of the state entity's, advisory committee's, board's, council's, or governing body's meetings in a calendar year are held by videoconference or telephone conference; or
- (ii) In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, such organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conferencing.

Videoconferencing, telephone conferencing, or conferencing by other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(3) A meeting of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of an entity formed under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, of a community college board of governors, of the governing body of a public power district, of the governing body of a public power and irrigation district, or of the Nebraska Brand Committee may be held by telephone conference call if:

- (a) The territory represented by the educational service unit, member educational service units, community college board of governors, public power district, public power and irrigation district, Nebraska Brand Committee, or member public agencies of the entity or pool covers more than one county;
- (b) Reasonable advance publicized notice is given which identifies each telephone conference location at which there will be present: (i) A member of the educational service unit board, council, community college board of governors, governing body of a public power district, governing body of a public power and irrigation district, Nebraska Brand Committee, or entity's or pool's governing body; or (ii) A nonvoting designee designated under subdivision (3)(f) of this section;
- (c) All telephone conference meeting sites identified in the notice are located within public buildings used by members of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or entity or pool or at a place which will accommodate the anticipated audience;
- (d) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if a telephone conference call was not used;

(e) At least one copy of all documents being considered is available to the public at each site of the telephone conference call;

(f) At least one member of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or governing body of the entity or pool is present at each site of the telephone conference call identified in the public notice, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site;

(g) The telephone conference call lasts no more than five hours; and

(h) No more than one-half of the board's, council's, governing body's, committee's, entity's, or pool's meetings in a calendar year are held by telephone conference call, except that:

(i) The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by telephone conference call if the governing body's quarterly meetings are not held by telephone conference call or videoconferencing; and

(ii) An organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act may hold more than one-half of its meetings by telephone conference call if the organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conference call.

Nothing in this subsection shall prevent the participation of consultants, members of the press, and other nonmembers of the governing body at sites not identified in the public notice. Telephone conference calls, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by means of electronic or telecommunication equipment. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness other than a member of the public body to appear before the public body by means of video or telecommunications equipment.

84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body may require any member of the public desiring to address the body to identify himself or herself.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making a telephone conference call available at an instate location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act;

(f) Reasonable arrangements are made to provide viewing at other instate locations for a videoconference meeting if requested fourteen days in advance and if economically and reasonably available in the area; and

(g) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) The public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at the meeting.

(8) Public bodies shall make available at the meeting or the instate location for a telephone conference call or videoconference, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Effective Date – September 1, 2019

Distributed by the League of Nebraska Municipalities



2. Minutes of May 11, 2020, meeting.

PLANNING COMMISSION
May 11, 2020

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened on May 11, 2020, at 7 p.m.

Format of this meeting was by teleconference in open and public session in order to comply with social distancing guidelines due to the COVID-19 outbreak and was intended to follow the authorization of Executive Order No. 20-03 issued by Governor Ricketts on March 17, 2020.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram with a copy of the proof of publication being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and planning commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

- 1. Statement of Compliance with Open Meetings Act and Roll Call:** Chair Hoefer announced that a copy of the Open Meetings Act was attached to the agenda packet and was accessible on the city's website, www.columbusne.us. Participating in the teleconference meeting were Members Steve Anderson, Colleen Bray, Bob Elsasser, Kim Hoefer, Chad Kucera, Fernando Lopez, Jr., Josh Mueller, Brent Ogle, and Kristy Spawn. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, Community Development Director Dan Curtis, and Assistant City Clerk Michaela Luckey. Also participating in the teleconference was Mayor Bulkley.
- 2. Minutes of April 13, 2020, meeting:** The minutes were approved with a motion by Bray and a second by Elsasser. Anderson, Bray, Elsasser, Hoefer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
- 3. Public hearing - Application of Foreman Lumber for final plat and development agreement of Ekea Addition (41 Avenue and 11 Street):** Greg Lower, on behalf of the applicant, stated that the final plat has not changed from the preliminary plat and verified that the developer will pay for all street paving. No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Mueller. Anderson, Bray, Elsasser, Hoefer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the final plat and development agreement of Ekea Addition with a motion by Anderson and a second by Elsasser as it is consistent with the preliminary plat. Anderson, Bray, Elsasser, Hoefer, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
- 4. Public hearing - Application of Granville Custom Homes, Inc. for final plat and development agreement of Frontier Park Addition (East 14 Avenue and Armory Drive). (Continued from April 13, 2020 meeting):** Greg Lower, on

behalf of the applicant, stated that the final plat has not changed from the preliminary plat. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the final plat and development agreement of Frontier Park Addition with a motion by Mueller and a second by Lopez as it is consistent with the preliminary plat. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".

5. **Public hearing - Amendment to the Redevelopment Plan for the Armory Neighborhood Redevelopment Area (Frontier Park Redevelopment Project – Area 9). (Continued from the April 13, 2020 meeting):** Steven Ramaekers, Granville Custom Homes, stated that this amendment to the Redevelopment Plan includes 15 acres that were recently purchased with the intent of constructing single-family homes on the lots. It was noted that the current zoning is Rural Residential and a rezoning request will need to be submitted to change the property to "R-1" (Single-Family Residential District). No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Elsasser. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the amendment to the Redevelopment Plan for Armory Neighborhood Redevelopment Area for Frontier Park Redevelopment Project in Area 9 with a motion by Bray and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
6. **Public hearing - Third Supplement to the Redevelopment Plan entitled: Amendment to the 33rd Avenue and U.S. Highway 30 Redevelopment Plan (Phase III of the WHO Development Redevelopment Project):** Michael Sands, attorney at Baird Holm LLP and acting as special Tax Increment Financing (TIF) counsel on this redevelopment plan for the city, stated that Phase III of the Redevelopment Plan includes different commercial uses within the old Wal-Mart property and a Starbucks next to the Freddy's. Discussion was held regarding commitments from the proposed tenants and the fact that the developer was not participating on the conference call to answer questions. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the Third Supplement to the Redevelopment Plan entitled Amendment to the 33rd Avenue and U.S. Highway 30 Redevelopment Plan for Phase III of the WHO Development Redevelopment Project with a motion by Elsasser and a second by Bray. Anderson, Bray, Elsasser, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and Hoefler voted "Nay".
7. **Public hearing - Application of Columbus Retail, LLC for special use permit to allow convenience storage in a "B-2" (General Commercial District) zone located at 3620 23 Street:** Curtis stated that the notification requirements have

not been met by the applicant and requested this agenda item be continued to the June meeting. The public hearing was continued to 7 p.m. on June 8, 2020, due to the notification requirements not being met by the applicant with a motion by Anderson and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".

8. **Public hearing - Application of Lowell Anderson for special use permit to allow the building coverage to be increased from 35 percent to 39 percent in an "R-2(b)" (Urban- Family Residential with an Agricultural Overlay District) zone located at 1539 1 Street:** Lowell Anderson, 257 12 Avenue, was available to answer questions. Curtis noted that the setbacks are in compliance and the increased building coverage is allowed with a special use permit. No public testimony was heard. The public hearing closed with a motion by Lopez and a second by Elsasser. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the special use permit of Lowell Anderson to allow 39 percent building coverage for the construction of a duplex with a motion by Kucera and a second by Bray. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
9. **Public hearing - Text Amendments to Article 13 of Zoning Code, "Wireless Telecommunications Facilities Siting Ordinance" to add exception for public right-of-way, to define "right-of-way", to provide that the Small Wireless Facilities Deployment Act governs the right-of-way, to add a new subpart to Article 13 providing for small wireless facilities in right-of-way, and to add a new article to the Zoning Code, Article 15, entitled "Permits to Occupy the Right-of-Way":** Vasicek stated that staff has been working on the text amendments to become compliant with the Small Wireless Facilities Act that was passed by the Legislature which caused the city's current Wireless Facilities Siting Ordinance to be invalid in regard to small cell devices in the right-of-way. The text amendments will give the city control of development in the right-of-way for small cell devices as well as provide for a right-of-way permitting process. It was noted that other communities are also working to get into compliance with the Small Wireless Facilities Act and be able to maintain control of development in the right-of-way. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Kucera. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". A recommendation was made to the mayor and council to approve the text amendments to the Land Development Ordinance regarding Wireless Telecommunications Facilities, Small Wireless Facilities, and Right-of-Way permitting with a motion by Bray and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
10. **Appointment of Nominating Committee for Chair and Vice Chair:** Chair Hoefler appointed Members Bray and Mueller to serve as members of the Nominating Committee to bring nominations for Chair and Vice Chair to the June 8, 2020, Planning Commission meeting.

11. **Building reports for April 2020:** The building report was approved as presented with a motion by Elsasser and a second by Lopez. Anderson, Bray, Elsasser, Hoefler, Kucera, Lopez, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay".
12. **Adjournment:** The meeting adjourned at 7:41 p.m.

OFFICE OF THE CITY CLERK
: Michaela Luckey

3. **Public hearing - Application of Habitat for Humanity of Columbus for preliminary plat of New Hope 2nd Subdivision (41 Avenue between 13 and 14 Streets).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, June 8, 2020, at 7 p.m. on the preliminary plat of New Hope 2nd Subdivision, Lot 2, Sharp Subdivision to the City of Columbus, Platte County, Nebraska, excepting therefrom a tract of land, more particularly described as follows: beginning at the southeast corner of said Lot 2; thence S 89°55'57" W, 150.00 feet on the south line of said Lot 2; thence N 00°01'04" E, 134.68 feet; thence N 89°59'26" E, 150.00 feet to the east line of said Lot 2; thence S 00°01'04" W, 134.53 feet on the east line of said Lot 2 to the point of beginning, containing 3.87 acres more or less (41 Avenue between 13 and 14 Streets).

Pursuant to the Governor's Executive Order 20-24 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.

At said time and place, all interested parties may be heard.

Dated this 28 day of May, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 05:28:2020
One Affidavit of Publication

The City of **Columbus**

MEMORANDUM

DATE: June 4, 2020
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: New Hope 2nd Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of New Hope 2nd Subdivision as it is amenable with the adjacent land use and the future land use and is in accordance with the Land Development Ordinance 96-08 as amended.

DISCUSSION:

The addition consists of 14 residential lots. The roadway is between conventional named streets and therefore is able to be named Habitat Drive. The intersection of Habitat Drive and 41st Avenue would be paved as part of this project in which the east half is general obligation costs.

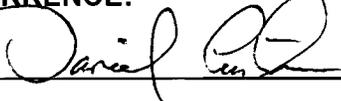
FISCAL IMPACT:

Maintenance costs of added street and utilities.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By:  _____

SIGNATURE:

By:  _____

Approved By: Tara Vasicek

FILED

MAY 19 2020

**CITY CLERK
COLUMBUS, NEBR.**

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: May 8, 2020

NAME OF SUBDIVISION: New Hope ^{2nd} Subdivision

NAME OF APPLICANT: Habitat for Humanity of Columbus, NE.

ADDRESS OF APPLICANT: P.O. Box 1792, 3602 16th Street

PHONE NUMBER: 402-564-4663 APPLICANT E-MAIL: info@hfhcolumbusne.org

NUMBER OF LOTS IN SUBDIVISION: 14 lots

ADDRESS OF SUBDIVISION: Between 13th and 14th Streets on 41st Avenue Just North of Reese Industries in Southwest Columbus

I hereby apply for a Major Subdivision / Addition and have paid with the preliminary application \$125.00 application fee, \$100.00 reviewing fee plus \$10.00 per lot review fee. I understand that a \$25.00 map update fee will be invoiced once approved.

Michael J. Smith
Owner or Owner's Representative

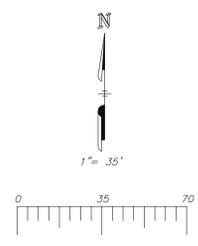
[Signature]
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney

Map No. _____

PRELIMINARY PLAT OF NEW HOPE 2ND SUBDIVISION
TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA



Developer:
Habitat for Humanity of
Columbus NE, Inc.,
Attn: Lori Peters
PO Box 1792
Columbus, NE 68602
Office Phone: 402.564.4663
Cell Phone: 402.942.4582

Surveyor:
Thomas A. Tremel, R.L.S.
1 Driftwood Drive
Columbus, NE 68601
Phone: 402.276.3690

Engineer:
Richard Snyder P.E. # E-4350
126 Lakeshore Drive
Columbus, NE 68601
Phone: 402.910.4181

Surveyor's Statement:
I, Thomas A. Tremel, a Registered Land Surveyor in the State of
Nebraska, hereby state that this survey was conducted under my direct
supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
Thomas A. Tremel, L.S. #455
May 15, 2020



PLANNING COMMISSION:
This Preliminary Plat of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska,
was approved by the Planning Commission on

_____ Day of _____

Chairman

CITY COUNCIL:
This Preliminary Plat of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska,
was approved by the City Council on

_____ Day of _____

Mayor

City Clerk

—LEGEND—

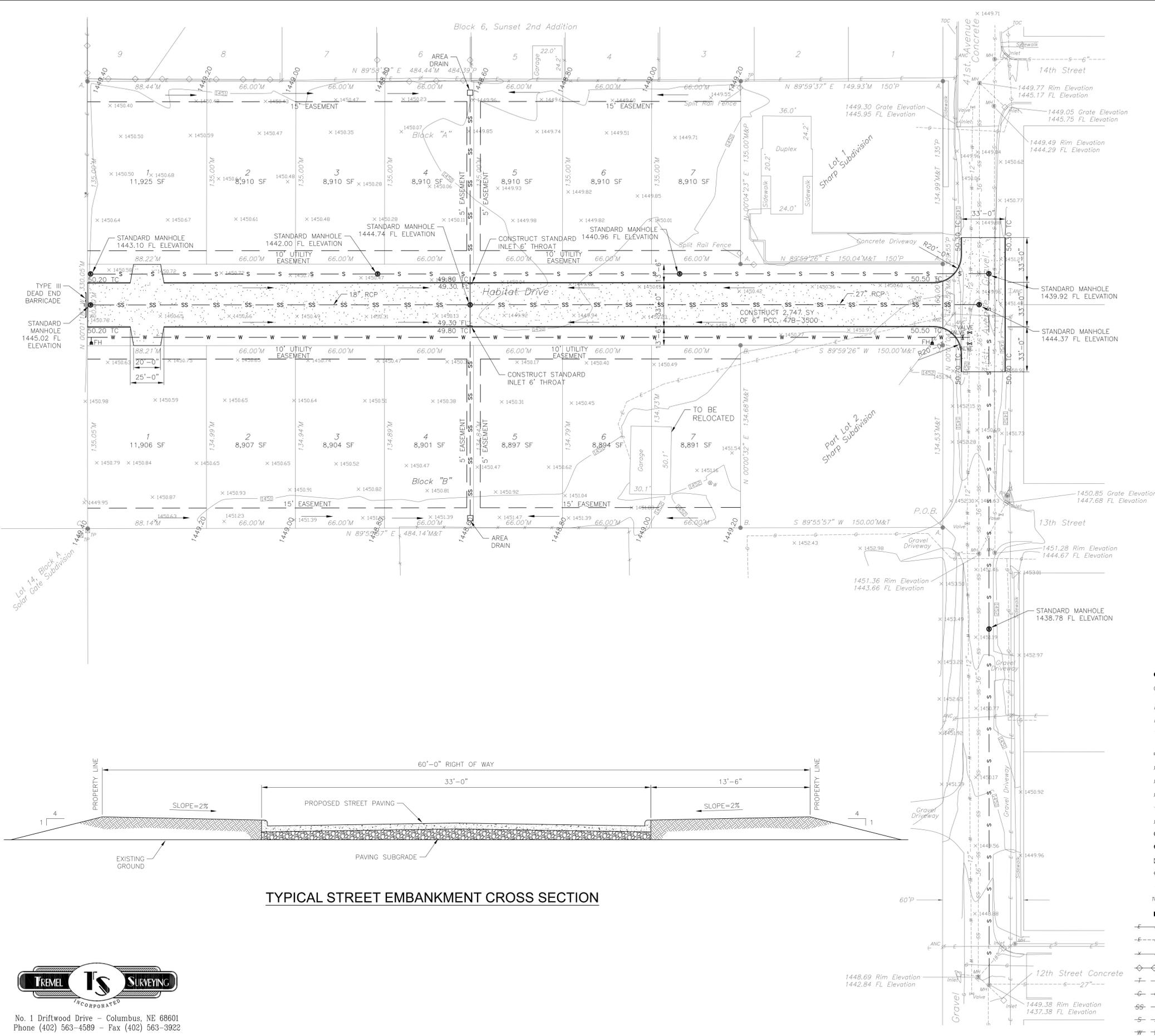
- Found Monument
- Set 5/8" x 24" Rebar w/Plastic Survey Cap
- M Measured This Survey
- P Plat Distance
- T Recorded Measurement
T.A. Tremel, L.S. #455
- WV Water Valve
- PP Power Pole
- TP Transformer Pole
- LP Light Pole
- ANC Anchor
- SP Solar Panel Pole
- MH Manhole
- FH Fire Hydrant
- TP Telephone Pedestal
- OW Old Well
- GP Guard Post
- TC Top of Curb
- GM Gas Meter
- OE Overhead Electric
- UE Underground Electric
- CF Chainlink Fence
- WF Wood Fence
- UT Underground Telephone
- UG Underground Gas
- SS Storm Sewer
- SS Sanitary Sewer
- WL Water Line

Field Notes:

- A) Found 1" iron pipe.
 - B) Found 5/8" rebar with PSC.
 - C) Found 3/4" iron pipe.
- Description:
Lot 2 Sharp Subdivision to the City of Columbus, Platte County,
Nebraska excepting therefrom a tract of land, more particularly
described as follows: beginning at the Southeast corner of said Lot 2;
thence S 89°55'57" W, 150.00 ft. on the South line of said Lot 2;
thence N 00°01'04" E, 134.68 ft.; thence N 89°59'26" E, 150.00 ft. to
the East line of said Lot 2; thence S 00°01'04" W, 134.53 ft. on the
East line of said Lot 2 to the point of beginning. The above described
tract of land contains 3.87 acres more or less.
- Notes:
1) All elevations are referenced to NAVD 1988.
2) All bearings are referenced to True North observed at the NE
Corner, Sec. 36, T17N, R1W.
3) Zoned: Proposed Zoning R-1, Lots 2 thru 7, Block A and
Lots 2 thru 7, Block B
Proposed Zoning R-2, Lot 1, Block A and Lot 1, Block B
4) This property is shown on FIRM Map, No. 31141C0320E;
Effective Date: April 19, 2010.
Located in Flood Plain Zone X.

Utilities:

Call 800.642.8434 for the actual location of the utilities before digging.
No Privated Utilities were located unless otherwise shown.
Water/Sewer - City of Columbus (As Shown)
Gas - Black Hills Energy (As Shown)
Telephone - Frontier Communications (Nothing Located on Project Area)
Electric - Loup River Public Power District (As Shown)
Cable TV - Time Warner Cable (Nothing Located on Project Area)



TYPICAL STREET EMBANKMENT CROSS SECTION



No. 1 Driftwood Drive - Columbus, NE 68601
Phone (402) 563-4589 - Fax (402) 563-3922

DESIGNER: HABITAT FOR HUMANITY OF COLUMBUS NE, INC. PO BOX 1792 COLUMBUS, NEBRASKA	REVISION RECORD	DATE	BY	DESCRIPTION
	REV.			
	DATE			
DRAWN BY: SMYDER ENGINEERING COMPANY, INC 126 LAKESHORE DRIVE COLUMBUS, NEBRASKA PH: (402) 910-4181	RS	DATE	BY	DESCRIPTION
	RDS			
	DATE	05.14.2020		
PRELIMINARY PLAT	C1			

4. **Public hearing - Application of EKEA, LLC for Planned Unit Development (PUD) in an "R-1" (Single-Family Residential District) zone located west of 41 Avenue at 11 and 12 Streets.**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska will be held on Monday, June 8, 2020, at 7 p.m. Columbus, Nebraska, on the application for a Planned Unit Development Overlay District (PUD) in an "R-1" (Single-Family Residential District) zone for Lots 1 through 6, Block A, and Lots 1 through 15, Block B, EKEA Addition to the City of Columbus located in a portion of the SW1/4, Section 24, T17N, R1W of the 6th P.M., Platte County, Nebraska (west of 41 Avenue at 11 Street and 12 Street).

Pursuant to the Governor's Executive Order 20-24 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.

At said time and place, all interested parties may be heard.

Dated this 28 day of May, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 05:28:2020
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: June 2, 2020
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: PUD for EKEA LLC. In an R-1 Zoning District

RECOMMENDATION:

I recommend approval of the PUD with the setbacks as listed as part of the approval.

1. Change the side setback from 10' to 7'.
2. Change the rear setback from 25' to 20'.

The setbacks if approved will still meet the minimum separation requirements in the Building Code and I recommend approval.

DISCUSSION:

EKEA LLC. Has filed an application for a Planned Unit Development on Lots 1-8, Block A, and Lots 1-15 Block B, EKEA Addition. If approved the PUD will allow 7' side setbacks and 20' rear setbacks, without the PUD approval the required side setback is 10' and the required rear setback is 25'.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the PUD

SIGNATURE:

By: _____

Approved By: _____

Planned Unit Development

RE-ZONING APPLICATION

The following Application needs to be completed fully and submitted to the City Clerk's office at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered. Please complete the following:

FILED

MAY 18 2020

**CITY CLERK
COLUMBUS, NEBR.**

Applicant's Name: EKEA, LLC
Applicant's Address: 3920 23rd Street
Columbus, NE 68601
Applicant's Phone #: (402) 564-2775
Applicant's E-Mail: craig@foremanlumber.com
Property Owner: West Wood Addition, LLC
Address of Property: Parcel IDs 710096369 and 710096362

Legal Description of Property:

Legal description for Parcel ID No. 710096369: PT OF S1/2 SE NE SW EXC N186' OF E130' 24-17-1W 3.45 AC & EXC 1 AC LAND IN CITY LIMITS COLUMBUS

Legal description for Parcel ID No. 10096362: N186' OF E130' S1/2 SE NE SW 24-17-1W .555 AC LAND IN CITY LIMITS COLUMBUS

(A preliminary plat for this property has been approved. Upon approval of the final plat, the legal description will be: Lots 1-6, Block A and Lots 1-15, Block B, Ekea Addition to the City of Columbus, located in a portion of the SW 1/4, Section 24, T17N, R1W of the 6th P.M., Platte County, Nebraska)

Present Zoning Classification: R-1

Requested Zoning Classification: Planned Unit Development

Description of the reason for the Re-zoning Application:

The purpose of the PUD is to allow the change of: (i) side-yard setbacks from 10 feet to 7 feet and (ii) the rear yard setbacks from 25 feet to 20 feet. All other underlying zoning regulations will remain the same.

Nature and operating characteristics of the proposed use:

(Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies).

The development plan showing the proposed reduced setbacks is attached. The proposed use will be a residential development with approximately 20 dwelling units, consistent with the underlying zoning regulations except for the proposed changes to the setbacks.

I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated the 7th day of May, 2020



Property Owner/Authorized Agent

EKEA Addition
Development Plan

Pursuant to Section 5-6(a) of the Zoning Chapter of the Land Development Ordinance for the City of Columbus, the application for a Planned Unit Development District shall include a Development Plan containing the following information:

1. A tract map, showing site boundaries, street lines, lot lines, easements, and proposed dedications or vacations; and a key map;

The site plan for the PUD is attached. The PUD is identical to the underlying plat and zoning district in all aspects except for two:

- The PUD shall have seven foot side yard setbacks instead of ten foot side yard setbacks.
- The PUD shall have twenty foot rear yard setbacks instead of twenty five foot rear yard setbacks.

2. A land use plan designating specific uses for the site and establishing site development regulations, including setback height, building coverage, impervious coverage, density, and floor area ratio requirements;

The land use plan is compliance with the underlying R-1 zoning district except for the side yard setbacks and rear yard setbacks. Because the PUD will follow and comply with all of the regulations and requirements of the underlying zoning district (except for the seven foot side yard setbacks and the twenty foot rear yard setbacks), no further land use plan is necessary.

3. A site development and landscaping plan, showing building locations, or building envelopes; site improvements; public or common open spaces; community facilities; significant visual features; and typical landscape plans;

The site plan for the PUD is attached. All site development and landscaping plan requirements of the underlying zoning districts shall not be modified.

4. A circulation plan, including location of existing and proposed vehicular and pedestrian, facilities and location and general design of parking and loading facilities;

The site plan for the PUD is attached. The final plat and the Subdivision Agreement for the EKEA addition will provide the circulation plan. The PUD overlay district does not affect pedestrian or vehicular circulation requirements.

5. Schematic architectural plans and elevations sufficient to indicate a building height, bulk, materials, and general architectural design;

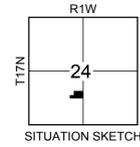
The residential units will meet all requirements of the underlying R-1 zoning district and building codes. The PUD does not include any changes other than permitting seven foot side yard setbacks and twenty foot rear yard setbacks.

6. A statistical summary of the project, including gross site area, net site area, number of housing units by type, gross floor area of other uses, total amount of parking, and building and impervious surface percentages.

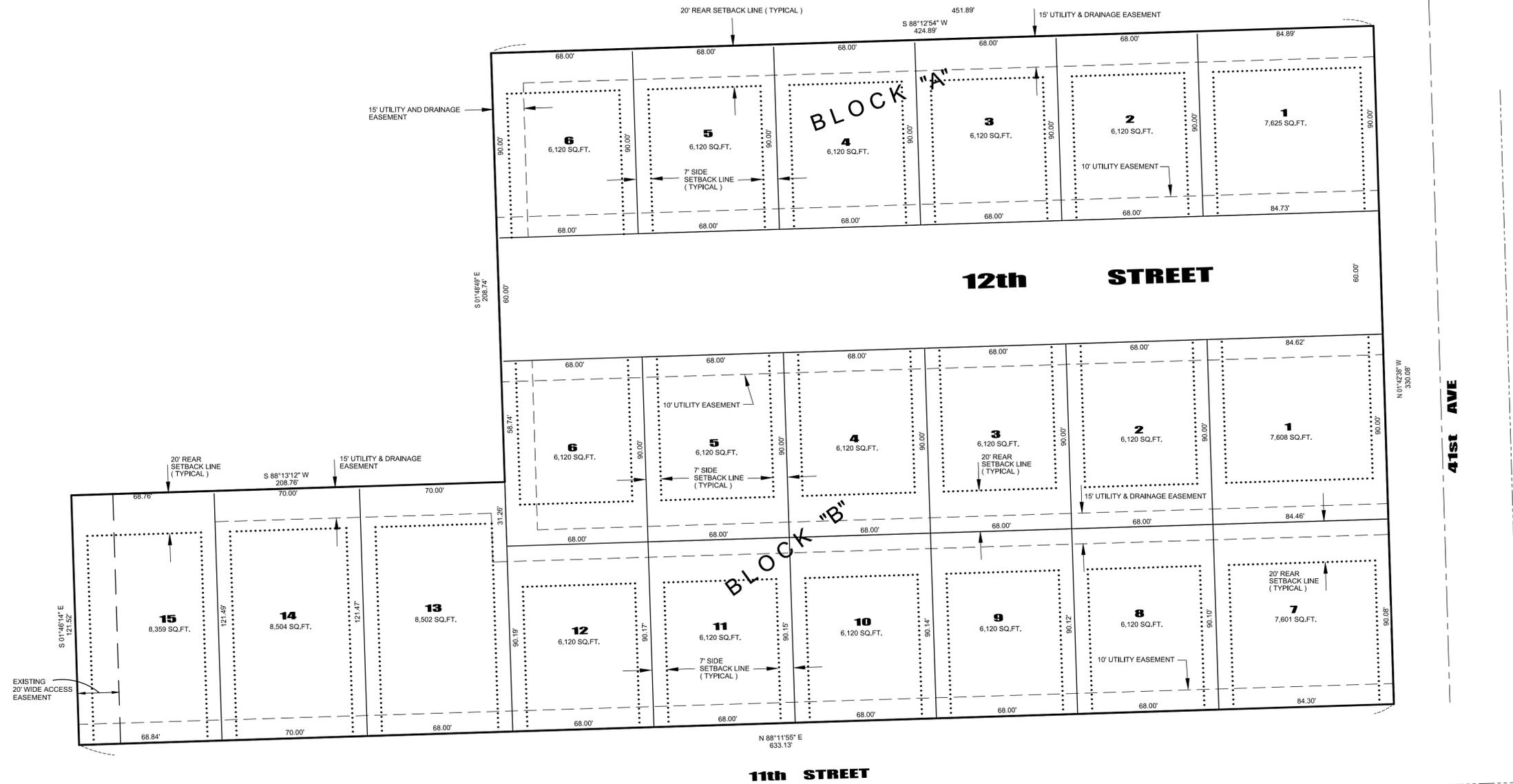
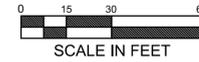
The project will consist of twenty residential lots and a detention pond on one lot. The size and location of all housing units, parking, and other features shall comply with the requirements of the underlying R-1 zoning district. The PUD does not include any changes other than permitting seven foot side yard setbacks and twenty foot rear yard setbacks.

P U D SITE PLAN FOR EKEA ADDITION

to the City of Columbus, located in a portion of the SW 1/4, Section 24,
T17N, R1W of the 6th P.M., Platte County, Nebraska.



- LEGEND**
- - Monument Found
 - - Set 5/8" x 24" Rebar w/Plastic Survey Cap
 - R - Recorded Distance
 - M - Measured Distance
 - X - Calculated Point



5. **Public hearing - Application of Columbus Retail, LLC for special use permit to allow convenience storage in a "B-2" (General Commercial District) zone located at 3620 23 Street. (Continued from May 11, 2020.)**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, May 11, 2020, at 7 p.m. on the application for a special use permit to allow convenience storage on the following described real estate in a "B-2" (General Commercial District) zone: Unit 2 of Columbus Retail Condominium Regime, A Subdivision of Lot 5, Legacy Square Subdivision to the City of Columbus, Platte County, Nebraska, being more particularly described as follows: Commencing at the Northwest Corner of said Lot 5, thence Easterly on the North Line of said Lot 5, a distance of 198.90 Feet; thence turning Southerly, a distance of 6.80 Feet to the Northwest Corner of building shell, and the point of beginning; thence turning Easterly, and running on the exterior of the building shell for the next 14 courses, a distance of 315.00 Feet; thence turning Southerly, a distance of 33.70 Feet; thence turning Easterly, a distance of 1.60 Feet; thence turning South-Easterly, a distance of 8.60 Feet; thence turning Southwesterly, a distance of 8.30 Feet; thence turning Westerly, a distance of 1.60 Feet; thence turning Southerly, a distance of 66.10 Feet; thence turning Easterly, a distance of 1.60 Feet; thence turning South-Easterly, a distance of 7.30 Feet; thence turning South-Westerly, a distance of 8.70 Feet; thence turning Westerly, a distance of 1.60 Feet; thence turning Southerly, a distance of 33.60 Feet; thence turning Westerly, a distance of 24.00 Feet; thence turning Southerly, a distance of 19.95 Feet, to the division line between Unit 1 and Unit 2; thence turning Westerly, and running on the division line between Unit 1 and Unit 2, for a distance of 250.80 Feet; thence turning Southerly, and running on the division line between Unit 1 and Unit 2, for a distance of 80.33 Feet; thence turning Westerly, and running on the division line between Unit 1 and Unit 2, a distance of 40.20 Feet to the West Line of building shell; thence turning Northerly, and running on the West Line of building shell, a distance of 256.28 Feet to the Northwest corner of building shell, and the point of beginning, said Unit 2 of Columbus Retail Condominium Regime contains 58,277.68 Square Feet more or less (3620 23 Street).

Pursuant to the Governor's Executive Order 20-03 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.

At said time and place, all interested parties may be heard.

Dated this 30 day of April, 2020.

CITY OF COLUMBUS, NEBRASKA
By: Janelle Kline
City Clerk

Publish: 04:30:2020
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: May 6, 2020
FROM: Dan Curtis
TO: City Administrator Tara Vasicek
RE: Special Use Permit for Columbus Retail, LLC

RECOMMENDATION:

I recommend approval of the Special Use permit to allow Convenience Storage in a B-2 zoning district as indicated on the application.

DISCUSSION:

We have received an application for a Special Use permit to allow convenience storage within part of Unit 2 as indicated in the legal description submitted as part of the application. All storage units will be located within the existing building. With limited area for parking, I believe this is a good use for the building and recommend approval.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Permit

SIGNATURE:

By: _____

Approved By: _____



SPECIAL USE PERMIT APPLICATION

The following Application needs to be completed fully and submitted to the City Clerk's office at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered. Please complete the following:

Applicant's Name: Columbus Retail, LLC
Applicant's Address: 1000 O Street, Suite 201
Lincoln, NE 68508
Applicant's Phone #: (402) 416-3522
Applicant's E-Mail: mike@nightcaphospitality.com
Property Owner: Columbus Retail, LLC
Address of Property: 3620 23rd Street, Columbus NE

FILED

FEB 21 2020

**CITY CLERK
COLUMBUS, NEBR.**

Legal Description of Property:

Unit 2, Columbus Retail Condominium Regime in accordance with the Declaration recorded on Lot 5, Legacy Square Addition, September 25, 2018 under Book 240 at Page 1227 of the records of Platte County Nebraska

Description of the nature and operating characteristics of the proposed use:

Owner desires to use a portion of Unit 2 for Convenience Storage uses. As shown on the attached site plan, approximately 31,500 square feet of Unit 2 would consist of indoor storage mini-storage units. The convenience storage use would likely be constructed in two phases. The initial phase would consist of approximately 15,177 square feet of Unit 2, which would be converted into approximately 60 mini storage units as set forth on the attached preliminary site plan. The second phase would consist of converting the remaining 16,319 square feet of storage shown in the site plan to approximately 81 mini-storage units. All self-storage units would be located within the existing building and no exterior storage or storage of hazardous chemicals will be permitted.

Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.

See attached preliminary site plan.

I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated the 18th day of Feb, 2020

Mike Woods, Managing Member
Property Owner/Authorized Agent

Columbus Retail Condominium Regime

Unit 2 Legal Description

Unit 2 of Columbus Retail Condominium Regime, A Subdivision of Lot 5, Legacy Square Subdivision to the City of Columbus, Platte County, Nebraska, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 5, thence Easterly on the North Line of said Lot 5, a distance of 198.90 Feet; thence turning Southerly, a distance of 6.80 Feet to the Northwest Corner of building shell, and the point of beginning; thence turning Easterly, and running on the exterior of the building shell for the next 14 courses, a distance of 315.00 Feet; thence turning Southerly, a distance of 33.70 Feet; thence turning Easterly, a distance of 1.60 Feet; thence turning South-Easterly, a distance of 8.60 Feet; thence turning Southwesterly, a distance of 8.30 Feet; thence turning Westerly, a distance of 1.60 Feet; thence turning Southerly, a distance of 66.10 Feet; thence turning Easterly, a distance of 1.60 Feet; thence turning South-Easterly, a distance of 7.30 Feet; thence turning South-Westerly, a distance of 8.70 Feet; thence turning Westerly, a distance of 1.60 Feet; thence turning Southerly, a distance of 33.60 Feet; thence turning Westerly, a distance of 24.00 Feet; thence turning Southerly, a distance of 19.95 Feet, to the division line between Unit 1 and Unit 2; thence turning Westerly, and running on the division line between Unit 1 and Unit 2, for a distance of 250.80 Feet; thence turning Southerly, and running on the division line between Unit 1 and Unit 2, for a distance of 80.33 Feet; thence turning Westerly, and running on the division line between Unit 1 and Unit 2, a distance of 40.20 Feet to the West Line of building shell; thence turning Northerly, and running on the West Line of building shell, a distance of 256.28 Feet to the Northwest corner of building shell, and the point of beginning.

Said Unit 2 of Columbus Retail Condominium Regime contains 58,277.68 Square Feet more or less.

6. Proposed update to sign regulations in the Land Development Ordinance.



The City of *Columbus*

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

Memorandum

DATE: June 4, 2020
TO: Planning Commission
FROM: Trevor Harlow, City Planner
RE: Article 10, Sign Regulations, of the draft proposal of the Unified Land Development Ordinance.

RECOMMENDATION:

The purpose is to provide review and recommended approval of Article 10 Sign Regulations of the draft proposal of the Unified Land Development Ordinance.

DISCUSSION:

City staff have reviewed and updated the Land Development Ordinance, Article 10, Sign Regulations. In an effort to make this review a more efficient process, this memorandum will highlight the key revisions.

- Adding, based on a Supreme Court ruling, that sign type approvals may not be based upon content of the sign.
- Clarification of abandoned signs, including provisions that outline the process when violations occur.
- Clarifications and updating the permitting process, including maintenance, inspections, location, clearance and projections in regard to sign construction.
- The addition of measurements which outlines a permitted sign budget, sign area, measurement of sign height, and setback for determining sign size and placement.
- Updating of awning, canopy, marquee, projecting, wall, access point, commercial center identification, electronic information, and numeric display signs.
- The addition of a master sign plan option that encourages development and allows administrative approval on sign projects that occur in larger-scale, mixed-use, and/or unique developments.
- Updating provisions allowing temporary signs, including portable message centers (roller/cart changeable signs).on a limited basis.

- Clarification and updating of outdoor advertising signs also referred to as a billboard.

Additional minor and clerical revisions were made within the article. City staff continues to work towards finalizing the format and providing final details of this article.

CONCURRENCE:

Tara Vasicek, City Administrator

Rick Bogus, City Engineer

Dan Curtis, Community Development Director

Article 10: Sign Regulations

10-1: PURPOSE AND INTENT

It is the purpose and intent of Article 10 to promote the public health, safety, and general welfare through reasonable, consistent, and non-discriminatory sign standards. The sign regulations in this Chapter are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the adverse secondary effects of signs. The sign regulations are especially intended to address the secondary effects that may adversely impact aesthetics, traffic and pedestrian safety.

In order to preserve and promote the City of Columbus as a desirable community in which to live visit, work, and play and do business, a pleasing, visually attractive and safe environment is of foremost importance. Further, it continues to be the purpose of Article 10 to promote optimum conditions for serving sign owners' needs and respecting their rights to identification while balancing the aesthetic and safety interests of the community. The regulation of signs within the City of Columbus and its zoning jurisdiction is necessary and in the public interest, and these regulations have been prepared with the intent of enhancing the visual environment of the City and promoting its continued well-being, and are intended more specifically to:

- A. Provide for the registration of permanent sign installers, construction and design standards for permanent signs, and permit requirement for permanent signs and applicable temporary signs.
- B. Accommodate the rights of individuals to freedom of speech, promote equity among businesses and other typical sign users, and enable the fair and consistent enforcement of sign standards;
- C. Recognize the legitimate signage needs of businesses and other interests to communicate messages provide identification, and enable wayfinding throughout the City for tourists and residents;
- D. Ensure that signage contributes to the maintenance of an aesthetically pleasing visual environment by exercising reasonable regulations over type, size, number, appearance, and location;
- E. Protect property values by minimizing the possible adverse effects of signs on nearby public and private property;
- F. Promote public safety and general welfare by ensuring that signs are properly constructed and maintained to protect the general public from property damage and personal injury;
- G. Facilitate traffic flow and safety of pedestrians, bicyclists, and motorists through enforcement of sight lines and other appropriate sign placement regulations; and

- H. Preserve and promote retention of local businesses and further the economic development goals of the City.

10-2: APPLICABILITY, INTERPRETATION, SEVERABILITY, AND NON-COMMERCIAL SPEECH SUBSTITUTION

- A. *Applicability.* Each sign or part of a sign erected within the zoning jurisdiction of the City of Columbus must comply with the provisions of this chapter, other relevant provisions of the City of Columbus' Municipal Code, and applicable building codes. The regulations in this article are applicable to all signs in the City's jurisdiction, except as noted in Article 10-5. B, unless otherwise stated.
- B. *Interpretation.* The City shall interpret and apply the sign regulations of Article 10 of the Unified Land Development Ordinances (ULDO).
- C. *Severability and Non-Commercial Speech Substitution.* Any provision of the sign standards that imposes a limitation on freedom of speech shall be construed in a manner that is viewpoint neutral and treats expressive speech either the same as or less restrictive than commercial speech. Any provision of the sign standards that is found to be an unconstitutional limitation on freedom of speech by any court shall be severed from the sign standards in a manner that preserves the standards and protects freedom of speech.

10-3: DEFINITION OF TERMS

The following definitions shall be used for terms contained in this Article. Terms not defined in this section may be defined in other areas of City Code.

- A. *SIGN:* Any device, fixture, placard or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which may be viewed from the private property of another or from any public street, road, highway, right-of-way or parking area (collectively referred to as a "public area"). For the purposes of these regulations, the term "sign" shall include all structural members. The term "sign" for regulatory purposes shall not include the following objects: Grave yard and cemetery markers, vending machines, express mail and donation drop-off boxes, drive-thru menu boards, seasonal decorations visible, a building's architectural features visible, or a manufacturer's or seller's markings on machinery or equipment visible.
- B. *SIGN RELATED TERMS:*
 - 1. *ARCHITECTURAL DETAIL/FEATURE/ELEMENT:* Prominent or significant parts or elements of a building or structure including but not limited to; cornices, belt courses, lintels, sills, pediments, columns or pilasters, rustications, or base courses.
 - 2. *AUXILIARY DESIGN ELEMENTS:* Terms which describe secondary characteristics of a sign, including its method of illumination and other features within the bounds of its basic shape.

3. *AWNING*: An architectural projection that provides weather protection, identity, or decoration and is partially or wholly supported by the building to which it is attached. An awning is typically comprised of a lightweight frame structure over which a covering is attached.
4. *BACKGROUND PANEL*: An area distinctively painted, textured, or constructed as a background for the sign copy or a distinctive background area which is used to differentiate such sign copy from where the sign is mounted, affixed, or painted in a different color, material, etc. from the structure it's attached.
5. *BALLOON*: Any lighter than air, gas filled inflatable object attached by a tether to a fixed place or mounted on the ground or a building.
6. *CABINET*: A sign structure comprised of a frame and a sign face or faces. Though a cabinet sign may include electrical components or support structure, the cabinet refers only to the frame housing the sign face.
7. *CANOPY*: A permanent structure of rigid construction which a covering is attached that provides weather protection, identity, or decoration. A canopy is structurally independent.
8. *CLEARANCE*: The distance between grade and the bottom edge of a sign.
10. *COMMERCIAL BUILDING, MULTIPLE TENANT*: A commercial building with two (2) or more separate tenants having individual entrances and shared parking.
11. *COMMERCIAL CENTER*: A group or cluster of retail shops, offices, or employment buildings which share common parking, landscaping, and/or frontage, and may have a property owners association and have a name which is generally understood by the public to refer to the group or cluster.
12. *FRONTAGE*: The length of a property line of any one (1) premise abutting and parallel to a public street, private way, or court.
13. *ILLUMINATION*: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.
 - a. *DIRECT ILLUMINATION*: An external source of illumination that is not part of or attached to a sign, which directly illuminates the sign.
 - b. *INDIRECT ILLUMINATION*: A source of illumination, not directly visible, which lights only the background upon which the sign or individual letter is mounted.
 - c. *INTERNAL ILLUMINATION*: A light source entirely within a sign where the source of the illumination is not directly visible.
 - d. *NEON ILLUMINATION*: Any illumination effects using neon or any other inert gas under low pressure, which glows in a distinctive color when exposed to a high voltage electrical current.
14. *INDIVIDUAL LETTERS*: A cutout or etched letter or logo which is individually placed on a wall or freestanding sign.
15. *LOGO*: A graphic symbol representing an activity, use, or business. Logos are registered trademarks or symbols commonly used by a business and may include lettering in addition to graphic designs.
16. *MASTER SIGN PLAN*: A set of sign design standards established for a multi-tenant building, non-residential complexes with multiple buildings, multi-family building complexes, hospitals, or large-scale mixed-use developments.

17. *MARQUEE*: A permanent roofed structure attached to and supported by a building and typically extends over public right-of-way.
18. *PAN-CHANNEL LETTER*: An individual three-dimensional letter constructed by means of a three-sided metal channel.
19. *PERMITTED SIGN BUDGET*: The permitted square feet of sign area allowed for signage on a premise.
20. *PREMISES*: A tract of one (1) or more lots or sites which are contiguous and under common ownership or control.
21. *RACEWAY*: A structure used for wall-mounted signage with individual letters or characters, located upon the exterior wall surface between the wall and the letters or sign characters. Raceways contain wiring, conduit, transformers, and other electrical components.
22. *SIGN COPY*: Any combination of letter or numbers which is intended to inform, direct, or otherwise transmit information.
23. *SIGN FACE*: The area of a sign on which words and images are placed.
24. *SIGN STRUCTURE*: The structural supports, monument base, foundation, uprights, braces, guides, anchors, and framework of a sign.
25. *VISION CLEARANCE TRIANGLE*: The vision clearance triangle is defined in 10-5. B (3) for all intersections and intersections of arterial streets.

C. *SIGN TYPES*:

1. *ABANDONED SIGN*: A sign, including sign face and supporting structure, which refers to a discontinued business, profession, commodity, service, or other activity or use formerly occupying the site; or which contains no sign copy on all sign faces for a continuous period of 6 months.
3. *ATTACHED SIGN*: A sign which is structurally connected to a building or depends upon that building for support
4. *AWNING SIGN*: A sign painted, installed, attached, or otherwise applied to or located directly on an awning.
5. *BANNER SIGN*: A temporary sign composed of cloth, canvas, plastic, fabric, or similar lightweight, non-rigid material that is attached to a structure, building, or fence with cord, rope, cable, or similar method. Detached banner signs are defined as Freestanding Yard Signs.
6. *BALLOON SIGN*: A sign supported by a balloon.
8. *BILLBOARD*: See Outdoor Advertising Signs.
9. *BLADE SIGN*: A portable, stand-alone sign comprised of light fabric that moves with the wind and is supported by a pole structure and a base.
10. *BLINKING SIGN*: See Flashing Sign.
11. *BUILDING MARKER*: See Integral Sign.
12. *BUSINESS IDENTIFICATION SIGN*: A sign which pertain to the business, service, and/or retail uses and may also include multi-tenant residential uses and other information relative to the conduct of the use located on the premises.

13. *COMMERCIAL CENTER IDENTIFICATION SIGN:* A sign which identifies the name of a commercial center or commercial building with multiple tenants in single ownership or control, sharing parking and access.
14. *CANOPY SIGN:* A sign painted, installed, attached, or otherwise applied to or located directly on a canopy.
15. *CHANGING MESSAGE SIGN:* A sign designed to permit change of copy manually.
16. *DETACHED SIGN:* A sign which is self-supporting and structurally independent from any building.
17. *DIRECTORY SIGN:* A sign showing the locations of tenants in a multi-tenant commercial, office, or employment complex, or tenants in a multi-family residential project.
18. *DOUBLE-FACED SIGN:* A sign consisting of no more than two (2) parallel or near parallel faces supported by a single structure. The angle created by the two (2) faces of a double-faced sign shall not exceed fifteen (15) degrees.
19. *DRIVE-THROUGH LANE SIGN:* A sign oriented to occupants of vehicles utilizing a drive-through lane at an establishment that offers transactions through a window, with or without ordering capability.
20. *ELECTRONIC INFORMATION SIGNS:* On-Premise signs which use an array of electrically illuminated lights, generally controlled by a computer or other electronic programming device, to display information or supporting graphics. Information may include news, events, or information about businesses or attractions.
21. *ELECTRONIC CHANGEABLE MESSAGE SIGN (ECMS):* An Outdoor Advertising Sign that changes the message, advertisement, or copy on the sign face by electronic or mechanical device or process, either automated or remote, regardless of the process used.
22. *FLAG SIGN:* Signs which are emblazoned on a flag, with non-commercial emblems or insignias and are intended to be displayed in a free-flowing manner.
23. *FLASHING SIGN:* Any illuminated sign, on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign.
24. *FREESTANDING YARD SIGN:* Any temporary detached sign placed on the ground or attached to a supporting structure, posts, or poles, that is not attached to any building and not placed on sidewalks, driveways, or parking lots.
25. *GROUND SIGN:* A detached on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance no greater than three (3) feet.
26. *HANDHELD SIGN:* A sign carried by persons, which may include persons dressed in costume, for the purpose of advertising a business, service, product, event, or activity.
27. *HISTORIC MARKER:* A marker commemorating a recognized historic person or event, or identifying a historic place, structure, or object.
28. *INFLATABLE SIGN:* A sign that is an air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or a structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable signs are restrained, attached, or held in place by a cord, rope, cable, or similar method. May also be referred to as Air-Activated Sign.

29. *INTEGRAL SIGN:* A sign which includes the name of a building, date of erection, monumental citation, commemorative tablet, or other similar sign when carved into stone, concrete, or other building material or made of bronze, aluminum, or other permanent type of construction and made an integral part of the structure to which they are attached.
30. *MARQUEE SIGN:* A sign painted, installed, attached or otherwise applied to or located directly on a Marquee.
31. *MONUMENT SIGN:* An on premise freestanding sign with the appearance of a solid base.
32. *MOVING SIGN:* A sign designed or made to move freely in the wind or designed or made to move by an electrical or mechanical device.
33. *MURAL-ADVERTISING:* See Painted Wall Sign.
34. *NONCONFORMING SIGN:* A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.
35. *NUMERIC DISPLAY SIGNS:* On premise signs which display numeric information only. Typical examples include time and temperature displays and fuel price displays. The numeric information may be changed electronically or manually.
36. *OBSOLETE SIGN:* Sign that advertises an activity, business, product or service no longer conducted on the premises on which the sign is located.
37. *OFF-PREMISE SIGN :* A sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.
38. *ON-PREMISE SIGN:* A sign that advertises or otherwise directs attention to a business, person, organization, activity, event, place, service, or product that occurs on the same parcel where the sign is located.
39. *OUTDOOR ADVERTISING SIGNS:* A panel for the display of information relating to a business, product, event, or other subject of advertising or publicity. Outdoor advertising signs may advertise on premise or off-premise businesses or products, also referred to as a Billboard.
40. *PAINTED WALL SIGN:* A sign painted directly onto the exterior wall of a building containing a logo, business name, or advertisement. May also be referred to as a Mural-Advertising.
41. *PERMANENT SIGN.* A sign constructed of durable materials, attached to the ground or a building in a manner provided by the building code.
42. *POLE SIGN:* An on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance greater than three (3) feet.
43. *PORTABLE SIGN:* A sign not permanently attached to, mounted upon, or affixed to a building, structure, or the ground, and which is easily moved. Examples include A-Frame Signs, T-Frame Signs, and signs on wheels. Portable Sign does not include a Temporary Sign carried by a person or animal.
44. *PORTABLE MESSAGE CENTER SIGN:* A sign not permanently affixed to the ground, building, or other structure, which may be moved from place to place, including, but not limited to, signs designed to be transported by means of wheels. Such signs may include changeable copy.

45. *PROJECTING SIGN*: A sign other than a wall sign that is attached to and projects from a building face.
46. *PUBLIC SIGN*: A sign of a noncommercial nature and in the public interest, erected by or upon the order of a public officer in the performance of his/her public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, and other similar signs, including signs designating hospitals, libraries, schools, and other institutions or places of public interest or concern. This includes all signs erected by the City for government purposes.
47. *ROOF SIGN*: Any sign or part of sign erected upon, against, or directly above a roof or on top of or above the parapet or cornice of a building.
 - a. *INTEGRAL ROOF SIGN*: A roof sign positioned between an eave line and the peak or highest point on a roof, substantially parallel to the face of a building.
 - b. *ABOVE-PEAK ROOF SIGN*: A roof sign positioned above the peak of a roof or above a parapet or cornice.
48. *ROTATING SIGN*: A sign that revolves or turns or has external sign elements that revolve or turn. Such sign may be power-driven or propelled by the force of wind or air.
49. *SIDEWALK SIGN*: A portable, stand-alone sign comprised of panel(s) or face(s) that act as a frame or stand on a base. May also be referred to as Sandwich Board Sign, A-Frame Sign, or T-Frame sign.
50. *SNIPE SIGN*: A sign made of any material when such sign is tacked, taped, nailed, posted, pasted, glued, or otherwise attached to or placed on public property or in the public right-of-way such as, but not limited to, a utility pole, street sign, utility box, fire hydrant, tree, street furniture, or items located on public property; except for A-frame and T-frame signs.
51. *STREET POLE BANNER SIGN*: A display containing changeable copy which is mounted from brackets perpendicular to a street light pole or other freestanding armature structure.
52. *TEMPORARY SIGNS*: Any sign constructed of cloth, canvas, fabric, plywood, or other light materials and intended for display for a short period of time.
53. *TRAFFIC CONTROL DEVICE SIGN*: Any Government Sign located within the right-of-way that is used as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Federal Highway Administrator as the National Standard. A traffic control device sign includes those Government Signs that are classified and defined by their function as regulatory signs (that give notice of traffic laws or regulations), warning signs (that give notice of a situation that might not readily be apparent), and guide signs (that show route designations, directions, distances, services, points of interest, and other geographical, recreational, or cultural information).
54. *UNLAWFUL VEHICLE SIGN*: A sign which covers more than twenty (20) square feet of the vehicle and/or equipment which identifies a business, products, or services, and which is attached to, mounted, pasted, painted, or drawn on a motorized vehicle or piece of equipment, and is parked and visible from the public right-of-way; unless said vehicle or piece of equipment is used for transporting people or materials in the normal day-to-day operation of the business.

55. *WALL SIGN:* A sign permanently fastened to a wall or parapet of a building or structure in such a manner that the wall or vertical surface of the structure is the supporting structure. For a sign that is painted on a wall, see Painted Wall Sign.
56. *WINDOW SIGN:* A sign applied or attached to a window or visible through a window from the public right-of-way. Window Signs do not include merchandise in a window display.

Illustration 10-1: Permanent Signs Example

Illustration 10-2: Temporary Signs Example

10-4: GENERAL SIGN REGULATIONS

- A. *Construction, Permits, Clearances and Projections, Inspections, Maintenance, Fees, Violations, and Enforcement.* All signs shall be erected, reinstalled, altered, repaired, relocated, permitted, and inspected in compliance with this Article.
 1. *Permanent Sign; Registration of Installers*
 - a. No person, firm, or corporation shall engage in the business of installing, altering, repairing, or removing any sign within the corporate limits of the City, unless he/she is registered as a sign installer with the City.

Each person registering under the provisions of the above paragraph shall pay a two-year registration fee as set forth in the current City Comprehensive Fee Schedule.
 - b. Any person engaged in making connections of any electric sign to any electrical power system shall be registered as an electrician with the City or shall be employed by a City registered sign installer and possess a current Special Electrician license issued by the State of Nebraska, as provided in Rule #9 of the State Electrical Board Rules, with proof of license on file in the Community Development Department.
 2. *Revocation of Registration; Sign Installers*
 - a. The City Council, by a majority vote, shall have the power to revoke the registration of any sign installer pursuant to this article, upon recommendation of the Building Official, if such registration was fraudulent, or if the sign installer is shown to be grossly incompetent or has twice, within a 12-month period, been found in violation of any provisions of this article. This penalty shall be cumulative and in addition to any and all penalties prescribed for the violation of the provisions of this article.
 - b. Before registration can be revoked, notice shall be issued in writing enumerating the charges against him/her, and he/she shall be entitled to a hearing before the City Council, by appealing in writing no later than five (5) business days from the

date of receipt of the notice. The registrant shall be given an opportunity to present testimony, oral or written, and shall have the right of cross-examination. All such testimony before the City Council shall be given under oath. The City Council shall have the power to administer oath, issue subpoenas, and compel the attendance of witnesses in such cases.

3. *Certificate of Insurance*

Every person applying for registration as a Registered Sign Installer shall present evidence to the Building Official that he/she has an insurance policy providing:

- a. Worker's compensation insurance.
- b. Minimum public liability and property damage insurance for the general public in the amounts of: one million dollars (\$1,000,000. 00) for each person, one million dollars (\$1,000,000. 00) each accident, and one hundred thousand dollars (\$100,000. 00) property damage, executed by an insurance company authorized to do business in the State of Nebraska and acceptable to the City.
- c. The City of Kearney shall be named a Certificate Holder, on the above liability and property damage insurance.
- d. A thirty (30) day written notice shall be given to the Building Official in the event of expiration or of proposed cancellation of the insurance policy.

4. *Permit Procedures*

- a. *Applicability.* A sign permit, approved by the Building Official, shall be required before the erection, construction, alteration, placing, or locating of all applicable signs and/or sign parts within corporate limits of the City or the extra-territorial jurisdiction conforming to this title. A change of sign copy within an unaltered cabinet or on an unaltered outdoor advertising sign is exempt from requiring a permit.
- b. *Plans Submittal.* A copy of plans and specifications shall be submitted to the Building Official for each sign regulated by this title. When requested by the Building Official, the applicant shall furnish a certification of the structural integrity of the sign, the reuse of existing elements, and its installation by a Nebraska registered professional engineer or architect with specialization in structures.
- c. *Incomplete Applications.* In the event insufficient information is received to issue a permit, the Community Development Department will request the balance of required information. If no response is received within thirty (30) calendar days of the request, said application will become null and void and information will no longer be kept on file. Any fees paid will be forfeited by applicant.
- d. *Expiration.* If the work authorized by a permit issued under the provisions of the Community Development Department has not been completed within six (6) months after the date of issuance, the permit shall become null and void.
- e. *Appeals.* Any person or persons aggrieved by the decision of the Building Official to approve or disapprove a sign permit, as provided by this Code section, may appeal such decision to the Board of Adjustment.

- f. *Application Fees.* Fees as prescribed in this article are set forth in the City of Columbus Comprehensive Fee Schedule.
 - 1. Where work, for which a permit is required, for this article, is started prior to obtaining the prescribed permit, the fee specified in the City of Columbus Comprehensive Fee Schedule shall be doubled. The payment of such double fees shall not relieve any person from fully complying with the requirements of this article in the execution of the work or from any other penalties prescribed herein.
 - 2. A separate electrical permit is required for the hook-up of an electric sign. Fees are set forth in the City of Columbus Comprehensive Fee Schedule.

5. *Design Standards*

- A. *Design; General Requirements.* Signs shall be designed and constructed to comply with the provisions of the City of Columbus code for use of materials, loads, and stresses.
- B. *Design; Drawings and Specifications.* Where a permit is required, as provided in the adopted edition of the International Building Code, construction documents shall be required. These documents shall show the location, dimensions, materials, and required details of construction, including loads, stresses, and anchors
- C. *Design; Clearances and Projections.* All signs must maintain the following clearances and projections as well as any clearances and projections outlined in this Article.
 - 1. *Clearances.* The lowest point of a sign must maintain the following minimum vertical clearances, unless otherwise stated in this Article:
 - a. Seven (7) feet, six (6) inches over sidewalks;
 - b. Fifteen (15) feet over parking lots;
 - c. Eighteen (18) feet over driveways.
 - 2. *Projections.* The projection regulation below shall stand, unless otherwise stated in this Article.
 - a. No sign or sign structure shall project into any street right-of-way.
 - b. No sign or sign structure shall project into any public alley right-of-way.
- D. *Design; Wind Load.* Signs and sign structures shall be designed and constructed to resist wind forces as specified in the City adopted edition of the International Building Code.
- E. *Design; Seismic Loads.* Signs and sign structures shall be designed and constructed to resist seismic forces as specified in the City adopted edition of the International Building Code.
- F. *Design; Working Stresses.* In outdoor signs, the allowable working stresses shall conform to the requirements in the City adopted edition of the International Building Code. The working stresses of wire rope and its fastenings shall not exceed twenty-five percent (25%) of the ultimate strength of the rope of fasteners.

Exceptions:

1. The working strength of chains, cables, guys, or steel rods shall not exceed one-fifth ($\frac{1}{5}$) of the ultimate strength of such chains, cables, guys, or steel.
 - 2.
- G. *Design; Footing Design and Loading.* The footing design and/or loading of signs shall be certified by an architect or engineer registered in the State of Nebraska with specialization in structures.
- H. *Design; Identification.* Every sign and awning erected in the City shall be plainly marked with the name of the person/company erecting such sign or awning, including the permit number under which it was erected. Every electric sign and awning shall have plainly marked thereon the voltage, amperage, rating, and the name of the person/company manufacturing such sign or awning. It shall be unlawful for any person to remove from any sign or awning the identification tag. However, whenever a sign or awning company assumes the maintenance of a sign or awning erected by another, he/she shall place his/her identification thereon. The identification tag shall be maintained so it is legible at all times.

6. *Construction Standards*

- A. *Construction; General.* A sign shall not be erected in a manner that would confuse or obstruct the view of or interfere with building exit signs, required by the International Building Code, or with official traffic signs, signals, or devices.

Signs shall not be erected, constructed, or maintained so as to obstruct any fire escape or any window, door, or other opening used as a means of egress, or so as to prevent free passage from one part of a roof to other part thereof. A sign shall not be attached in any way, shape or manner to a fire escape, nor be placed in such manner as to interfere with any opening required for ventilation.

The supports for all signs or sign structures shall be placed in or upon private property and shall be securely built, constructed and erected in conformance with the requirements of this Code.

- B. *Construction; Materials.* Materials of construction for signs and sign structures shall be of the quality and grade as specified for buildings in the City adopted edition of the International Building Code.

1. Awnings and Canopies: Shall comply with the requirements of the City adopted International Building Code.

- C. *Construction; Anchorage.* Members supporting unbraced signs shall be so proportioned that the bearing loads imposed on the soil in either direction, horizontal or vertical, shall not exceed the safe values. Braced ground signs shall be anchored to resist the specified wind or seismic load acting in any direction. Anchors and supports shall be designed for safe bearing loads on the soil and for an effective resistance to pullout amounting to a force twenty-five percent (25%) greater than the required resistance to overturning. Anchors and supports shall penetrate to a depth below ground greater than that of the frost line.

Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to safely support the loads applied.

No wooden blocks, plugs, or anchors used in connection with screws or nails shall be considered proper anchorage, except in the case of signs attached to wood framing.

No anchor or support of any sign shall be connected to, or supported by, an unbraced parapet wall, unless such wall is designed in accordance with the requirements of parapet walls, specified for seismic zones as defined in the City adopted edition of the International Building Code.

D. *Construction; Display Surfaces.* Display surfaces in all types of signs may be made of metal, glass, approved plastics, or wood where permitted elsewhere by this article. Glass thickness and area limitations shall be as set forth in Table No. 3-A. Sections of approved plastics on wall signs shall not exceed two hundred twenty-five (225) square feet in area.

Exceptions:

1. Section of approved plastics on signs other than wall signs may be of unlimited area if approved by the Building Official.
2. Sections of approved plastics on wall signs shall be separated three (3) feet laterally and six (6) feet vertically by the required exterior wall construction.
 - a. Sections of approved plastics on signs other than wall signs may be contiguous if approved by the Building Official.

E. *Construction; Approved Plastics.* Notwithstanding any other provisions of this Code, plastics that burn at a rate not faster than two and a half (2 ½) inches per minute when tested in accordance with ASTM D635 shall be approved for use as the display surface material and for the letters, decorations, and facings on signs and outdoor display structures. Signs erected within five (5) feet of an exterior wall in which there are openings shall be constructed of noncombustible material.

F. *Construction; Electrical.* Clearance from overhead power lines. When installed, signs shall maintain clearance from overhead power lines as follows:

1. Less than seventy hundred fifty (750) volts: Seven (7) feet horizontally and vertically
2. Over seven hundred fifty (750) volts: Ten (10) feet horizontally and vertically

The term "overhead conductors" as used in this article means any electrical conductor, bare or insulated, installed above the ground, except such conductors as are enclosed in iron pipe or other material covering of equal strength.

G. *Construction; Illumination.* A sign shall not be illuminated by means other than electrical and electrical devices and wiring shall be installed in accordance with the requirements of NFPA 70. An open spark or flame shall not be used for display purposes unless specifically approved.

Signs that require electrical service shall comply with NFPA 70. Every electric sign installed in the City shall bear the label of an approved testing agency and shall meet the applicable articles of the National Electric Code as adopted by the City.

H. *Construction; Inspection.* All ground, monument, and pole signs must have a footing inspection approved prior to the placement of the footing and foundation materials. The City requires property lines to be clearly marked at the time of footing inspection, by identified corner pins with string line or survey markers. All signs must have a footing inspection approved by the Community Development Department. It shall be the responsibility of the permit holder to call for these required inspections.

I. Maximum Size of Exposed Glass Panel

Table No. 10-1, Size, Thickness, and Type of Glass Panels in Signs			
Any Dimension (inches)	Area (square inches)	Minimum Thickness of Glass (inches)	Type of Glass
30	500	1/8	Plain, plate, or wired
45	700	3/16	Plain, plate, or wired
144	3600	¼	Plain, plate, or wired
Over 144	Over 3600	¼	Wired

7. *Maintenance and Alterations*

A. *Maintenance.* Sign and sign support structures, together with their braces, guys, supports and anchor, shall be kept in repair and in proper state of preservation. The display surfaces of signs shall be kept neatly painted or posted at all times. Any sign or component thereof which is found to be defective must be repaired or replaced in accordance with the current requirements of this Code.

The changing of moveable parts of an approved sign that is designed for such changes, or repainting of display matter shall not be deemed an alteration.

B. *Alterations.* No such sign may be enlarged, modified, or altered in any way; however, reasonable repairs may be permitted. Alterations also include the removal and replacement of the sign housing, cabinet, or decorative elements. Any alteration shall require a permit. A change of sign copy within an unaltered cabinet or on an unaltered outdoor advertising sign is not considered an alteration.

8. *Nonconformance*

- A. *Nonconformance of Signs.* Where a sign exists at the effective date of adoption or amendment of the ordinance codified in this title or at the effective date of this Article, such sign shall be deemed a lawful nonconforming sign as it remains, subject to the following provisions:
 - 1. No such sign may be enlarged or altered in a way which increases its nonconformity; however, reasonable repairs and alterations may be permitted.
 - 2. Should such a sign be destroyed by any means to an extent of sixty (60) percent or more of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Article.

9. *Violations and Enforcement*

- A. *Violation a Public Nuisance.* If any person erects, alters, relocates, or maintains a sign in violation of the provisions of the sign standards, it is declared a public nuisance, and the City Attorney is authorized to bring an action in a court of competent jurisdiction to enjoin such person from continuing the violation.
- B. *Violation Declared a Civil Infraction.* It shall be a civil infraction for any person to violate any of the provisions of the sign standards.
- C. *Discontinuance of Signs.* If a sign or sign structure is in disrepair to a point of over fifty percent (50%) of the sign's total replacement value, the City Manager or designee may order the structure removed, at the owner's expense.
- D. *Removal of Abandoned, Prohibited, and Illegal Signs by the Building Official.* The Building Official shall enforce the sign standards in accordance with one or more of the following procedures:
 - 1. *Administrative Enforcement.*
 - a. For any abandoned, discontinued, prohibited, or illegal sign, the Building Official or designee may send notice, via certified mail, to the record owner or occupier of the property to abate the nuisance within a reasonable time.
 - b. The Building Official shall specify in the notice the nature of the complaint and penalties and abatement remedies for the violation. Abatement remedies shall consist of one or both of the following remedies:
 - i. Removal of the sign; or
 - ii. Obtaining the required permits and bringing the sign into compliance with the sign standards.
 - 2. *Summary Abatement.* The Building Official or designee may immediately remove any dangerous sign or sign that creates an imminent threat to public safety. The Building Official may immediately remove any prohibited sign or illegal sign that is located within the public right-of-way. Illegal signs located within the public right-of-way are hereby determined to create an imminent threat to public safety.
 - 3. *Civil Citation.* The Building Official or designee may issue or cause to be issued a civil citation or civil complaint to any person violating the provisions of the sign standards.

B. *Location.*

1. *Right-of-Way.* Signs are prohibited in any public right-of-way or public property, including streets, sidewalks, parks, and public facilities unless otherwise stated in this Article or approved by the City of Columbus.
2. *Ingress/Egress Clearance.* No sign shall interfere with any driveway or access way or any means of ingress or egress to any building.
3. *Vision Clearance Triangle.* Signs shall not be located within the vision clearance triangle as defined: No sign shall be built to a height of more than **two (2) feet** above the established curb grade on the part of the lot within a vision clearance triangle. The vision clearance triangle shall be a triangle measured from the point of intersection of the curb lines or edge of pavement of the streets to a point **forty (40) feet** in each direction from the intersection along such curb lines or edges of pavement. At the intersection of arterial streets as defined by the official roadway map kept and maintained by the City of Columbus Engineering Department, the **forty (40) foot** distance shall be increased **to sixty (60) feet**. No sign shall be placed in such area which will materially obstruct the view of drivers approaching the street intersection. See Illustration 10-3 for a depiction of Vision Clearance measurement.

Illustration 10 - 3: Vision Clearance Measurements

10 - 5: PROHIBITED AND EXEMPT SIGNS

A. *Prohibited Signs.* The following signs are prohibited in all zoning districts:

1. Abandoned or Obsolete Signs, if present for a continuous period of six (6) months.
2. Balloon Signs.
3. Blinking Signs.
4. Flashing Signs.
5. Moving Signs.
6. Off-Premise Signs on Public Property, unless approved by the City.
7. Off-Premise Permanent Signs on Private Property. Other than Outdoor Advertising Signs, see Section 10-14 Outdoor Advertising Signs; Regulations for New Installations.
8. Roof Signs.
9. Signs with exposed raceways or pan-channels.
10. Snipe or Bandit Signs.

B. *Exempt Signs.* The following signs are exempt from regulation of Article 10. No exempt signs shall be erected within the vision clearance triangle and must meet all other applicable building codes.

1. City of Columbus Special Event Sign. A sign advertising a public event, providing that specific approval for the event, and associated signage, is granted by the City of Columbus.
2. Historic Markers.
3. Integral Signs.

4. Public Signs.
5. Seasonal Decorations. Signs pertaining to recognized national holidays and national observances.
6. Signs, which are not visible from a public right-of-way, private way, court, or from a property, other than that on which the sign is installed.
7. Signs located entirely inside the premises of a building or enclosed space, other than Window Signs.
8. Signs on a vehicle, other than an Unlawful Vehicle Sign.
9. Signs protected by Federal/State law.
10. Traffic Control Device Signs.
11. Works of graphic art painted or applied to building walls which contain no logos, advertising, or business identification messages.

10 - 6: METHOD OF MEASUREMENT FOR REGULATIONS

- A. *Permitted Sign Budget.* The permitted sign budget is the square footage of the area allowed for permanent signage on the premises. The permitted sign budget is a function of the property's frontage on a street or private way. To calculate the permitted sign budget of a property follow the instructions below:
1. Identify the zoning of the premises.
 2. Measure the total street frontage as the length of a premise fronting a public or private street (excluding alleys). See Illustration 10-4. For multiple frontage properties, the total street frontage shall be calculated as the longest street frontage, plus one-half the length of all additional street frontages.
 3. Determine the Calculated Permitted Sign Budget by multiplying the total street frontage length by the zoning district multiplier found in Table 10-1.
 4. Find the permitted sign budget by using the lesser of the Calculated Permitted Sign Budget or Maximum Permitted Sign Budget shown in Table 10-2. Compare the Calculated Permitted Sign Budget in step 3 to the Maximum Permitted Sign Budget for the premise's zoning district:
 - a. If the Calculated Permitted Sign Budget, in step 3, is over the Maximum Permitted Sign Budget shown in Table 10-2 than the permitted sign budget is limited to the Maximum Permitted Sign Budget.
 - b. If the Calculated Permitted Sign Budget, in step 3, is under the Maximum Permitted Sign Budget shown in Table 10-2 than the permitted sign budget is greater of the Calculated Permitted Sign Budget or the allowable minimum.

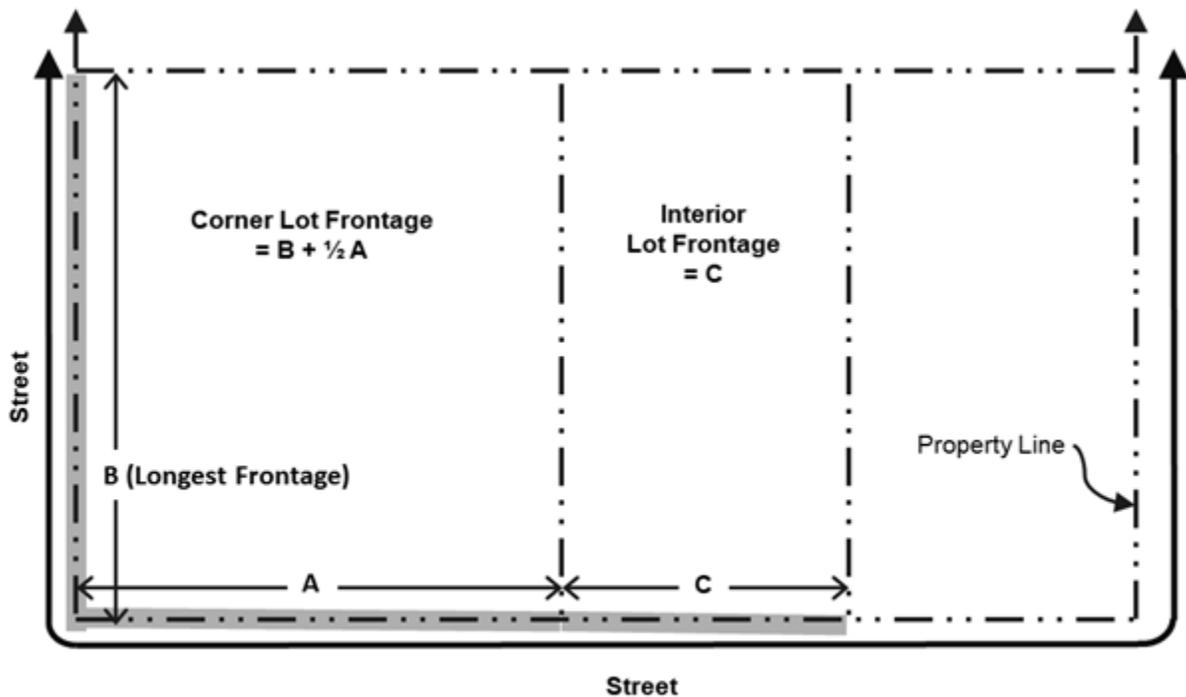
Table 10 - 2: Permitted Permanent Sign Budget by District									
	Zoning Districts								
	AG	RR	R1, R2	R3, NTR	O, LC	UC	Downtown Business District	B1, B2	ML/C-1, MH
Multiplier for Calculated	0.5	1	1	1	0.5	0.75	1.5	1.5	2

Permitted Sign Budget									
Allowable Minimum Permitted Sign Budget (sq. ft.)	4 RU, 100 NRU	4 RU, 25 NRU	4 RU, 25 NRU	150	200	400	250	400	400
Maximum Permitted Sign Budget (sq. ft.)	4 RU, 100 NRU	4 RU, 25 NRU	4 RU, 25 NRU	150 RU, 300 NRU	400	800	500	800	800

RU: Residential Uses includes all residential uses plus permitted home based businesses and excludes multi-family and non-traditional residential use types.

NRU: Non-Residential Uses includes all non-residential uses plus multi-family and non-traditional residential use types.

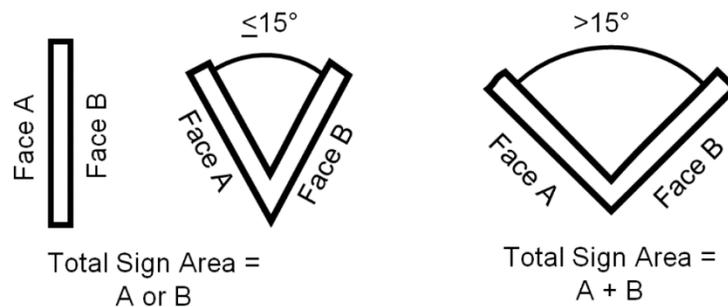
Illustration 10 - 4: Lot Frontage Determination



**Lot with Multiple Street Frontages
= Longest Street Frontage + $\frac{1}{2}$ of the Sum of All the Additional Street Frontages**

- B. *Sign Area.* Sign area is measured or calculated as follows:
1. *Wall Sign with Background Panel.* The background panel area shall be calculated by measuring the area contained within the sum of the smallest rectangles, squares, triangles, parallelograms, circles, or ellipses that comprises the background panel.
 2. *Wall Sign without Background Panel.* The area of a sign consisting of copy mounted as individual letters or graphics against a wall, fascia, or parapet of a building surface or another surface, which has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy. This area shall be measured as the sum of the smallest rectangles, squares, triangles, parallelograms, circles, or ellipses that will enclose each letter, word, graphic, or discrete visual element in the total sign.
 3. *Sign with Illuminated Background.* The area of a sign with copy mounted, affixed, or painted on an illuminated surface, illuminated element, or a building or structure, is measured as the entire illuminated surface or illuminated element which contains sign copy.
 4. *Signs with Two (2) or More Faces.* Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that only one (1) face of a double-faced sign shall be considered in determining the sign area when both faces are parallel and the farthest distance between faces does not exceed four (4) feet, or when the interior angle of the sign faces does not exceed fifteen (15) degrees if the boards are in a "V". See Illustration 10-5, below, for a graphic representation.

Illustration 10 - 5: Formulas for Determining Sign Area for Signs with Two or More Faces



- C. *Measurement of Sign Height.* The height of a detached sign shall be measured as the vertical distance from the average finished grade of the ground below the sign, excluding any filling, berming, mounding, or excavating for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. The maximum height allowed for a detached sign is shown in Table 10-5. For the purposes of this section, average finished grade shall be considered the lower of: (a) the lowest elevation where the base of the sign meets ground level; or (b) the top of the curb of the nearest public street adjoining the property upon which the sign is erected; or (c) the grade of the land at the principal entrance to the lot on which the sign is located. See Illustration 10-6 for Measurement of Sign Height graphic.

Illustration 10 - 6: Measurement of Sign Height

Canopy	N	N	N	P	P	P	P	P	P	P	P	P
Marquee	N	N	N	N	P	P	P	P	P	P	P	P
Painted Wall	N	N	N	N	N	N	N	P	P	N	N	N
Projecting	N	N	N	N	N	N	P	P	P	P	P	P
Wall	NR U	NR U	NR U	P	P	P	P	P	P	P	P	P
Other Regulated Signs												
Access Point	P	N	N	P	P	P	P	P	P	P	P	P
Commercial Center Identification	P	N	N	N	P	P	P	P	P	P	P	P
Electronic Information	N	N	N	NR U	P	P	P	P	P	P	P	P
Numeric Display	N	N	N	NR U	P	P	P	P	P	P	P	P

N: Not Permitted

P: Permitted

NRU: Permitted for Non-Residential Uses includes all non-residential uses plus multi-family and non-traditional residential use types.

P (A): Permitted along expressways.

10 - 8: ILLUMINATION/LIGHTING SIGN ELEMENTS

Lighting, when installed, must be positioned in such a manner that light is not directed onto an adjoining property or onto a public street or highway, and in accordance with the Outdoor Lighting provisions. No sign illumination shall impair vehicular or pedestrian circulation on the same premise or adjoining properties. Permitted illumination/lighting elements for signs is outlined in Table 10-4 below.

Table 10 - 4: Permitted Permanent Signs by Type and Zoning District

Illumination Type												
	AG	RR	R1, R2	R3, NTR	O	LC	UC	Downtown Business District	B1	B2, outside of DBD	ML/C-1, outside of DBD	M H
Indirect	P	N	NR U	NR U	P	P	P	P	P	P	P	P
Direct	P	N	NR U	NR U	P	P	P	P	P	P	P	P
Internal	P	NR U	N	NR U	P	P	P	P	P	P	P	P
Neon	N	N	N	NR	N	N	P	P	P	P	P	P

				U								
Flame	N	N	N	N	N	N	N	N	N	N	N	N
Bare Blub	N	N	N	N	N	N	N	P	P	N	N	N

N: Not Permitted

NRU: Permitted for Non-Residential Uses includes all non-residential uses plus multi-family and mobile home park development use types.

(A/L): Permitted along arterial and local collector streets.

10-9: SIGN TYPE SUPPLEMENTAL REGULATIONS: PERMANENT SIGNS

- A. *Detached Signs.* Ground, Monument, and Pole signs. Table 10-5 below regulates detached signs.

Table 10-5: Permitted Site Development Standards for Detached Signs by Zoning Districts

Regulation Item <i>(All Detached Signs, Except Where Noted)</i>	Zoning Districts									
	AG	RR R-1 R-2 R-3 NTR	R-3 NTR	O	LC UC	DBD	B-1	B-2	MLC-1 MH	
# Permitted Per Premise	1	1	1 per Street Frontage, Maximum of 2	1	1 per Street Frontage, Maximum of 2	1	1 per Street Frontage, Maximum of 2	1 per Street Frontage, Maximum of 2	1 per Street Frontage, Maximum of 2	
Separation of Signage Per Linear Foot of Premise Street Frontage	NA	NA	1 per 150	NA	1 per 300	NA	1 per 200	1 per 300	1 per 300	
Maximum Sign Area per Sign (sq. ft.)	32	32	32	100	150	100	150	200	200	
Maximum										

Height (ft.) Above Natural Grade									
Ground	15	6	6	15	15	15	15	15	15
Monument	15	6	6	15	25	15	25	15	25
Pole	N	N	N	30	45	30	45	N	45
Front Yard Setback (ft.)	25	5	2	2	2	0	2	2	2
Side Yard Setback (ft.)	10	10	2	2	2	0	2	2	2

NA - Not Applicable
N - Not Permitted

B. *Attached Signs.* Awning, Canopy, Marquee, Painted Wall, Projecting, and Wall signs. Table 50-5, below, regulates all attached signs, unless otherwise stated in the supplemental regulations. Table 50-5 outlines the maximum size allowed for an attached sign, based on the zoning district as well as the maximum percentage of street façade coverage, per premise, for all attached signs. No premise may exceed either criterion. The street façade shall be measured, as shown in Illustration 50-7, below, in order to determine the maximum percentage of street façade coverage.

Table 10-6: Permitted Site Development Standards for Attached Signs by Zoning Districts

Regulation Item	Zoning Districts								
	AG	RR R-1 R-2 R-3 NTR	UC LC			C-2	DBD	C-3	BP
Maximum Size of Attached Sign (sq. ft.)	100	32	50	150	200	150	300	300	300
Maximum % of Street Façade	15%	15%	15%	20%	20%	20%	25%	20%	25%

Illustration 10-7: Measurement of Street Façade and Awning Percentage Illustration

Awnings and Awning Signs. Awnings and awning signs, where permitted, are subject to the following regulations:

- a. The copy area of an awning sign shall not exceed twenty-five (25%) of the total face area of the awning. The combined area of all front-facing awning panels, as shown in Illustration 10-7, above, shall not exceed thirty-five percent (35%) of the total wall area, per side of building.
- b. Awnings shall not extend above the eave or parapet of the building facade and shall be a minimum of seven (7) feet six (6) inches above the sidewalk or grade, whichever is higher.
- c. Awnings may project no more than nine (9) feet from the building facade to which they are mounted and shall not extend over any area utilized by motor vehicles. Within the DBD District, an awning sign shall not be within five (5) feet of the back of curb line's vertical plane.
- d. Any awning extension beyond six (6) feet shall have plans stamped by a Nebraska licensed architect or professional engineer, certifying the structural integrity of the wall and associated structures to carry all imposed loads.

2. *Canopy Signs.* Canopy signs, where permitted, are subject to the following regulations:

- a. The copy area of a canopy sign shall not exceed twenty-five (25%) of the total face area, per side of the canopy.
- b. All canopies and canopy signs must maintain the minimum clearances, projections, design, and construction standards outlined in the City Code.

3. *Marquees and Marquee Signs.* Marquee signs, where permitted, are subject to the following regulations:

- a. The maximum projection of any marquee or marquee sign shall be as follows:
 - i. Three (3) feet over sidewalks less than twelve (12) feet wide.
 - ii. Eight (8) feet over sidewalks twelve (12) feet wide or more.
- b. All marquee and marquee signs must maintain the minimum clearances and projections and design and construction standards outlined in the of City Code.

4. *Projecting Signs.* Projecting signs are subject to the following general regulations.

- a. The maximum projection of any projecting sign shall be as follows:
 - i. Three (3) feet over sidewalks less than twelve (12) feet wide.
 - ii. Five (5) feet over sidewalks twelve (12) feet wide or more.
- b. Within the DBD District, a projecting sign shall not be within five (5) feet of the back of curb line's vertical plane. Each projecting sign must maintain at least a twelve (12) foot vertical clearance over sidewalks.
- c. Projecting signs must minimize the visible support structure.

5. *Wall Signs and Painted Wall Signs.* Wall signs are subject to the following general regulations:

- a. A wall sign must be parallel to the wall to which it is attached.

- b. A wall sign shall not extend more than eighteen (18) inches from the wall to which it is attached.
 - c. A wall sign may not extend beyond the corner of the wall to which it is attached, except where attached to another wall sign, it may extend to provide for the attachment.
 - d. A wall sign may not extend beyond its building's roof line.
 - e. A wall sign in the DBD District attached to a building on its front property line may encroach upon public right-of-way by no more than eighteen (18) inches. Such a wall sign shall provide minimum clearance of eight (8) feet, six (6) inches.
- C. *Other Regulated Signs.* Access Point, Commercial Center Identification, Electronic Information, and Numeric Display signs, where permitted, are subject to the following supplemental regulations.
- 1. *Access Point Signs.* Access Point Signs, where permitted, are subject to the following supplemental regulations based on the level of permission. An access point sign shall be constructed as a detached ground or monument sign type and does not count against the Permitted Sign Budget.
 - a. *NRU Access Point Signs:*
 - i. Limited to one (1) sign at each on-property driveway or access point off of a public street or access road, and one (1) additional sign at any critical decision point internal to the premise.
 - ii. Shall not exceed four (4) sq ft. in maximum size and three (3) ft. in maximum height.
 - b. *In R3 and NTR:*
 - i. Limited to one (1) sign denoting the entrance for a residential subdivision at each major access point off of an arterial or local collector.
 - ii. Shall not exceed thirty-two (32) sq. ft. in maximum size and four (4) ft. in maximum height.
 - 2. *Commercial Center Identification Signs.* Commercial Center Identification Signs, where permitted, are subject to the following regulations:
 - a. A Commercial Center Identification Sign shall only be a wall sign, painted wall sign, or detached sign type.
 - b. The sign shall display no more than the name and location of the commercial center.
 - c. Each sign shall be subject to all other regulations for attached and detached signs set forth in this Article.
 - 3. *Electronic Information Signs.* Electronic Information Signs, where permitted, are subject to the following regulations:
 - a. Electronic Information Signs shall be set back a minimum of two (2) feet from any property line.
 - b. No more than one (1) Electronic Information Sign is permitted per premise.
 - c. The closest point of any Electronic Information Sign shall be a minimum of one hundred (100) feet from the closest point of any residential use structure.

- d. No Electronic Information Sign shall be programmed in a way that suggests or resembles a traffic control device, such as a traffic signal.
 - e. Electronic Information Signs shall be programmed in a way that no sign shall flash or blink and the image, message, or lighting pattern shall hold for a minimum of two (2) seconds, however, full animation video is allowable provided such video does not flash or blink.
 - f. The surface/face illumination of any sign shall not exceed one thousand two hundred fifty (1,250) Nits after dusk or seven thousand five hundred (7,500) Nits during daylight hours. Such illuminated sign shall be equipped with a sensor and/or timer or other device to automatically adjust the day/night light intensity levels in accordance with the standard set herein.
 - g. Electronic Information Signs shall be deducted from the total sign budget allowed for the premise.
4. *Numeric Display Signs.* Numeric Display Signs, where permitted, are subject to the following regulations:
- a. Numeric Display Signs shall be set back a minimum of two (2) feet from any property line.
 - b. Numeric Display Signs shall not be located within the vision clearance triangle defined as a triangle measured from the point of intersection of the curb lines of the streets to a point which is **sixty (60)-feet** in each direction from the intersection.
 - c. Numeric Display Signs shall be no larger than twenty-five (25) square feet in area, and if illuminated, shall not flash or blink.
 - d. All illuminated Numeric Display Signs shall not exceed one thousand two hundred fifty (1,250) Nits after dusk or seven thousand five hundred (7,500) Nits during daylight hours. Such illuminated signs shall be equipped with a sensor and/or timer or other device to automatically adjust the day/night intensity level in accordance with the standards set herein.
 - e. Numeric Display Signs shall be deducted from the total sign budget allowed for the premise.

10-10: MASTER SIGN PLAN; PERMANENT SIGNS

- A. *Purpose.* The purpose of this section is to provide flexibility, encourage development in accordance with adopted plans and policies, and promote superior sign design and a well-organized visual environment. The Master Sign Plan process will be submitted, reviewed, and approved at an administrative level through the Community Development Department. The Master Sign Plan process was created for mixed-use, larger-scale, and/or unique developments. A Master Sign Plan may be submitted to the City for review and approval for the uses and/or developments listed below:
- 1. Multiple-tenant commercial, office, employment, or multi-family residential uses.
 - 2. A multiple-building complex for a single commercial or employment use in a project exceeding eight (8) net acres.
 - 3. Stand-alone office/employment buildings exceeding one hundred thousand (100,000) square feet.

4. Indoor or Outdoor Entertainment and Recreation uses.
 5. Hospitals.
 6. Schools.
 7. Hotels and Commercial Lodging having at least one hundred twenty-five (125) guest rooms and a full service restaurant or conference and meeting rooms.
 8. Regional retail shopping malls.
 9. Religious assemblies exceeding one and a half (1.5) acres of total lot area.
 10. Other similar uses may request to be approved for the Master Sign Plan submission. It is the discretion of the building official to accept or deny this request.
- B. *Conditions.* Development Services Staff may attach conditions, requirements, or standards necessary to assure that the signs covered by the Master Sign Plan will not be materially detrimental to persons or property in the vicinity. In making its determination, the City shall not base any condition on the message content of a sign. Outdoor Advertising Signs shall not be included in a Master Sign Plan.
- C. *Evaluation Criteria.* Master Sign Plans shall be evaluated based on all of the following criteria:
1. *Placement.* All signs shall be placed where they are visible and legible. Factors to be considered include its location relative to traffic movement, access points, site features, and other structures; orientation relative to viewing distances and viewing angles; spacing; and pedestrian and traffic safety considerations. Wall Signs may be approved on building walls, other than the wall of the space occupied by the tenant in commercial centers in which some tenants have little or no visibility from the street.
 2. *Quantity.* The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and way finding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety and land development character considerations such as the size of the development and the number of development sub-areas.
 3. *Size.* All signs shall be no larger than necessary for visibility and legibility. Factors to be considered in determining appropriate size include topography, volume and speed of traffic, viewing distances and angles, proximity to adjacent uses, and placement of display. In no event shall a Master Sign Plan contain a detached sign that exceeds the maximum height standard permitted by this Article.
 4. *Design Features and Materials.* Sign design themes and materials shall be compatible with the architecture, colors, materials of the project, and compatible with surrounding development.
 5. *Site Development Standards.* The City may not reduce any site development standard to less than fifty (50) percent of any minimum standard, nor may any site development standard be allowed to be more than one hundred fifty (150) percent of the maximum standard. For safety purposes, no sign shall be permitted to reduce the setback, or be placed within the vision clearance triangle.
 6. *Permitted Sign Budget.* An applicant may request use of the Calculated Permitted Sign Budget or Maximum Permitted Sign Budget, whichever is larger for the site.

- D. *Review of Master Sign Plan.* Applicant shall submit the completed Master Sign Plan application and submit all required documentation to the Community Development Department. All applications for a Master Sign Plan shall be considered and approved by the building official. In no event does the submittal of a Master Sign Plan guarantee an applicant's approval of all requests.
- E. *Master Sign Plan Approval.*
1. *Action.* The City shall approve or approve with modifications and/or conditions, an application for a Master Sign Plan subject to the requirements of this Chapter and based on compliance with the Purpose and Evaluation Criteria, outlined previously in this Section. An action of the City shall be accompanied by "findings of fact", giving the reasons for the action. The City may request additional information to assist in the review process.
 2. *Limitations of Administrative Approval.* This Section sets the parameters of the Master Sign Plan process; anything beyond these parameters is outside the boundary for administrative review.
 3. *Permitting.* After approval of a Master Sign Plan, the applicant is responsible for applying for a sign permit for each sign or group of signs.
- F. *Modifications/Amendments to Master Sign Plan.* Minor amendments to a Master Sign Plan may be approved administratively. Minor amendments include such changes which are determined to have little to no visual impact or improved visual impact and are consistent with the intent of the original approval.
- G. *Noncompliance.* The applicant shall follow the approved Master Sign Plan. Any violation or noncompliance will result in a written notification of violation or noncompliance. The applicant shall be required to bring signage into compliance, at applicant's expense within the time specified in the written notification.
- H. *Termination.* If no substantial signage development has taken place for three (3) years following approval of the Master Sign Plan, the Master Sign Plan shall be considered null and void. If a premise with an approved Master Sign Plan becomes compliant with the current standards of this Article, the property owner may request, in writing to the Community Development Department, the termination of the Master Sign Plan.

10-11: PERMITTED TEMPORARY SIGN TYPE BY ZONING DISTRICT

- A. *General Regulations.* All temporary signs shall follow the regulations set forth in Section 10-11. Temporary signs are permitted by type and zoning district as outlined in Table 10-6, below.
1. *Location.* For any off-premise, temporary sign, the sign owner shall have written approval from the property owner of where such sign will be located.
 2. *Maintenance.* All temporary signs shall be maintained in sound condition. Any sign that exhibits deterioration of structure or materials may be removed subject to the provisions of this Section.
 3. *Removal.* The building official or his/her designee shall order the removal of any sign not in compliance with any provisions of this Section. If the owner of the premise on which such sign is located, or the owner of the sign if unlawfully located on public property, fails to remove such sign, the building official or his/her designee shall be authorized to remove the sign. Any costs associated with the removal of a sign may be assessed to the owner of the property.

Table 10-7: Permitted Temporary Signs by Type and Zoning District

Sign Types	Permit Required	Sign Types										
		AG	RR-1 RR-2	R-1 R-2 R-3 R-M R-4	C-0 UC	C-1	C-2	CBD	C-3	BP	M-1	M-2
Banner	Yes*	P	P	P	P	P	P	P	P	P	P	P
Blade	No	P	N	N	P	P	P	P	P	P	P	P
Flag	No	P	P	P	P	P	P	P	P	P	P	P
Freestanding Yard	Yes*	P	P	P	P	P	P	P	P	P	P	P
Handheld	No	N	N	N	N	P	P	P	P	P	P	P
Inflatable/ Air-Activated	No	N	N	N	N	P	P	P	P	P	P	P
Portable Message Center	Yes	P	N	N	N	P	P	P	P	P	P	P
Sidewalk	Yes	N	N	N	N	N	N	P	N	N	N	N
Window	No	P	P	P	P	P	P	P	P	P	P	P

*Banner and Freestanding Yard Signs thirty-two (32) square feet or larger require a Sign Permit.
 N - Not Permitted
 P - Permitted

10-12: SIGN TYPE SUPPLEMENTAL REGULATIONS: TEMPORARY SIGNS

- A. *Banner Signs.* Banner Signs, where permitted, are subject to the following supplemental regulations.
1. Banner Signs may be an on-premise sign and must comply with all applicable building codes.
 2. Banner Signs shall be attached to a street facing, vertical façade. No Banner Sign shall be attached to a roof.

4. **Non-Residential Uses:** Includes all non-residential uses plus multi-family and Non-Traditional Residential use types. Number permitted, total sign area of premise, and maximum area is dependent on the street frontage of the lot as shown in Table 10-7 below.

Table 10-8: Permitted Banner Sign Number and Size by Street Frontage

Street Frontage (feet)	Number Permitted	Total Sign Area of Premise (square feet)
Less than 75	2	16
75-300	2	36
Greater than 300	3	64

5. Banner Signs are allowed on a temporary-basis of no more than thirty (30) days per occurrence, with a limit of two (2) occurrences per calendar year per premise.
- B. **Blade Signs.** Blade Signs, where permitted, are subject to the following supplemental regulations.
1. Blade Signs are restricted to on-premise signage, and may be placed within the required depth of landscaping with one (1) Blade Sign allowed per fifty (50) feet of street frontage with a maximum of five (5) per premise. Lots with less than fifty (50) feet of street frontage are allowed one (1) Blade Sign. Blade Signs are allowed within the public right-of-way, only within the DBD District
 2. Any Blade Sign must be anchored into the ground or secured in a portable based design for such function.
 3. For safety purposes, any Blade Sign must be setback a minimum of fifteen (15) feet from any overhead utilities and outside of the vision clearance triangle as defined in 10-5. B (3).
 4. No Blade Sign shall be wider than three and a half (3.5) feet, at the widest point. No Blade Sign shall have a height higher than eighteen (18) feet. The height of a Blade Sign is measured from grade and includes the full length of the supporting pole.
 5. Blade Signs may only be displayed during the hours of operation for the on-premise business, service, activity, or event.
- C. **Flag Signs.** Flag Signs, where permitted, are subject to the following supplemental regulations.
1. All Flag Signs shall meet clearance standards found this article.
 2. Flag Signs, when fully extended, shall not extend into the public right-of-way.

3. Any Flag Sign on a flag pole shall comply with the setback and height regulations found in 7-2(7).
- D. *Freestanding Yard Signs.* Freestanding Yard Signs, where permitted, are subject to the following supplemental regulations.
1. Freestanding Yard Signs may be an on-premise or off-premise sign and may be placed within the landscaping depth, but are not permitted in public right-of-way.

Table 10-9: Permitted Freestanding Yard Sign Number and Size by Street Frontage

Street Frontage (feet)	Number Permitted	Total Sign Area of Premise (square feet)	Maximum Height (feet)
Less than 75	2	16	6
75-300	3	36	8
Greater than 300	4	64	10

2. Freestanding Yard Signs which are larger than thirty-two (32) square feet are allowed on a temporary-basis of no more than thirty (30) days per occurrence, with a limit of two (2) occurrences per calendar year per premise.
 3. For safety purposes, any Freestanding Yard Sign must be out of the vision clearance triangle as defined in 10-5. B (3).
- E. *Handheld Signs.* Handheld Signs, where permitted, are subject to the following supplemental regulations.
1. Handheld Signs are restricted to be on the same premise as the business, service, activity, or event that is being advertised.
 2. Any person carrying a Handheld Sign is prohibited from obstructing the sidewalk or standing in the right-of-way.
 3. Handheld Signs may only be displayed during the hours of operation for the on-premise business, service, activity, or event.
 4. Lighting, bullhorns, amplified sounds, and mannequins are prohibited as display aspects of Handheld Sign.
- F. *Inflatable Signs/Air-Activated Signs.* Inflatable or Air-Activated Signs, where permitted, are subject to the following supplemental regulations.
1. Inflatable Signs and Air-Activated Signs are restricted to on-premise and must comply with all applicable building and electrical codes.

2. For safety purposes, any Inflatable Sign or Air-Activated Sign must be fastened to the ground or a structure so that it cannot shift more than three (3) feet, horizontally, under any condition.
 3. The minimum setback for any Inflatable Sign or Air-Activated Sign is equal to or greater than the height of the sign, from all property lines and overhead utility lines and shall remain outside of any vision clearance triangle as defined in 10-5. B (3).
 4. Maximum Height: Twenty-five (25) feet.
 5. Only one (1) Inflatable Sign or Air-Activated Sign shall be allowed on a premise at any time.
 6. Inflatable Signs and Air-Activated Signs may only be displayed during the hours of operation for the on premise business services. . .
- G. *Portable Message Center Sign.* Portable Message Center Signs, where permitted, are subject to the following supplemental regulations.
1. Portable Message Center Signs are restricted to on-premise advertisement and must comply with all applicable building and electrical codes and shall be anchored securely to the ground.
 2. Portable Message Center Signs with any electronic message shall comply with all supplemental regulations of Electronic Information Signs, Section 10-9.C (3).
 3. No Portable Message Center Sign shall exceed six (6) feet in height.
 4. No Portable Message Center Sign shall be larger than thirty-two (32) square feet.
 5. Only one (1) Portable Message Center Sign shall be allowed on a premise at any time.
 6. Portable Message Center Signs are allowed on a temporary-basis of no more than ten (10) days per occurrence, with a limit of six (6) occurrences per calendar year per premise.
- H. *Sidewalk Signs.* Sidewalk Signs, where permitted, are subject to the following supplemental regulations.
1. Sidewalk Signs are allowed in the right-of-way on sidewalk pavement, provided a minimum of six (6) feet of clearance remains for clear passage of pedestrians.
 2. No Sidewalk Sign shall exceed three (3) feet in height.
 3. No Sidewalk Sign shall exceed six (6) square feet, per side or three (3) feet in width.
 4. Only one (1) Sidewalk Sign is allowed per business, service, activity, or event.
 5. For safety reasons, no encroachments shall be made near corners of sidewalks or where crosswalks are present. This area shall be defined with a fifteen (15) foot area, beginning at the curb line at all corners or ends of blocks, see Illustration 10-8.

Sidewalk Signs shall not obstruct pedestrian or handicap accessibility to buildings, emergency exits, or parking spaces.

7. Sidewalk Signs may only be displayed during the hours of operation for the on-premise business, service, activity, or event.
8. No illumination is allowed for Sidewalk Signs.

Illustration 10-8: Measurement of Corner Clearance Area Illustration

10-13 - OUTDOOR ADVERTISING SIGNS

- A. *Conformance Required.* No billboard sign shall be erected, placed maintained, converted, enlarged, reconstructed or structurally altered which does not comply with all the regulations established in this article.
- B. *Maintenance.* For the purposes of this section, maintenance shall mean the routine repairing, restoring, or replacing of the sign to its constructed condition with the same type of materials used in the original sign structure and face, or to approved upgraded materials.
- C. *Required Maintenance for Nonconforming Signs.*
1. Cleaning and painting of the structure including supports, faces trim, ladders, catwalks, railings and any other structural features and the immediate area around the sign structure.
 2. Changes in advertising messages and content including use of a vinyl overlay or wrap. If structural modifications are required to secure the vinyl overlay or wrap, a sign permit is required and said changes must be approved by the building official.
 3. Faces and trim shall be maintained, replaced or repaired as necessary. The same number of faces, or less shall be maintained and the size of any given face shall not be increased.
 4. Lighting system may be added or replaced on any billboard as long as the lighting complies with Section 8-7 of the Land Development Ordinance, requiring shielded, sharp cutoff, downcast lighting fixtures. Existing fixtures may be repaired with like equipment. Changes or additions of lighting fixtures shall require an electrical permit and said changes shall be approved by the permitting agency.
 5. Safety features including ladders, catwalks, safety cables and railings may be replaced, repaired or added. Said safety features shall be designed to conform to accepted industry standards. A sign permit shall be required if safety features are added and said changes must be approved by the building official.
- D. *Reconstruction and Modification of Existing Nonconforming Outdoor Advertising Signs.* No sign shall be reconstructed or modified except as specified in paragraph E below. The following shall constitute a substantial change to a sign and are therefore not considered maintenance or acceptable reconstruction and are herein prohibited:
1. Any change in the location of the sign.
 2. Any increase in the size or dimension or height of the sign.
 3. The addition of additional face or faces.
 4. An increase in the number of poles supporting the structure.
 5. An increase in the height of the poles.
- E. *Modifications to Existing Nonconforming Outdoor Advertising Signs.* An existing legal or nonconforming sign may be modified or reconstructed as follows:
1. The structural supports may be replaced with like materials or upgraded to steel.
 2. Any existing sign damaged by any cause, natural or manmade, may be replaced or repaired to original condition, or modified as stated in 1. Above, provided there is no increase in size, height, or number of faces. Nonconforming roof-mounted signs that are damaged by any cause in excess of fifty (50) percent of their replacement value shall be permanently removed.

3. Message area attachment systems may be changed or updated provided the area of the message surface is not increased.
 4. A sign required to be moved to a new location because of a local, state or federal project requires approval of the new location by the building official and the relocated sign need not comply with all regulations in force and effect at the time the relocation is approved, except those regulations which effect safety.
- G. *Electronic Changeable Message Signs.* Electronic Changeable Message Signs, hereinafter known as ECMS, are considered outdoor advertising signs and shall be subject to the following requirements:
1. For each ECMS face erected, a minimum of two (2) existing sign faces must be permanently removed.
 2. The proposed ECMS must be located where one of the existing structures was removed to meet the 2: 1 replacement requirement, or, if at a new location, the ECMS must meet all Code requirements pertaining to outdoor advertising signs and meet the 2: 1 replacement requirement.
 3. No two ECMS structures may have sign facings erected less than five thousand (5,000) feet apart measured from the center of the monopole along a line parallel with the expressway. ECMS structures may be located on either side of the highway; however, each sign must only be visible from one direction of travel and must comply with the five thousand (5,000)-foot spacing on each side.
 4. The ECMS sign faces shall not be more than three hundred (300) square feet in size and shall be no taller than thirty-five (35) feet.
 5. Each advertisement displayed must remain fixed for at least ten (10) seconds. If there is more than one (1) advertisement per face, then when any advertisement changes, the entire face shall remain fixed for at least ten (10) seconds.
 6. When an advertisement is changed, it must be accomplished within an interval of two (2) seconds or less.
 7. Each ECMS must contain a default mechanism that will freeze the sign in one position if a malfunction occurs.

10-14 - OUTDOOR ADVERTISING SIGNS; REGULATIONS FOR NEW INSTALLATIONS

Within the total amount of sign area permitted to them, some parcels in the B-2, ML/C-1 and MH districts may elect to devote a portion of their sign budgets to installation of an outdoor advertising sign, subject to the conditions contained in this section. For installation of new Electronic Changeable Message Signs (ECMS) refer to the regulations provided in 10-13.G of this Article.

- A. *Location.* Eligible properties must be located within one hundred (100) feet of the right-of-way line of Highways 30 or 81.
- B. *Impact on Business Identification and Other Signage.* Utilization of this provision does not entitle any parcel to additional permitted sign area and the area of the sign counts against the total sign area permitted the parcel. The outdoor advertising sign shall count as a detached sign for the purpose of calculating the total number of permitted detached signs.

C. *Maximum Size and Height.*

1. The size of an outdoor advertising sign shall not exceed three hundred (300) square feet.
2. The maximum height of such a sign shall be thirty-five (35) feet.

D. *Separation Factors.*

2. Where permitted along other settings, outdoor advertising signs shall be separated by one thousand (1,000) feet from any other outdoor advertising sign of any size and three hundred (300) feet from any other detached sign.
3. Any such outdoor advertising sign shall be separated by two hundred (200) feet from any property in a residential zoning district, including RR through R-3, and NTR.

E. *Other Standards.*

1. New installations of stacked signs or other installations of two (2) signs facing the same direction on a single structure are prohibited. Double-faced, back-to-back signs are permitted, provided that the angle formed by the sign faces does not exceed fifteen (15) degrees.
2. Side-by-side signs are not permitted regardless of which direction they face.

7. Building report for May, 2020.

**CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT May 2020**

	Current Month 2020			Current Month 2019		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	0	0.00	0.00	1	679,577.00	1,855.45
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	0	0.00	0.00	0	0.00	0.00
Miscellaneous (Other)	1	18,000.00	131.25	0	0.00	0.00
New	1	178,200.00	714.25	4	19,770,883.00	39,207.90
Repairs/Remodel	1	500.00	27.50	3	25,097,633.00	2,774.33
Residence						
Addition	2	58,122.00	343.74	3	49,654.00	424.18
Alteration	0	0.00	0.00	0	0.00	0.00
Deck	8	37,520.00	318.48	2	8,000.00	71.00
Fence	19	46,767.00	475.00	16	39,360.00	400.00
Miscellaneous (Other)	1	5,040.00	40.87	2	40,500.00	245.00
* New Residence	4	1,358,208.00	3,934.06	2	545,024.00	1,672.05
* New HUD Residence	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	6	101,000.00	564.00	5	148,500.00	740.00
Duplex/Townhouse (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	0	0.00	0.00	0	0.00	0.00
New	2	329,952.00	1,072.29	4	49,324.00	327.83
Public Owned New	0	0.00	0.00	1	316,900.00	0.00
SPECIAL PERMITS						
Demolition	1	500.00	50.00	5	25,300.00	125.00
Miscellaneous (Other)	1	3,920.00	38.06	0	0.00	0.00
Sprinklers	5	9,500.00	85.00	14	36,500.00	229.00
Move Building	0	0.00	0.00	0	0.00	0.00
Plumbing	26	133,300.00	849.00	16	1,485,500.00	1,087.00
Signs	10	10,000.00	300.00	6	21,650.00	180.00
MONTH TOTAL	88	2,290,529.00	8,943.50	84	48,314,305.00	49,338.74

	Year to Date 2020			Year to Date 2019		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	1	48,000.00	290.00	5	37,316,798.00	55604.25
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	1	5,295.00	25.00	0	0.00	0.00
Miscellaneous (Other)	3	56,000.00	406.25	0	0.00	0.00
New	3	925,625.00	974.25	8	26,030,883.00	52189.15
Repairs/Remodel	9	528,998.00	2,646.25	12	26,682,544.44	7356.99
Residence (*See "New" Residences Below)						
Addition	11	281,405.00	1,580.49	9	175,863.60	999.68
Alteration	0	0.00	0.00	0	0.00	0.00
Deck	18	79,755.00	718.26	10	54,400.00	429.50
Fence	61	178,413.00	1,559.00	41	100,951.00	1025.00
Miscellaneous (Other)	2	7,040.00	65.87	2	40,500.00	245.00
* New Residence	19	5,686,994.00	16,872.91	26	6,397,345.00	20146.86
* New HUD Residence	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	16	355,530.00	1,943.28	17	390,980.00	2026.88
Duplex/Townhouse (New)	16	3,943,382.68	12,457.22	4	870,656.00	2861.65
Repairs/Remodel	1	15,000.00	99.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	1	4,000.00	35.00	0	0.00	0.00
New	5	417,040.00	1,614.98	6	62,216.00	414.79
Public Owned	0	0.00	0.00	5	9,667,400.00	2265.00
SPECIAL PERMITS						
Demolition	4	9,000.00	125.00	16	95,600.00	400.00
Miscellaneous (Other)	1	3,920.00	38.06	0	0.00	0.00
Sprinklers	18	49,000.00	306.00	14	36,500.00	229.00
Move Building	2	8,000.00	56.00	2	5,000.00	53.80
Plumbing	97	761,400.00	4,491.00	89	3,643,000.00	5216.00
Signs	40	232,310.00	1,200.00	18	121,650.00	485.00
YEAR TOTAL	329	13,596,107.68	47,503.82	284	111,692,287.04	151,948.55

**CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT
MAY 2020**

CURRENT MONTH 2020

CURRENT MONTH 2019

YEAR TO DATE

BUILDING ACTIVITY:

NEW PERMITS ISSUED	45
INSPECTIONS PERFORMED:	
FOOTINGS	18
FOUNDATION	7
FRAMING	43
MISCELLANEOUS	44
FINAL	34

BUILDING ACTIVITY:

NEW PERMITS ISSUED	43
INSPECTIONS PERFORMED:	
FOOTINGS	26
FOUNDATION	8
FRAMING	43
MISCELLANEOUS	53
FINAL	28

BUILDING ACTIVITY:

NEW PERMITS ISSUED	167
INSPECTIONS PERFORMED:	
FOOTINGS	53
FOUNDATION	21
FRAMING	226
MISCELLANEOUS	184
FINAL	143

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	31
INSPECTIONS PERFORMED:	
WATER AND SEWER	97
MISCELLANEOUS	61
ROUGH IN	236
FINAL	115

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	5
INSPECTIONS PERFORMED:	
WATER AND SEWER	17
MISCELLANEOUS	5
ROUGH IN	27
FINAL	17

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	115
INSPECTIONS PERFORMED:	
WATER AND SEWER	97
MISCELLANEOUS	61
ROUGH IN	236
FINAL	115

Respectfully Submitted,



Daniel Curtis
Community Development Director

8. **Report of Nominating Committee.**

9. **Adjournment**