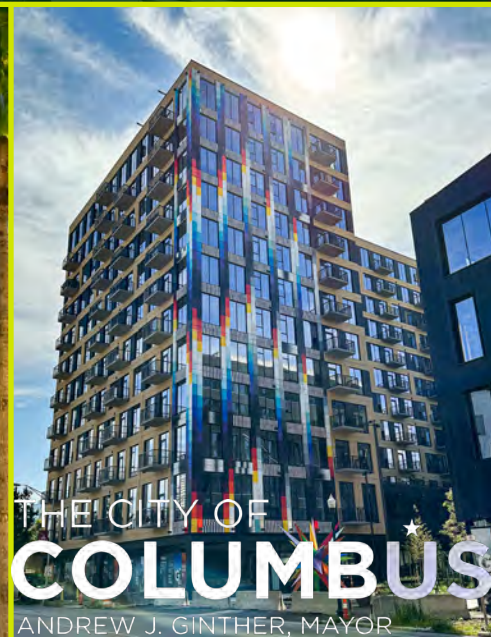


ZONE IN COLUMBUS

Zone In Phase One Proposal for Modernized Zoning on Columbus Corridors





OFFICE OF THE MAYOR

April 4, 2024

Columbus City Council and Columbus Neighbors,

Our city's zoning code is broken.

Written more than 70 years ago – when racist practices like redlining and slum clearance were part of the urban planning playbook – our current code is exacerbating inequity in our community. It's preventing our city from rising upward, and pushing our growth outward. And it's making development more expensive than it needs to be.

Our residents are suffering the consequences.

A lengthy and convoluted process is driving up the cost of housing and preventing some homes from ever being built. It's shutting out small investors from building in our neighborhoods. And it's exacerbating our housing crisis as we watch homelessness, housing displacement, tenant exploitation and evictions all trend upward.

To keep pace with our growth, the Columbus Region must build 200,000 homes in the next 10 years.

Columbus must do its part. Modernizing our zoning code is one of the most powerful things we can do to change our trajectory, today.

Following, you will find a groundbreaking proposal to modernize our city's zoning code to support our region's housing, mobility and affordability challenges while fostering quality development and sustainable growth.

Based on adopted neighborhood and area plans, two years of technical analysis and engagement with thousands of residents, the proposal shows how we could create new mixed-use zones on 12,300 parcels of land along Columbus' busiest streets.

Presently, these parcels are projected to support the creation of 6,000 housing units, but through market-driven parking strategies, permissibility for taller construction and through a clearer and more navigable process, capacity analysis suggests the proposed code could unlock the creation of 82,000 additional homes.

Through this proposal, we could create 88,000 homes – 44% of the region's housing demand. This would offer a significant solution to the region's mounting housing pressures.



OFFICE OF THE MAYOR

Residents have told us that they want to live in dense, vibrant neighborhoods where they can easily walk or take transit to a coffee shop, corner store or a new job opportunity. By building taller, denser buildings that combine housing and commercial uses along the primary streets of our neighborhoods, we can accommodate our housing demand, grow our use of transit, support new and existing businesses, reduce energy consumption and reduce household costs.

With Council approval, this proposal will be presented to our community for public comment. We need to hear from everyone to understand how to further calibrate this proposal, in order to get it right.

I look forward to reviewing the feedback from Council and our community, so we may continue to advance this proposal together.

Together, let's "zone in" on this chance to grow not just bigger, but better.

Sincerely,

A handwritten signature in blue ink, reading "Andrew J. Ginther".

Andrew J. Ginther,
Mayor



Table of Contents

- Proposal Summary
- Goals and Priorities
- Engagement Summary
- Technical Summary
- Housing Capacity Analysis
- 2024 Zoning Code Draft
- District Maps
- Parcel Lists

ZONEiN **COLUMBUS**

Proposal for Modernized Zoning on Columbus Corridors

Proposal Summary

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Let's Zone In on *Equitable Growth*

Columbus is a city on the rise. We're experiencing record job creation in the region, which is creating economic opportunity for longtime Columbus residents and welcoming newcomers to our city. From 2010 to 2020, Columbus grew by 32 people each day - people attracted by great jobs, affordable homes and our high quality of life.

Unfortunately, we're seeing other things rise, too. Homelessness, housing displacement, tenant exploitation and evictions are all trending upward, because regionally, we're not building enough housing for everyone who lives here and for the families who are coming.

We must build 200,000 new homes in Central Ohio in the next 10 years to stay on top of our housing needs.

Columbus must do its part. Modernizing our zoning code is one of the most powerful things we can do to change our trajectory, today.

Our zoning code is more than 70 years old. It's preventing our city from rising upward, and pushing our growth outward. It's shutting out small investors from building in our neighborhoods. And it's making housing more expensive than it needs to be, limiting neighborhoods from their potential.

Residents have told us that they want to live in dense, vibrant neighborhoods where they can easily walk or take transit to a coffee shop, corner store or a new job opportunity. By building taller, denser buildings that combine housing and commercial uses along the primary streets of our neighborhoods, we can accommodate our housing demand, grow our use of transit, support new and existing businesses, reduce energy consumption and reduce household costs.

A modernization of the zoning code can unlock such construction and direct our growth toward a more equitable future.

In the following pages, you'll read about a proposal to holistically update our zoning code along our main corridors to address our housing, mobility and affordability challenges and support quality, sustainable growth.

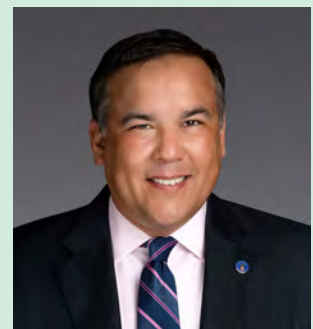
If we continue on the path we're on, our corridors are projected to create 6,000 new homes. But if we update the code as this proposal suggests, the market will realistically create a projected 88,000 homes. That's 44% of the region's housing demand and enough new homes to start to alleviate the rising housing pressures we're feeling.

It's a tall order, and I mean that literally. But it's one I know we're ready to embrace together to promote a more prosperous future for everyone.

Together, let's "zone in" on this chance to grow not just bigger, but better.



Mayor Andrew J. Ginther



Zone In *Priorities*

- Leverage corridors to create more housing in more places to help address the city's and region's housing shortage by supporting changes that make it easier and more likely to build more housing
- Support “Main Street” jobs and businesses with opportunities to grow their customer base nearby and greater flexibility to adapt to changing market dynamics
- Promote equitable development with a code that relies on clear, objective standards and is easier to navigate
- Expand the role of corridors in creating healthy, connected communities by reinforcing land use patterns that support alternatives to using a car and provide better access to jobs, education, healthcare and housing
- Foster good urban design and appealing “Main Streets” to support investment in communities and ensure high quality of life for residents



Promoting Growth on Our “Main Streets”

A zoning code is a set of rules that regulate what can and can't be done on a particular piece of property - it influences where we live, where we work and how we get around. It can provide residents a clearer idea of what can be built in their neighborhoods, and help developers avoid unnecessary time and cost that slows down or prevents investment.

It can also help to create the conditions for smart, sustainable, equitable growth and unlock the economic and development potential of our neighborhoods.

While modernized zoning is needed throughout Columbus, we know from data, policy priorities and public engagement, that our corridors are the best place to start updating our zoning to support the growth our community needs. “Main Streets” like West Broad Street, East Main Street, Morse Road and commercial nodes like The Continent and the Eastland Mall site have the greatest development capacity to deliver

housing, mobility and employment opportunities in ways that are economically and environmentally sustainable.

Area and community plans developed with each neighborhood and adopted by Columbus City Council consistently document residents' desire to see investment along our corridors, for both job and housing creation. Studies such as Insight2050, sponsored by the Mid-Ohio Regional Planning Commission (MORPC), quantify the benefits of dense development along corridors, and the LinkUS mobility initiative sponsored by the Central Ohio Transit Authority (COTA), the City of Columbus, MORPC and Franklin County is anchored in equitable transit-oriented development along corridors. These conclusions are further reinforced by the Columbus Climate Action Plan, which underscores the environmental benefits of denser development that supports transit.

Corridors identified for new zoning.



To learn more about how the corridors were selected, read “Where Do We Begin?”



***Mixed-use development* is when one property or area includes multiple uses, such as a storefront on the first floor with apartments above.**

All of the city’s corridors are already zoned. However, the zoning in place is commonly out of step with the ways area plans and land use recommendations say the land should be developed in the future. For example, a survey of 140+ miles of Columbus corridors found that 80% of the properties facing the street were zoned with a 35-foot height limit - meaning that by code, a new building there is not allowed to be more than three stories high without a special exception, called a variance, from Columbus City Council or the Board of Zoning Adjustment.

So even though research data and community input both tell us that these streets are the best places for denser, taller offices and housing developments, an applicant would need to go through an expensive, time-

consuming variance or rezoning process to build the kind of building the community wants and needs there.

The Zone In initiative is looking to our corridors to start updating Columbus’ zoning code. This phase of the effort is focused on over 12,000 parcels of land along 62 sections of corridor where existing zoning, community plans, and current and future transit routes all support new, denser development.

Modernizing the code along these important thoroughfares can help us accelerate housing construction, better support transit and cultivate investment in our neighborhoods in a way that matches the growth the community would like to see there.

New Zoning Options

The new code proposes the creation of six zoning districts. Each district has its own set of flexible rules for what a property owner may build there - how tall the building may be, how close it should be to the street, even the minimum ratio of windows to wall space a building should have. When combined, these standards can make a building more attractive, can create more room for housing and businesses and can make a neighborhood more walkable or friendly to using transit.

By creating a clear set of rules for each district, the code also makes development more predictable, both for building owners and for neighbors in the community.



Zone In Code Framework

Zone Name	Regional Activity Center	Community Activity Center
	These are key locations in suburban areas with large buildings and parking lots. The proposed zoning would help these areas change into more walkable areas with housing, offices and commercial buildings.	These are suburban locations with medium-sized buildings and parking lots. The proposed zoning would help these areas change into more walkable areas with more housing.
Sub-District	None	None
Primary Building Height	Stories	7 story maximum
	Feet to top of roof	85' maximum
Footprint	Allowed with Affordability Bonus	10 story / 125' maximum
	Building Coverage	80% maximum
Upper Story Stepbacks	Stepback from Rear/Side Parcel Lines	30' minimum above 3 stories 50' minimum above 5 stories
	Front Setback	Primary Building
Side Street Setback	Primary Building (Interior Streets)	0' minimum, 15' maximum
Side Setback	Abutting Residential	20' minimum
	Abutting Non-Residential	5' minimum
On-site Open Space	Per Unit (Private or Common)	50 sf minimum
Ground Floor Façade	Residential - Front & Side Street	40% minimum
	Non-residential - Front	60% minimum
	Non-residential - Side St	25% minimum



Urban General 1	Urban General 2	Urban Center	Urban Core
<p>These areas are in the older city, on secondary corridors and between major intersections. The proposed zoning would enable construction of housing and retail on empty parcels and parking lots and support the reuse of older buildings.</p>	<p>These areas are in the older city, with houses and offices built back from the street. The proposed zoning would support construction of small shops, housing and offices, and the reuse of older buildings.</p>	<p>These areas are in the older city, at key intersections and by major bus stops. The proposed zoning would enable construction of taller buildings for housing, office and retail on empty parcels and parking lots, as well as reuse of older buildings and taller buildings.</p>	<p>These areas are in the older city near downtown and major activity centers with existing tall buildings. The proposed zoning would create opportunity for redevelopment at the highest densities, reuse of older buildings and construction of taller buildings for housing, offices and retail on empty parcels and parking lots.</p>
	None	None	Restricted
4 story maximum	4 story maximum	5 story maximum	12 story maximum
48' maximum	48' maximum	60' maximum	150' maximum
	N/A	7 story / 85' maximum	16 story / 200' maximum
80% maximum	80% maximum	No maximum	No maximum
20' minimum above 3 stories	20' minimum above 3 stories	20' minimum above 3 stories	20' minimum above 3 stories 30' minimum above 7 stories
0' minimum, 15' maximum	5' minimum, 25' maximum	0' minimum, 15' maximum	0' minimum, 15' maximum
0' minimum, 15' maximum	5' minimum, 25' maximum	0' minimum, 15' maximum	0' minimum, 15' maximum
0' minimum	5' minimum	0' minimum	0' minimum
0' minimum	5' minimum	0' minimum	0' minimum
25 sf minimum	25 sf minimum	no minimum	no minimum
40% minimum	40% minimum	40% minimum	40% minimum
60% minimum	60% minimum	60% minimum	60% minimum
25% minimum	25% minimum	25% minimum	25% minimum

See the proposed code online for additional detail on the Framework of Zones





The Right Buildings, *in the Right Places*

Different zones make sense in different places. Corridors in dense neighborhoods close to Downtown are suited for zones that create tall buildings placed close to the street. Along thoroughfares in more suburban neighborhoods, buildings placed a bit further from the street respond to the current surroundings while contributing to a walkable environment.

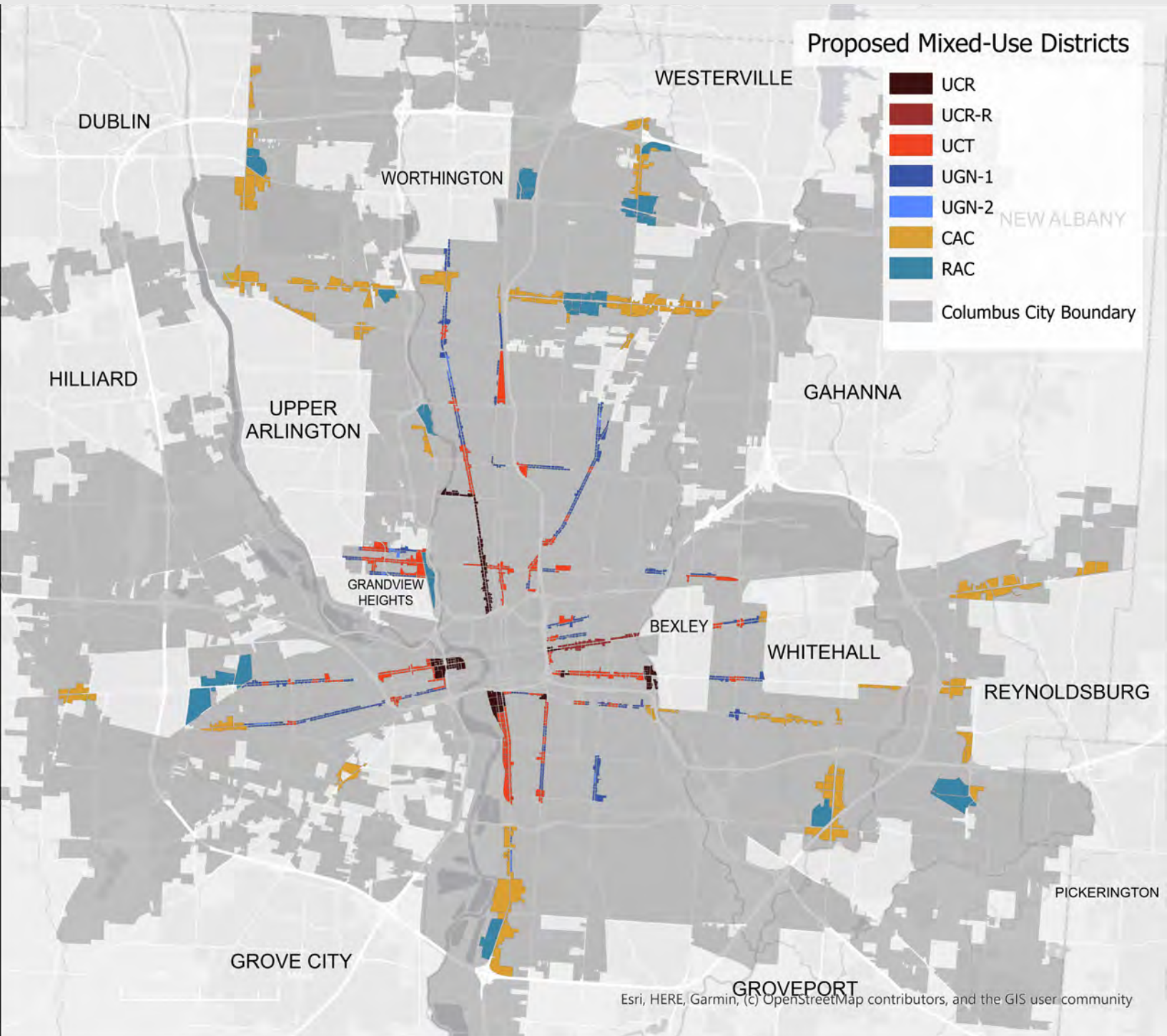
The Zone In proposal recommends one of the new zoning districts for each of the 12,300+ parcels subject to the code update. The recommendation for each parcel is based on existing development, neighborhood plans, future growth projections and input from thousands of Columbus residents.



Visit the Zone In website for an interactive map of the proposed code

Proposed Mixed-Use Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC
- Columbus City Boundary



Supporting the Housing We *Need*

Policy Overview *Housing Incentives*

Zoning is a tool that can be used to pursue our city's policy goals around affordable housing.

If the City of Columbus allows a property owner to build a taller building on their land, that land has more value – they can build more offices or apartments there, and therefore collect more rent. But when that happens, the city has an opportunity to request value in return.

Cities like Atlanta and Charlotte have already figured this out – they offer bonuses or incentives that allow a developer to build a taller building than the base zoning allows, in exchange for providing a benefit to the community.

A similar option is proposed in this code. If a housing provider agrees to set aside 20% of their building's units for housing that is affordable to households who make less than the area median income for 15 years, they would be able to build a taller building as a bonus.

For example, in a Regional Activity Center district, a developer may build a 10 story building – three stories more than the base zoning of seven stories – if they allocate 20% of the building's housing units for income-qualified tenants.

The overall capacity of the building grows, but we also make space for residents who might not otherwise be able to afford to live there.

It's a win-win proposition.

Policy Overview: *Market-Driven Parking*

The existing zoning code applies a one-size-fits-all approach to parking requirements in much of the city. The code doesn't distinguish between different types of neighborhoods, availability of transit or how likely residents are to have – or need – a car.

This often leads to excessive parking requirements that waste land and make it harder to achieve the walkable neighborhoods residents want.

When communities are built in a way that makes it easier for people to walk, bike or take the bus, many people will choose not to own a car. In Columbus today, over 30,000 households don't own a car, for a variety of reasons.

Yet our zoning code is designed in a way that assumes everyone owns a car. This means that the costs of building and maintaining parking are often passed along to residents who don't want or need a parking space. It

also creates barriers for reusing older, historic buildings that were built before parking requirements.

Columbus has taken steps in recent years to reduce parking requirements in certain areas. Many major cities have taken the next step, and moved toward a system where minimum amounts of dedicated parking are no longer required by the zoning code, but instead are determined by market demand. Austin, Raleigh,

An analysis found that with existing zoning, the corridors selected for the first phase of modernized zoning are projected to create 6,000 new homes over the next 10 years. But if we update the code as this proposal suggests, the market is projected to create 88,000 new homes. *This increase in supply can ease the rising housing costs and pressures our residents are experiencing.*

Housing Incentives

100 units
5 stories



140 units
7 units



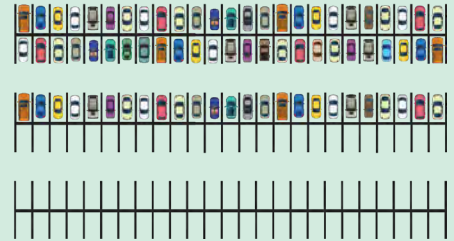
20% of units are income-qualified affordable units

Market-Driven Parking

100 units



50% utilization



125 units



95% utilization



Minneapolis and San Jose are among the many cities that have made this shift in support of goals to become more affordable and environmentally sustainable places to live.

The Zone In proposal allows a developer to choose how many parking spots they set aside - knowing that it's in their interest to create a product that people want. That would mean that the property owner could scale the parking to anticipated demand, but would not be forced by the code to create a specified number of parking spaces that might not be appropriate for the location and type of development.

Cities that have implemented similar policies have found that in most cases, developers provide enough parking to meet the needs of their tenants and to remain competitive with other development projects. This has proven to be the case in Downtown Columbus, where minimum parking requirements were removed

over 20 years ago. The ability to right-size parking has helped to reduce the costs of housing by not forcing every resident to pay for a space they don't need.

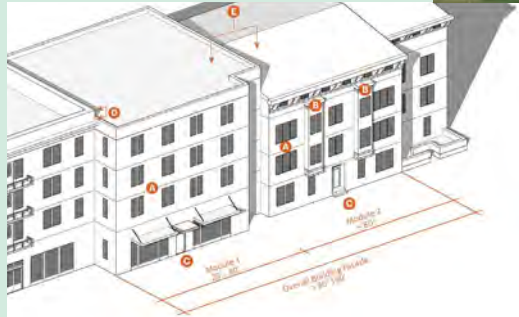
We've heard from residents that walkable neighborhoods and better transit are important to them. Continued growth along our corridors and support for transit access might also mean that residents will choose to get by with fewer cars. As transit service, bike lanes and sidewalks are improved throughout the city, developers and neighbors alike will continue to rethink how much parking they really need.

As the City continues to grow, there may be areas that experience increased demand for the use of public parking spaces on city streets. To help support this change, the City of Columbus is committed to ensuring that public parking is managed in a way that balances the needs of existing residents while also supporting new construction.



Design allowed by the current code

Design achieved through negotiation



Design required by proposed code

Creating a More *Fair and Equitable* Process

Policy Overview: *Clearer Design Standards*

The existing code relies heavily on the regulation of uses – homes placed here, shopping over there, offices over there – rather than how those uses look and work together to make a great street.

The proposed code will continue to regulate uses, but will allow for more flexibility for residential uses on our corridors. This means that existing homes on our corridors will no longer need a costly variance to get refinanced, and that apartment buildings without shops on the ground floor will be allowed. Other types of existing uses will be able to continue, but new commercial uses that are less compatible with a walkable, transit-supported environment will encounter additional hurdles.

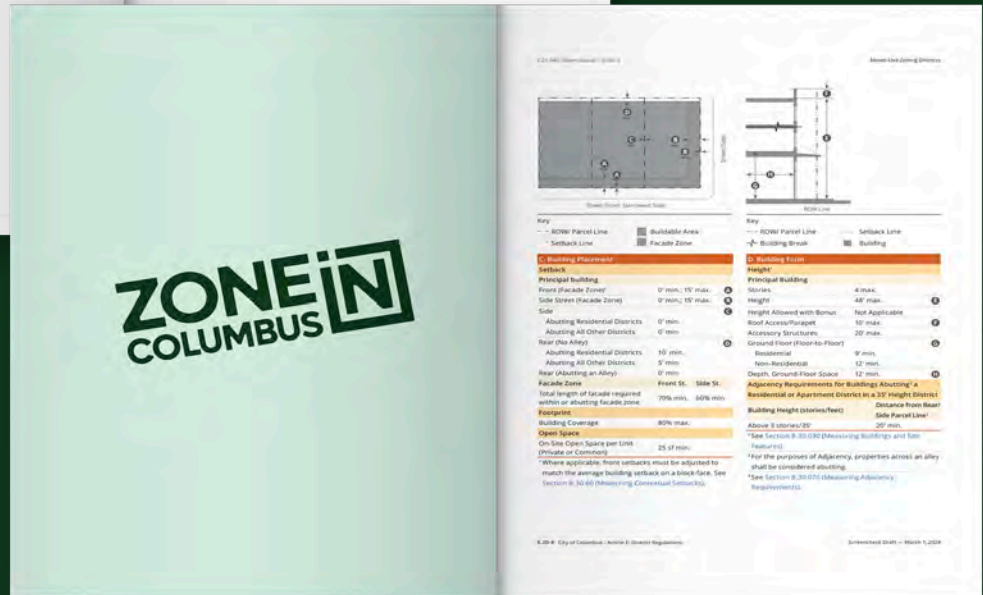
The code proposal also introduces new standards for how a building should look and feel. Clear, but flexible guidelines for the design of courtyards, porches and stoops and even the use of windows can help create a vibrant street-scape. “Breaking up” the front of wider buildings with pillars, different building materials and other elements can help them contribute to a pedestrian-friendly street-scape.

By clearly describing a community’s expectations for building design and use, we can raise the bar for the design of new buildings in all the corridor areas from the start. City staff and Area Commissions can spend less time negotiating with developers, just to see the quality design we expect.

Code Content: Before



Code Content: After



Policy Overview: A Code for Everyone

Since Columbus' current zoning code is more than 70 years old, it has been updated in bits and pieces for decades. The result is a disjointed and complicated code that is difficult for anyone but experienced professionals to use.

By creating a clear, modernized code with objective design standards, straightforward language and helpful images and diagrams, the new code is easier for small developers, homeowners and community stakeholders to use, so they can propose quality development in all of our neighborhoods.

Clear expectations also make it easier to develop a workable proposal the first time, without negotiating with the city to design the kinds of buildings our neighbors want. This ultimately saves applicants money - savings they can pass on through lower rents for the residents and businesses that will eventually use their buildings.

By introducing a clearer set of rules for everyone, we can help more people invest and live in our community now and in the future.

Tell Us What *You* Think

The Zone In code proposal was informed by regional studies and data, dozens of community and area plans and input from thousands of Columbus residents. We've connected with more than 51,800 people from every Columbus zip code to talk about our future, and how we should modernize our code to promote the kind of growth our community would like to see.

Our engagement process continues with the introduction of this proposal – public comment is open through June 10, 2024 on the policies and proposals put forward here.

There are multiple ways you can learn more and tell us what you think:

- View the map and draft code and provide feedback on our website
- Visit our interactive gallery to learn more about what the new code will do for our city
- Register for email updates to receive notices about upcoming public hearings

Zone In Gallery

141 N. Front St., Columbus OH 43215

Open 6 days a week in April and May 2024

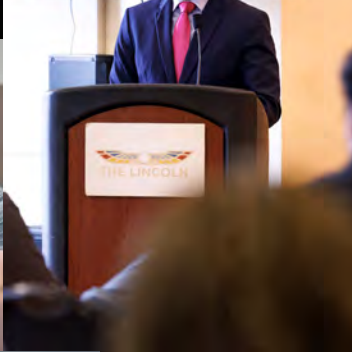
columbus.gov/zoningupdate

zoningupdate@columbus.gov

614-845-5343



Visit the Zone In website for more information





Cities are always changing.
Columbus is changing faster than most.

WE ARE GROWING

BUT OUR BUILT ENVIRONMENT ISN'T KEEPING UP.

Zone In proposes updating Columbus' outdated zoning code to address the needs of an evolving city.



Together, we'll create a new set of rules that make development smarter and more forward-thinking, so we can grow, better.



WE ENVISION A MODERNIZED CODE THAT...



Helps us build homes that we can afford



Makes it easier to get to work



Helps our local businesses thrive



Guides the design of buildings that contribute to our community



Supports investment in places that were harmed by the decisions of our past

We'll also create a set of rules that are simpler and fairer to use, so that we can all benefit from the change that's happening around us.

TOGETHER, let's zone in on our chance to grow not just bigger, but better!

ZONEiN
COLUMBUS

Zone In Project Goals

- Modernize our zoning code to reflect our community’s current and future needs, values and aspirations.
- Support growth that prioritizes environmental and economic sustainability through improved transit, additional housing opportunities and the creation of job centers.
- Encourage thoughtful investment in neighborhoods that have experienced racial and economic segregation to help undo the harm caused by past urban development policies.
- Guide the design and development of main streets, neighborhoods and activity centers to support community goals while celebrating the unique character of our neighborhoods and creating a sense of place for residents.
- Ensure the Columbus zoning code is fair, predictable and accessible.

Phase One Priorities

While modernized zoning is needed throughout Columbus, the size of the city and complexity of the task require a phased approach. Data analysis, policy and public input all indicate that corridors are the best place to start. These are the places best suited to accommodate additional housing, support existing and expanded transit, attract businesses, and provide opportunity for community residents. Phase one of Zone In focuses on these “Main Streets” of our community.

The zoning code update will be guided by these priorities:

1. **Leverage corridors to create more housing in more places** to help address the City’s and region’s housing shortage, by supporting changes that make it easier and more likely to build more housing.

The updated code will:

- Adjust standards, such as height limits and parking requirements, to increase housing capacity and increase feasibility for new construction.
- Allow a variety of housing options to accommodate a range of households.
- Include tools to support housing affordability.
- Expand areas where residential uses are permitted on ground floors.

2. **Support “Main Street” jobs and businesses** with opportunities to grow their customer base nearby and greater flexibility to adapt to changing market dynamics.

The updated code will:

- Increase the customer base for local business by accommodating additional housing within easy walking and biking distance.

- Allow a range of “by-right” uses that support entrepreneurial efforts and allow sites to evolve as community needs and market conditions change.
- Adjust parking requirements and other standards to foster investment in small business.

3. Promote equitable development *with a code that relies on clear, objective standards and is easier to navigate.*

The updated code will:

- Reduce reliance on site-by-site negotiation for development.
- Make the code easier to use.
- Ensure high quality development in all neighborhoods guided by clear, objective design standards for new construction.
- Support improved transit access by expanding nearby housing options in key areas.
- Increase housing supply and affordability through changes to standards such as height limits, parking requirements and permitted use.
- Work in conjunction with other tools to guide growth and build opportunity for residents.

4. Expand the role of corridors in creating healthy, connected communities *by reinforcing land use patterns that support alternatives to using a car and provide better access to jobs, education, healthcare and housing.*

The updated code will:

- Increase densities and mixed-use development, particularly near transit.
- Align parking requirements with transit access and mobility objectives.
- Incorporate site design standards that make it easier to walk and bike.
- Foster a compact and mixed use land use pattern that supports alternatives to driving to reduce vehicle use and greenhouse gas emissions.

5. Foster good urban design and appealing “Main Streets” *to support investment in communities and ensure high quality of life for residents.*

The updated code will:

- Provide a range of zoning districts that respond to varying types of corridors.
- Allow areas to evolve over time as outlined by community plans and public policy to become more walkable and transit supportive.
- Improve predictability with clear, objective design standards to guide new development in a manner that balances community priorities with market realities.
- Reduce barriers to the adaptive reuse of older buildings.

Zone In project goals and phase one priorities were adopted by Columbus City Council on October 9, 2023



Legislation Text

File #: 0179X-2023, **Version:** 1

Columbus and Central Ohio are growing. The City and its partners are working to embrace the opportunities of growth, while also addressing the challenges it brings. Zoning is one of the most effective tools cities can use to manage change. A 2021 assessment found that the current Columbus zoning code does not support our community's aspiration to be an equitable thriving city. In response, the City has embarked on the Zone In initiative - the first comprehensive update of its zoning code in 70 years.

The size and complexity of this task requires a phased approach. Public input, policy and analysis all point to corridors as the best place to start. Our "Main Streets" have the greatest capacity to deliver the housing, mobility and employment opportunities our community needs in ways that are economically and environmentally sustainable. Technical work and public engagement are well underway to bring updated zoning to 143 miles of transportation corridors identified for this first phase. Later phases of Zone In will focus on neighborhoods and other portions of the City.

This resolution reinforces five overall project goals and sets forth five priorities (see attached) to guide the first phase work as Zone In moves from a broader conversation to specific recommendations for updated, mixed-use zoning. These priorities draw on thousands of points of engagement, extensive technical analysis, adopted land use and larger efforts such as the Columbus Housing Strategy, LinkUS and the Climate Action Plan.

To Adopt and Support the Zone In Project Goals and Phase One Priorities

WHEREAS, Columbus is undertaking Zone In, the first comprehensive zoning code update in 70 years, the first phase of which focuses on key corridors; and

WEHREAS, Zone In is guided by five project goals outlining a modern zoning code that promotes a sustainable, equitable city as well as the following phase one priorities; and

WHEREAS, a priority is to leverage corridors to create more housing in more places to help address the City's and region's housing shortage, by supporting changes that make it easier and more likely to build more housing as the current zoning code does not support housing creation; and

WHEREAS, a priority is to support "Main Street" jobs and businesses with opportunities to grow their customer base nearby and greater flexibility to adapt to changing market dynamics as the current zoning code does not support local business; and

WHEREAS, a priority is to promote equitable development with a code that relies on clear, objective standards and is easier to navigate as the current zoning code does not support equity; and

WHEREAS, a priority is to expand the role of corridors in creating healthy, connected communities by reinforcing land use patterns that support alternatives to using a car and provide better access to jobs, education, healthcare and housing as the current zoning code does not support transit, walking and biking; and

WHEREAS, a priority is to foster good urban design and appealing “Main Streets” to support investment in communities and ensure high quality of life for residents as the current zoning code does not support quality design; and

WHEREAS, the Zone In project goals and phase one priorities draw on thousands of points of engagement, extensive technical analysis, adopted land use and community plans, as well as larger efforts such as the Columbus Housing Strategy, LinkUS and the Climate Action Plan; and

WHEREAS, these goals and priorities were presented at a City Council public hearing held on August 21, 2023; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBUS:

That this Council adopts and supports the Zone In project goals and phase one priorities and that the Zone In project team is directed to apply these goals and priorities in the development of recommendations for updated zoning during phase one of the effort.



Zone In Phase One Community Engagement Summary

April 2, 2024

Zoning In on Our Community

Engagement, support and buy-in from stakeholders are crucial to the development of the code proposal. We are shaping the future of our community, and that is a big deal! We wanted Columbus residents, businesses, community groups and our regional partners to have the opportunity to learn about the effort and share their thoughts as we designed solutions that matched our shared community goals for growth and success. It was vital that everyone, especially those who hadn't had their voices heard before, got a chance to weigh in and help shape the new code.

Summary

- Thousands of people engaged, ranging from 14 years old to 84 years old
- 5,367 written comments received
- 100+ presentations to Area Commissions and local community groups
- 15 community events throughout the city
- 2,600 email subscribers
- 6,602 completed surveys
- 31 zip codes represented in feedback
- 78,000 postcards sent to property owners and renters along the focus areas
- 27,400 unique user visits to the project website
- Among people who shared demographic information with us:
 - Average age of participant was 43
 - Age range was from 14 to 84
 - 35% identified as persons of color
 - 55% identified as white
 - 27% were renters

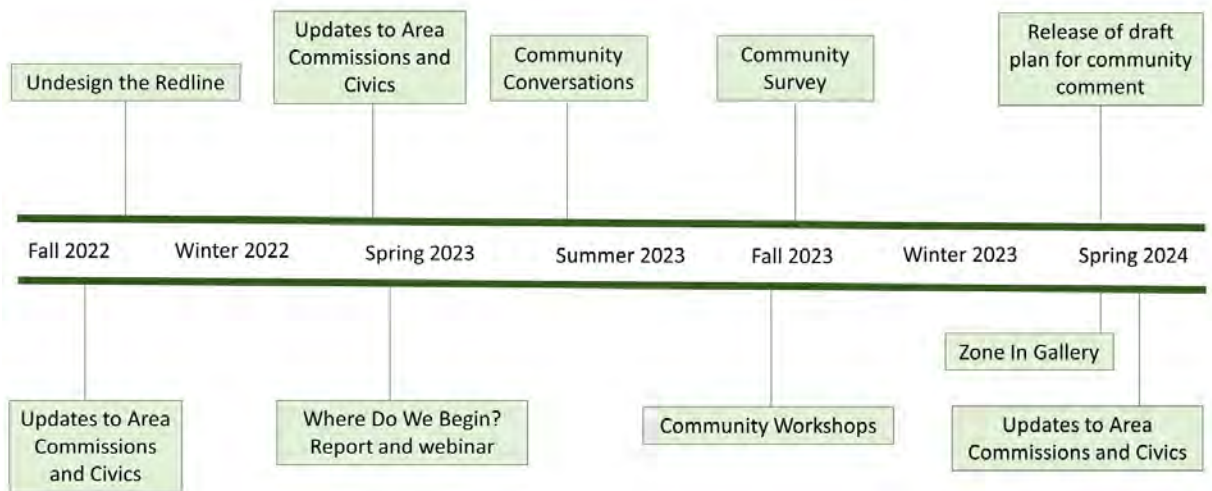


How did engagement occur?

The Zone In team used a variety of means to engage community residents and stakeholders. These included emails, postcards, in-person presentations, website content, webinars, community meetings, in-person canvassing, social media, presence at community events, leveraging partner networks and digital surveys. The process also benefited from the active input of the Zone In Advisory Committee. The following pages provide an overview of these efforts:

- Zone In Advisory Committee
- Undesign the Redline
- Area Commission and Civic presentations
- Where Do We Begin report and webinar
- Community Conversations
- Community Workshops
- Community Survey

Engagement Timeline





Zone In Advisory Committee – Throughout Process

An advisory committee was formed to provide input into the zoning code update. Their mission: help shape a comprehensive, community-responsive update fostering equitable opportunities for all Columbus residents. Members provided a diverse cross-section of expertise in community issues, zoning, development and equity disparities.

The committee began meeting in November 2022 and met twelve times during the Zone In phase one process. Meetings were open to the public. Summaries and presentations were posted on the Zone In project website. Topics of discussion included public engagement strategies, project background and technical analysis, housing, parking, development capacity analysis, corridor selection and prioritization, place type analysis and zoning code elements.

Member

Cesar Bravo
Judith Cockrell
Danielle Dillard
Al Edmundson
Omar Elhagmusa
Leah Evans
Dan Fagan
Aaron McDaniel
Erin Synk
Jon Melchi
Brent Sobczak
David Vottero
Peggy Williams
Nana Watson
Michael Young

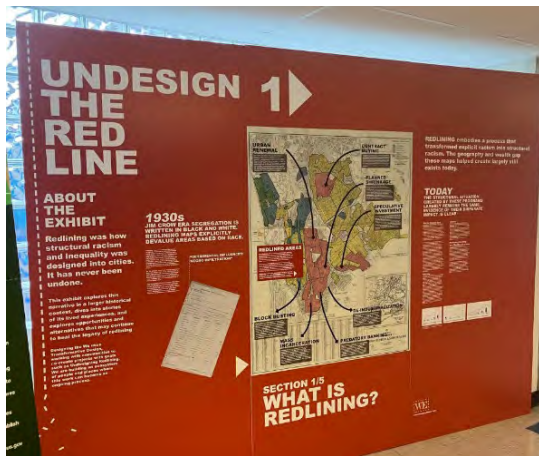
Organization Represented

Hispanic Chamber of Columbus
Elevate Northland
Livingston Avenue Area Commission
Mount Vernon District Improvement Association
IFF Community Development
Homeport
Hilltop Area Commission
Blueprint Investments
South Side Area Commission (former)
Building Industry Association
Casto Communities
Clintonville Area Commission
South Linden Area Commission
NAACP Columbus
City of Grace Church



Undesign the Redline – November 2022 through January 2023

Zone In partnered with the YWCA of Central Ohio to host the “Undesign the Redline,” traveling exhibit at six community locations in late 2022 and early 2023. The impactful exhibit served as a jumping off point for community discussions about the legacy of structural racism in urban planning. Through this interactive display, residents engaged in vital conversations, sharing visions for a more equitable future. As the exhibit traveled to different locations, community leaders joined us for facilitated discussions. Stops included Barnett Community Center, Glenwood Community Center, Franklin Park Adventure Center, Linden Community Center and The Reeb Center. Some of their comments are captured in a [video](#) on the project website.



Some of what we heard:

“Either you have a seat at the table or you’re an item on the menu. Exercising your voice gives you a seat at the table. So, it’s absolutely imperative that you don’t delegate that responsibility to someone else. You have to stand up, speak up, show up.”

“Redlining did a number on the community.”

“Two numbers: \$171,000, the other number is \$17,150. Ten times the difference between the average white household in terms of net worth and that of black folks.”

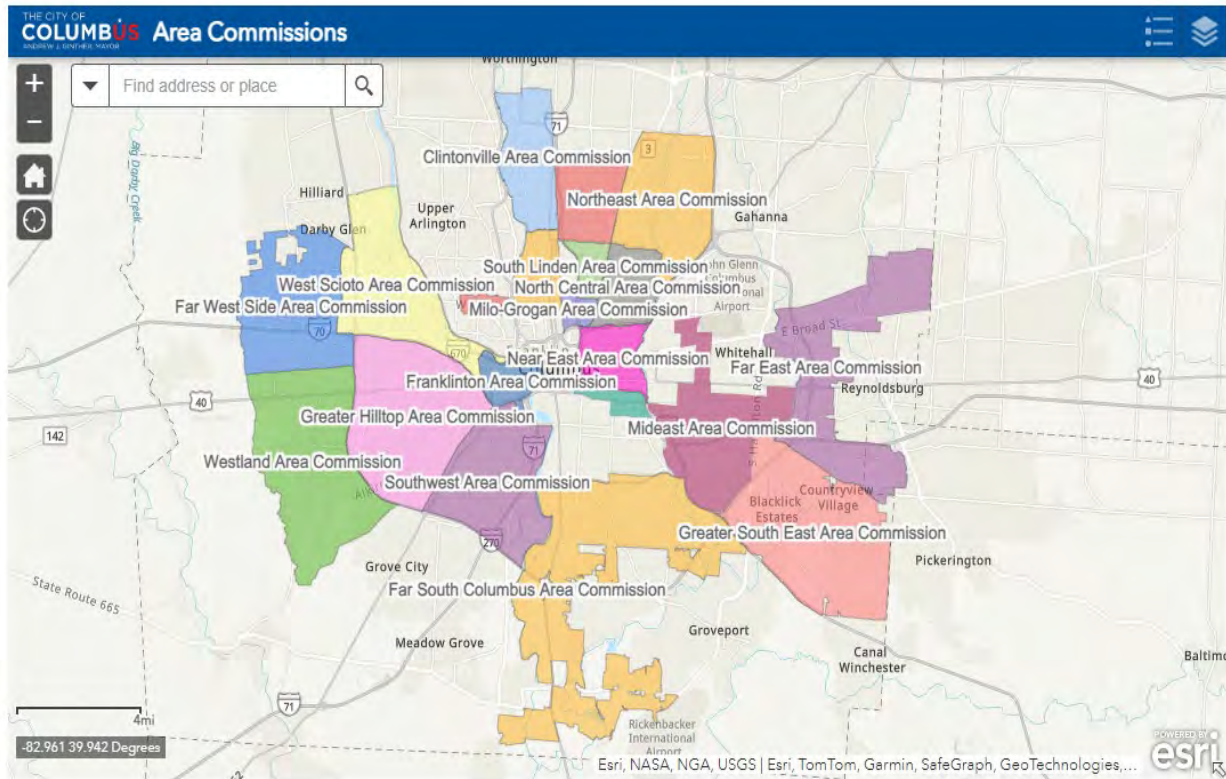
“A lot of things were done that were really intentional, that caused a lot of harm. They were instituted and they continue to work today... So, if we want to build a different future and a different trajectory, we have to be just as intentional in picking a new path that can be inclusive for everyone.”



Area Commission & Civic Association Updates – Throughout Process

Area Commissions and Civic Associations are pivotal in community advocacy and connection. The Zone In team actively engaged with over 31 community groups, receiving valuable input and insights into community needs. This engagement included two rounds of presentations to community groups, ongoing project email updates, and invitations to attend Zone In events. Commission members were generally supportive of the focus on key corridors. Some expressed concerns that commissions would have less ability to impact development if additional capacity was allowed by right. Others observed the potential benefit of an updated code that provided more meaningful design guidance and reduced the need for variances.

The Department of Neighborhoods liaison team provided additional support throughout the project by sharing information and passing along questions and feedback to the Zone In team.





Where Do We Begin Report & Webinar – April 2023

The Zone In team tackled tough questions from the project's onset, starting with 'Where Do We Begin?' Embracing transparency, we crafted a community report and hosted a webinar to explain our approach to this historic effort. Released in April 2023, the [report](#) outlined the project's significance and goals, and highlighted how the city identified the initial focus on key corridors. The webinar attracted 180 participants who had the opportunity to ask questions and share their thoughts.

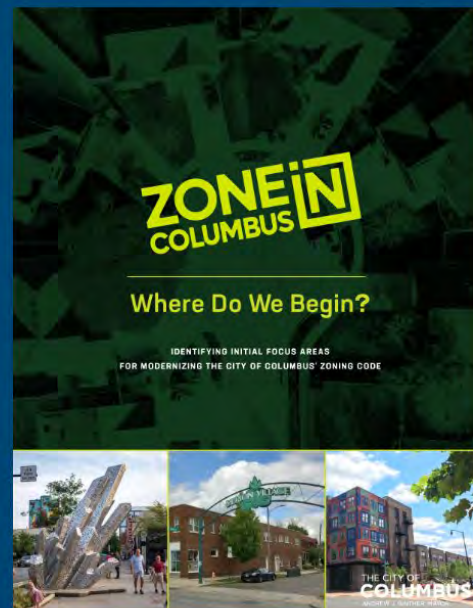
Initial Focus Areas for Modernized Zoning

Data, policy and public input all show that transit corridors and commercial districts have the most potential to address our city's housing, mobility and affordability challenges through modernized zoning. Read our new report, "Where Do We Begin?" to learn how the Zone In team identified 62 streets and districts where updated zoning will first be considered. Next, we need help from residents who live and work on these corridors to determine how existing zoning in these areas should be revised.

[READ THE REPORT](#)

[WATCH THE WEBINAR](#)

[VIEW THE INTERACTIVE PROJECT MAP](#)

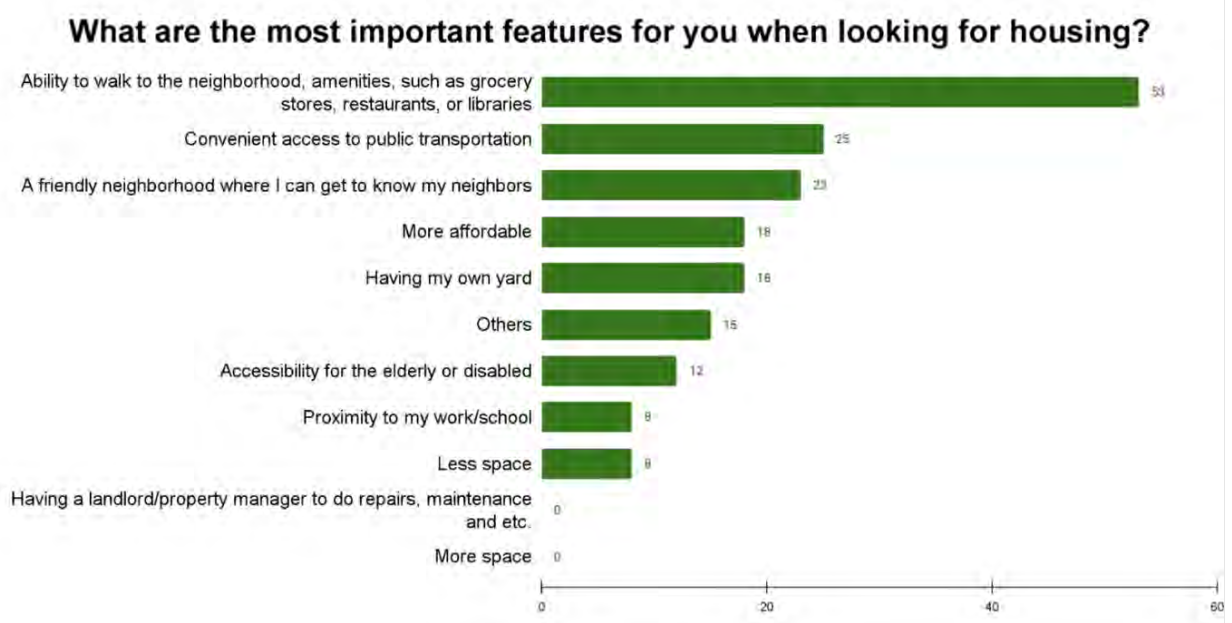




Community Conversations – May and June 2023

The Zone In team kicked off summer 2023 with five community conversations. We gathered to discuss how the zoning code impacts our neighborhoods and how we can use it to create a fairer, more vibrant city. Residents and other attendees were able to learn about the role zoning plays in our community and the potential for mixed-use corridors to support housing, improved transit and local businesses. After presentations participants shared their thoughts and observations with the Zone In team. Presentation [videos](#) were posted on the project website.

Zone In on Housing conversations were held at the Reeb Avenue Center and the Whetstone Recreation Center. Participants first heard a presentation about Columbus’ current and projected housing demands, and then broke out into small groups to discuss this critical issue and its relationship to zoning. Several key themes emerged from these conversations, including the importance of affordability, diverse housing options and improving transportation to better connect residents. The following table provides an overview of input provided during these two meetings:





Zone In on Main Streets community conversations were designed to discuss how mixed-use “Main Streets” can support equitable growth in Columbus. These events were held at the City of Grace Church and Schiller Community Center. Participants first heard a presentation about the benefits and challenges of mixed-used development in Columbus’ main corridors and then broke out into small groups to discuss their desires and visions for those corridors. Community members expressed appreciation for features that supported walkability, such as lighting, sidewalks and public transportation.

The **Zone in on Development** community conversation was held at the Lincoln Theatre and was a panel discussion entitled “Building Up My Block: How Decisions Get Made.” Moderated by Columbus City Council President Shannon Hardin, the panel featured local developers Otto Beatty III and Beatrice Nokuri, local community leader Al Edmondson and Chief Zoning Official Shannon Pine. The panelists provided unique insight into how the development process works, the rules that govern how things get built, and the opportunities and barriers that drive development in our neighborhoods.





Community Workshops – October and November 2023

In fall 2023, Zone In Columbus hosted a series of “Building for the Next Generation” workshops. A postcard mailing to property owners and renters along the corridors helped spread the word about the events. About 250 residents, property owners, businesses owners and other stakeholders took advantage of the opportunity to learn more about the priorities and strategies being considered for the new code and engage with the Zone In team one-on-one. Over 572 comments were collected, reflecting diverse opinions and concerns from neighborhoods across Columbus.

Each workshop featured the same exhibits and used an open house format. Attendees were provided with an electronic tablet allowing for their input as they navigated the event. Participants could also use their own device or a paper version of the input guide if desired. A particular highlight was the “big map table” featuring large scale maps allowing attendees to provide corridor-specific feedback and compare potential districts.

Workshop Dates and Locations:

- Howard Community Center - Saturday, October 21 from 10:00 am to 1:00 pm
- Centennial High School – Thursday, October 26 from 5:00 pm to 8:00 pm
- Columbus Metropolitan Library (Downtown) – Monday, October 30 from 11:00 am to 2:00 pm
- Barack Community Center – Thursday, November 2 from 5:00 pm to 8:00 pm

Workshop Display Example:

Horizontal Design



- Design that breaks up the building into modules along horizontal axis
- Change in material and color
- Variation in floor heights and window design across modules

Vertical Design



- Corner feature
- Distinct bottom, middle, and top along vertical axis
- Color variation
- Mezzanine
- Elevated ground floor ceiling height
- A pattern of recesses

Bays and Projections



- A regular pattern of building bays
- Recessed bays
- Balconies signaling habitation

Height Stepbacks



- Upper story building articulation different from lower stories
- Building step-backs at third story and above
- Two-story street wall

Commercial Ground Floor Frontage



- Transom window with divided lites
- A rhythm of store front entries
- Elevated ground floor ceiling height
- Quartered corner entrance

Residential Ground Floor Frontage



- Elevated first floor
- Individual stoop entries with stairs
- Landscaping at building base
- Lush public/private realm



Key Themes emerging from the Workshops

Housing

- Affordable housing is important to all demographics, but especially among people younger than 50.
- Many residents support reducing the zoning code's height and parking requirements for residential buildings to increase the supply of affordable housing.
- Concerns about density that were raised, including concerns about diminishing the character of neighborhoods, pedestrian safety and infrastructure in the area. Participants stated they would like to see improvements made before adding more housing and businesses.
- Several participants discussed the need for more developer incentives to provide affordable housing.

Equity

- The code in Columbus should be made more equitable to create a more diverse and inclusive community.
- Clear design standards, a simplified process and less subjectivity will allow more projects that can benefit neighborhoods.
- Zoning regulations should be more accessible to increase the diversity of development projects.
- Variance processes are cumbersome and detract from other neighborhood priorities.

Transportation

- Long range (up to 25 miles) as well as last-mile transportation is needed in Columbus.
- Suggestions for improving public transportation include increasing the number of bus routes, expanding COTA routes, reducing parking requirements, building higher and mixed-use development and prioritizing high-capacity transit.

Local Business

- Residents value the ability to walk to local businesses and are more supportive of small businesses.
- Mixed-use developments with residential and businesses were encouraged in the feedback, as well as repurposing vacant big box stores.
- Zoning that supports small businesses and allows existing businesses to maintain operations is needed.
- Strategies that provide flexibility and speed to market for business development are encouraged.
- Mixed-use buildings and density of neighborhoods are critical to business success.
- The city should consider reducing parking minimums and allowing mixed-use development.



Community Survey - October to December 2023

Zone In Columbus launched a digital community survey on October 3, 2023 that aimed to get crucial community feedback on the various aspects of the zoning code update. Participants used an interactive map to select an area of interest to them. They were then able to rate a series of building images reflecting varying sizes, scales and designs, each tailored to the area of interest. Additional questions were included to evaluate key topics like housing, parking and transit; opportunity to offer additional open-ended feedback was also offered. This survey was completed by 6,602 residents over 29 unique Columbus neighborhoods.

Methods of spreading the word:

- Mailing to property owners and renters within and nearby the focus areas;
- Email and social media outreach, leveraging city and partner networks;
- Canvassing in lower participation areas;
- Leveraging community events, such as Rise Up Cbus and meetings;
- Website information updates; and
- Area commission and major civic association visits.

The most consistent demographic difference relates to age: as respondent age increases, positivity (towards building images, towards possible zoning policy changes) decreases. This pattern was observed for each image rating and for each possible zoning policy change.

Survey Feedback:

Individuals were offered the opportunity to view images of buildings and score them from 1 (strongly disprove) to 7 (strongly approve), in terms of their favorability toward similar buildings being built on the identified corridors.

Urban General (UGN) Survey Images

As shown in the images to follow, for those areas initially identified as Urban General (UGN), the preference of respondents was for buildings like that shown in image 1, outlined in green below, with a score of 4.5 out of 7. Across all images, those that were younger tended to respond more positively than those that were older. No differences between renters and owners were observed for the UGN images.



Urban Center (UCT) Survey Images

For those areas initially identified as Urban Center (UCT), the preference of respondents was for buildings like that shown in image 4, outlined in green below, with a score of 4.2 out of 7. Across all images, those that were younger tended to respond more positively than those that were older. No differences between renters and owners were observed for the UCT images.



Urban Core (UCR) Survey Images

For those areas initially identified as Urban Core (UCR), the preference of respondents was for buildings like that shown in Image 3, outlined in green below, with a score of 5.2 out of 7. Across all images, those that were younger tended to respond more positively than those that were older. For most images, no differences between renters and owners were observed for the UCR images.



Community Activity Center

For those areas initially identified as Community Activity Center (CAC), the preference of respondents was for buildings like that shown in Image 2, outlined in green below, with a score of 4.0 out of 7. Across all images, those that were younger tended to respond more positively than those that were older, and those that rented tended to respond more positively than those that owned their own home.



Regional Activity Center (RAC) Survey Images

For those areas initially identified as Regional Activity Center (RAC), the preference of respondents was for buildings like that shown in Image 1, outlined in green below, with a score of 4.4 out of 7. Across all images, those that were younger tended to respond more positively than those that were older. For most images, no differences between renters and owners existed.



Zoning Policy Changes

In addition to asking respondents to rate images tailored to their areas of interest, the survey also included three “big picture” questions about the policy directions we should pursue as we think about new districts for these same areas of interest. For all three questions, those that were younger tended to respond more positively than those that were older, and renters tended to respond more positively than those that own their own home.

These questions were:

1. *“Thinking about the [selected] area, do you support, oppose, or neither support nor oppose the City of Columbus updating its zoning code **to reduce the amount of parking that is required for new or renovated buildings?**”*

Among all respondents, this question scored 4.5 out of 7, with 48% of respondents in support, 31% opposed, and 21% neutral.

2. *“Thinking about the [selected] area, do you support, oppose, or neither support nor oppose the City of Columbus updating its zoning code **to allow the construction of taller buildings where people can live?**”*

Among all respondents, this question scored 4.7 out of 7, with 56% of respondents in support, 27% opposed, and 17% neutral.

3. *“Thinking about the [selected] area, do you support, oppose, or neither support nor oppose the City of Columbus updating its zoning code **to encourage the creation of new or renovated buildings close to bus stops?**”*

Among all respondents, this question scored 5.4 out of 7, with 68% of respondents in support, 11% opposed, and 21% neutral.



Survey Zoning Open-Ended Comments

As noted, the survey also included the opportunity for respondents to give open-ended feedback in a comment box towards the end of the survey. Of the 7,328 survey respondents, we received 3,850 total open-ended comments. Of those:

- 1,740 were categorized as being related to Land Use & Urban Design.
- 1,402 were categorized as being related to Transportation & Mobility.
- 806 were categorized as being related to Affordability & Development Incentives.
- 331 were categorized as being related to Sustainability & Green Space.
- 298 were categorized as being related to Safety & Code Enforcement.
- 219 were categorized as being related to Review Process & Communication.

*Note that some comments were classified as being in more than one category.

As with the scoring of the images, and the zoning policy changes, these comments were reviewed during the drafting of the code and map by staff to inform the standards and district mapping.



Zone In Phase One Technical Summary

Columbus hasn't updated its code in a comprehensive manner since the 1950s. While the code and map have undergone many changes in that time, the result is still a code that is out of step with the City's policy priorities. The code does not support our community's aspiration to be an equitable, thriving city. An August 2021 Zoning Code Assessment outlined the challenges of the current code with the following key findings:

1. Standards are not tailored to local conditions
2. Code does not prioritize housing and transit needs equitably
3. Overreliance on site-by-site negotiated zoning actions
4. Multi-layered, scattered decision-making creates uncertainty
5. Code is not user-friendly

In response, the City of Columbus engaged Lisa Wise Consulting (LWC) in May 2022 to follow up their work on the assessment with a plan to begin the process of updating the city's zoning code. A decision was made early on to focus on the city's "main streets," given their potential to contribute to needed housing and transit supportive development. A city team including staff from the departments of Building and Zoning Services, Development, and Public Service worked with the LWC team to develop the mixed-use zoning districts comprising Phase One of the Zone In Initiative. Technical presentations were also provided to the Zone In Advisory Committee during the process (see Engagement Summary for additional information about the committee). This document provides an overview of some of the primary steps involved in this work, including focus area selection, policy review, existing conditions analysis, and preparation of the proposed mixed-use zoning districts.

Corridor Focus Area Selection

While updated zoning is needed throughout the city, the scale and complexity of the task requires a phased approach. The “Where Do We Begin” [report](#), published in April 2023 outlined the process of selecting the Initial Focus Areas for Modernized Zoning, including consideration of policy recommendations, transit routes, existing zoning, and site-specific factors.



Mixed-Use Recommendations from Area Plans

Many Council-adopted area plans and community plans recommend mixed use in specific areas. Mixed-use development is compact, higher-density, walkable, and incorporates complementary land uses such as multi-family residences, restaurants, stores, office and public institutions.



COTA Bus Routes

Transit systems serve a critical role in connecting people with jobs, education, healthcare and other destinations in an accessible and affordable manner.

ZONE IN COLUMBUS



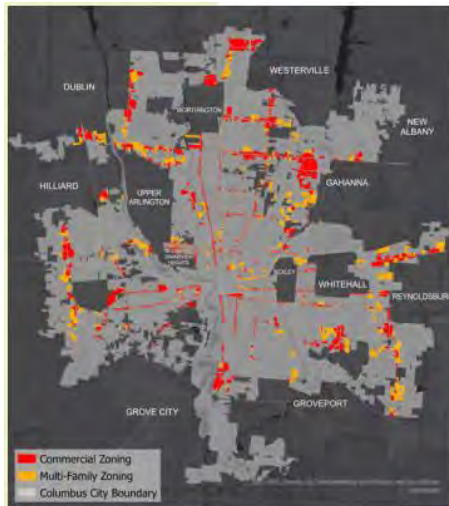
Commercial Zoning Overlays

Columbus' commercial overlays support a pedestrian-friendly environment and consistent design through standards addressing such things as building setbacks, parking placement, and graphics. Mixed use development is a key characteristic of many overlay areas.



LinkUS Corridors

LinkUS is a regional initiative focused on bringing high-capacity rapid transit (HCRT) and complete streets to key corridors.



Existing Zoning

Commercial and multi-family zoning along COTA routes and LinkUS corridors are where higher-intensity residential and mixed uses are currently allowed in some form.

Site-specific considerations:

1. Where appropriate, properties recommended for commercial, office, and employment center were considered to complement mixed-use areas when adjacent.
2. Where the current zoning might not reflect the conditions on the ground, or where there is no land use recommendation, existing land use data was considered in identifying areas.
3. Areas recommended for mixed-use, but that are either too small in size or not located on a bus route, were removed from this first mapping phase.
4. Unique zoning environments, such as The Ohio State University or Easton, were taken into account as not being a priority for this phase.

Phase One Focus Areas:

When these five criteria are overlaid and site-specific adjustments are made, there are 62 identified corridors and nodes that have the greatest potential to support growth through modern zoning.





Policy Review

This step of the process involved analysis of relevant policy guidance. Community plans and citywide policy initiatives addressing land use, housing, transit, and sustainability strongly reinforce the importance and need for mixed-use corridors in meeting critical community goals.

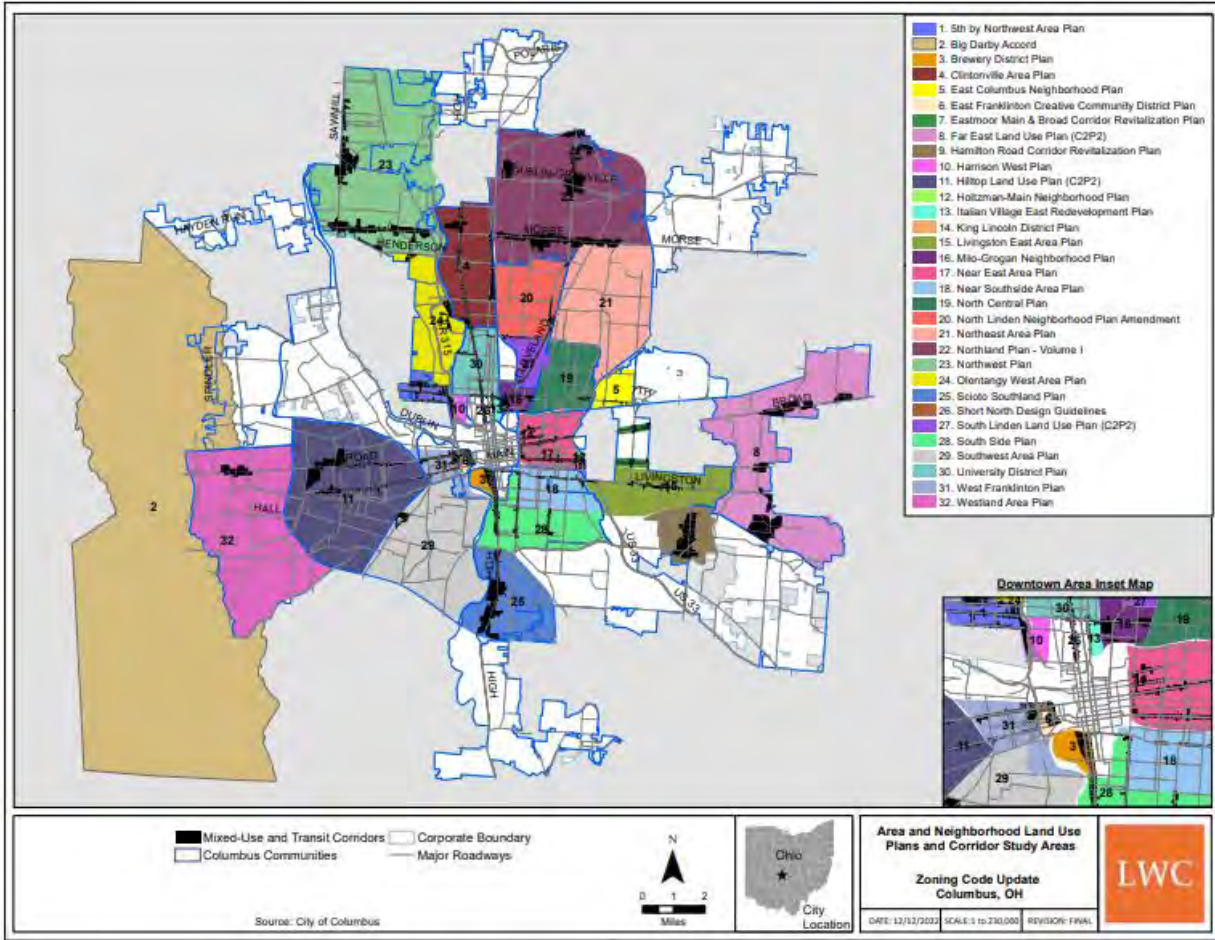
Citywide Policy Initiatives

Columbus has an extensive citywide policy framework to guide updates to the zoning code and map. These include efforts focused on land use and development guidance as well as initiatives and documents addressing aligned priorities, such as housing and transportation. Studies such as Insight2050 sponsored by the Mid-Ohio Regional Planning Commission (MORPC) quantify the benefits of development along corridors, and the LinkUS mobility initiative sponsored by the Central Ohio Transit Authority (COTA), the City of Columbus, Franklin County and MORPC is anchored in equitable transit-oriented development along corridors. The Climate Action Plan recognizes the potential of mixed-use transit supportive development to reduce carbon emissions and the Columbus Citywide Planning Policies include both land use guidance and design guidelines objectives. Documents reviewed include:

- Columbus Citywide Planning Policies (C2P2) (2018)
- Columbus Housing Strategy (2022)
- Regional Housing Strategy (2020)
- LinkUS Community Action Plan (2022)
- Insight 2050 Corridor Concepts Study (2019)
- Connect Columbus Policy Framework (2019)
- Columbus Climate Action Plan (2021)
- Strategic Parking Plan (2019)

Area Plans

Area Plans, adopted by City Council, provide policy guidance for allocating City resources and for consideration of development proposals for about 95% of the City. These Area Plans cover a wide range of topics, such as land use, transportation, housing, and historic preservation, and they often include design guidelines and detailed area specific recommendations. Newer Area Plans are developed using the Columbus Citywide Planning Policies (C2P2) framework described above. Thirty-two adopted area plans overlap with the focus area corridors. These were reviewed for relevant recommendations, with an emphasis on mixed use and transit supportive guidelines. Higher density, mixed use development focused on key corridors is a consistent theme of the plans. Other findings were that area plans range widely in age and level of detail.





Existing Conditions Analysis

The Zone In team reviewed existing conditions within the focus areas, including current zoning, land use, parcel width and size, and the presence of negotiated conditions (variances, planned districts and limitation text).

Among the key findings:

- Focus area corridors total roughly 140 miles – counting both sides of double fronted stretches.
- There are dozens of different base zoning districts in place
- Over 80% of the corridors are zoned some form of commercial or manufacturing with C4 being the most prevalent.
- Roughly 30% of the parcels on the corridors have at least one zoning exception, including nearly 1,000 variances.
- 81% of the corridor frontage has a 35' height limit, the same as that of single-family zoning districts.
- Commercial overlays are present along many of the corridors, particularly in the older parts of the city.
- About 80% of corridor parcels limit or prohibit residential on the ground floor.
- Approximately two thirds of typical lots within the corridor study area were deemed extra-small to small, meaning lots widths of 40 feet to 80 feet and depth of 120 feet to 150 feet, or about quarter-acre to half-acre lot sizes.
- Increased height and density may not be possible on smaller lots without consolidation of multiple parcels and/or the calibration of development standards to allow smaller setbacks, reduced parking, and re-evaluation of lot coverage controls.
- The analysis also shows a smaller but significant number of sites over 1 acre in size. These larger lot types may require zoning standards that allow for multiple buildings, new block/street development, and calibrated height/transition standards to fit into the surrounding context.
- Less than 1% of buildings along the corridor are currently over 4 stories.



Development of Mixed-Use Districts

Place Type Analysis

Among the frequent observations by residents and other stakeholders was that the focus area corridors include a range of existing conditions and development patterns. Drawing on these factors and policy guidance, the Zone In team developed five different “place types” or area contexts for use across the corridors. They reflect a range of intensities and development patterns allowing for varying conditions and degrees of change within a single corridor and/or between corridors.



1. Incorporates guidance from existing zoning, land use, transportation planning

2. Informs the City’s future zoning districts

Allocation of Districts

The Place Types served as the basis for new mixed-use districts. Factors which influenced the allocation of districts include proximity to downtown and other major activity centers, location at or near key intersections and transit stops, the presence of alleys and grid street patterns, lot size and depth, policy recommendations and community feedback from the fall 2023 community workshops and survey.

As the Zone In team reviewed the focus areas, a determination was made that a second category of Urban General was needed. Typically applied along stretches of corridors in the older portions of the city, this district allows buildings to be built close to the street and a range of commercial and residential uses. A second version of Urban General, UGN-2, was established to address areas with larger setbacks and a more limited existing use pattern. The resulting six mixed-use districts were incorporated in the current proposal.

An additional outcome of the mapping process was minor adjustments to the focus area. A primary objective was to minimize conditions where parcels, existing CPDs, and buildings were split between a new proposed designation and an existing district. Active public schools and parks were also omitted from the focus area due to their unique use and parcel configuration.

How much housing could proposed code updates unlock?

An economic analysis of the proposed Framework of Zones shows that **zoning code updates could enable a lot more housing capacity** along Columbus' commercial corridors.

The results of the analysis, summarized in the table below, show that the **Framework of Zones could add over 80,000 units** of additional housing capacity above what is possible under current zoning regulations. This would amount to roughly **44% of the housing needed region-wide by 2030**, according to the Columbus Housing Strategy. While there is no development timeline associated with this estimate, it tells us how much development is market-feasible, given existing market conditions.

Market-Constrained Estimates	Market Constrained Capacity (Net New Dwelling Units)	Share of Regional Need (200,000 Units by 2030)
Framework of Zones	88,000 units	44%
Current Zoning	6,000 units	3%

What assumptions went into the analysis?

The capacity analysis estimates development feasibility on a parcel-by-parcel basis using real estate pro forma and local market data. It represents a scenario where every parcel with redevelopment potential, under today's market conditions, is rebuilt with the most feasible development prototype given achievable rents and sales prices. It takes into account lot conditions and costs, construction costs, zoning, and achievable rents and sales prices.

What does the analysis not include?

The capacity analysis was developed to provide a conservative estimate of proposed code changes. It does not consider incentives, such as a proposed density bonus or the Community Reinvestment Area (CRA) Residential Abatement Program. While the impact of these policies has not been quantified, as development incentives they would contribute to even higher capacity along the corridors.

MEMORANDUM

TO: Kevin Wheeler, City of Columbus

FROM: Rachel Cotton and Alex Steinberger, Cascadia Partners

DATE: March 21, 2024

PROJECT: Zone-In Columbus

RE: **Housing Capacity Estimates**

This memorandum summarizes findings of the housing capacity analysis undertaken by Cascadia Partners.

The Columbus Housing Strategy predicts the Columbus Region will require up to 200,000 additional housing units by 2030. The housing capacity analysis indicates that, if existing zoning stays in place, the near-term development capacity of the City’s corridors will amount to only 3% of the region’s needed housing. However, initial testing of proposed zoning code changes (“Framework of Zones”) shows capacity for producing 44% of the region’s needed housing. In summary, the proposed zoning code updates represent the ability of the corridors to accommodate roughly five times as much housing as exists on them today¹.

Capacity Analysis Methods

Three types of capacity estimates were produced for “base zoning” — otherwise known as existing conditions— and for a set of proposed zoning code changes - the “Framework of Zones.” The methods used to estimate each type of capacity are summarized in the following section.

¹According to the City of Columbus, ~22,000 housing units exist along the corridors today.

Theoretical Maximum Capacity

Theoretical maximum capacity represents a scenario where every parcel along the corridors redevelops to the maximum residential density possible under the zone district standards.

Observed Maximum Capacity

Observed maximum capacity scales down the theoretical maximum calculation by factoring in construction costs, parking costs, parking requirements, and other standards that might reduce the maximum zoned envelope. This estimate represents a scenario where every parcel having redevelopment potential—where the existing improvement value is less than or equal to the land value—is rebuilt with the most intense use that is likely to develop in Columbus based on observations about what the market is producing at present.

Market-Constrained Capacity

Market constrained capacity models near-term development feasibility on a parcel-by-parcel basis using a residual land value (RLV) approach. The market-constrained estimate represents a scenario where every parcel having redevelopment potential, based on market conditions, is rebuilt with the most intense use that is likely to develop in Columbus, given achievable rents and sales prices.

The near-term market capacity estimates use the same lot size, parking assumptions, and pro formas as the observed maximum estimates.

Additional logic is applied to exclude from the capacity total all parcels with recently built improvements (newer than 1990) and where the development would not be financially feasible.

Assumptions

Each method for assessing capacity applied different assumptions about what is likely to be built and how market realities are incorporated into the

analysis. Table 1 below summarizes several categories of assumptions and how they were applied to the three capacity analysis methods.

Table 1: Capacity Analysis Methods and Assumptions Applied

Assumption Category	Theoretical Maximum	Observed Maximum	Market Constrained
Maximum Density	X	-	-
Off-Street Parking	-	X	X
Construction Type	-	X	X
Lot Size Conditions	-	X	X
Improvement-Land Value Ratio	-	X	-
Residual Land Value Screen	-	-	X
Incentives (Bonus, Abatements)	-	-	-

Maximum Density

Maximum density was calculated for both existing zoning standards and the proposed Framework of Zones and applied only to “theoretical maximum” capacity. For base zoning, base zones, relevant overlays, density maximums, and height districts were all considered. For the Framework of Zones, since there are no density maximums in code, the assumed theoretical maximum density that is achievable in each zone, given the other development standards, was calculated and is detailed in Table 2.

Table 2. Theoretical Maximum: Standards and Achievable Densities per Zone²

ZONE	HEIGHT	SETBACKS	LOT COVERAGE	THEORETICAL MAX DENSITY
Regional Activity Center	7	Front: 10; Interior: 5; Rear: 10	80%	194.4
Community Activity Center	5	Front: 10; Interior: 5; Rear: 10	80%	138.8
Urban General 2	4	Front: 5; Interior: 5; Rear: 5	80%	118.5
Urban General 1	4	Front: 0; Interior: 0; Rear: 5	80%	118.5
Urban Center	5	Front: 0; Interior: 0; Rear: 5	no max	175.9
Urban Core	12	Front: 0; Interior: 0; Rear: 5	no max	422.1

Construction Type

For the “observed maximum” and “market-constrained” capacity estimates, achievable density assumptions were tempered by the highest and best available construction types given Ohio state building codes and market constraints. For example, if a given zone allows a height that can technically achieve 10 stories, that height is reflected in the “theoretical maximum” calculation. However, in the “observed maximum” and “market constrained” capacity estimates, the need for buildings over 7 stories to switch to more costly steel and concrete construction was considered. This led, in some cases, to reductions in assumed achievable height and density.

Off-Street Parking

The parking assumptions used for each pro forma, as detailed in Table 3, represent the most reasonable parking configuration a developer would consider, given the lot size, building height and site configuration for each prototypical development. They accommodate anywhere between one half to a full floor of tuck-under or podium parking, resulting in parking ratios between 0.3 and 0.7 spaces per unit.

Whereas the proposed code update requires no minimum amount of parking for residential development, it was assumed that developers would provide some “rational” amount of parking within each prototypical building, in a manner that maximizes their return on investment through the amount of housing units they are able to fit in the building and on a

² All examples assume a residential unit size of 1,000 square feet.

given floor in tandem with providing parking. This generally amounts to no more than 1 level of podium parking. This is consistent with newer projects along certain corridors that have taken advantage of parking reductions or negotiated relief from existing parking requirements.

Table 3 summarizes the fifteen pro formas used to model each combination of zone district and lot size. The table includes attributes such as height (number of stories), number of units, lot size category, maximum density(units/acre), and parking assumptions, specific to each zone and lot size. The pro formas used to calculate observed maximum and near-term market constrained capacity are the same, though with differing logic applied to factor in development feasibility in the market constrained estimate.

Table 3. Pro Forma Characteristics

PRO FORMA	ZONE(S)	HEIGHT	LOT SIZE	# UNITS	DENSITY	PARKING RATIO	# PARKING SPACES
002_UGN2_SM	UGN-2	4	SM	15	94.4	0.55	9
003_UGN1_SM	UGN-1	4	SM	15	95.9	0.53	8
004_CAC1_SM	RAC, CAC	5	SM	18	114.3	0.42	8
005_UCT1_SM	UCT,UCR	5	SM	23	141.6	0.41	10
006_UGN2_MD	UGN-1,UGN-2	4	MD	33	103.7	0.53	18
007_CAC1_MD	CAC	5	MD	43	132.5	0.42	19
008_RAC1_MD	RAC	7	MD	62	191.6	0.29	18
009_UCT1_MD	UCT	5	MD	50	155.0	0.41	21
010_UCR1_MD	UCR	7	MD	69	214.6	0.45	32
011_UGN2_LG	UGN-1,UGN-2	4	LG	64	104.2	0.70	45
012_CAC1_LG	CAC	5	LG	76	124.4	0.70	54
013_RAC1_LG	RAC	7	LG	109	177.7	0.62	68
014_UCT1_LG	UCT	5	LG	88	143.6	0.50	44
015_UCT1_LG	UCR	12	LG	201	329.9	0.32	65
016_UCT1_LG	UCR (alt)	7	LG	110	179.9	0.62	69

Lot Size Conditions

General lot size conditions were also factored into the analysis. Lot size and configuration can impact achievable density by limiting the overall building envelope and by constraining the way parking can be accommodated. To account for this, capacity was calculated in each zone based on three parcel

size ranges: under 10,000 square feet (small lot), 10,000 square feet to 0.5 acre (medium lot), and 0.5 acre+ (large lot). The achievable density on each parcel is dependent on its zoning and size, and the development program accounts for parking configuration feasibility. More details on the logic driving the calculations are included below.

Small Lot: <10,000 Sqft

Lots under 10,000 square feet can accommodate only surface parking due to limitations on the minimum floor plate needed to accommodate tuck-under or podium parking.

Medium Lot: 10,000 - .5ac

Lots between 10,000 square feet and one-half acre can accommodate surface and tuck-under parking but cannot accommodate podium parking due to minimum floor plate requirements.

Large Lot: 0.5 ac+

Lots over one-half acre were assumed to accommodate parking of any type, including podium or surface garage parking. Underground parking was not modeled because it is too costly to be feasible for most projects within the corridor study areas at this time.

Improvement-Land Value Ratio

Parcels with improvements equal to or greater than the value of their land (based on count assessor data) were removed from capacity estimates for the “observed maximum” capacity calculation.

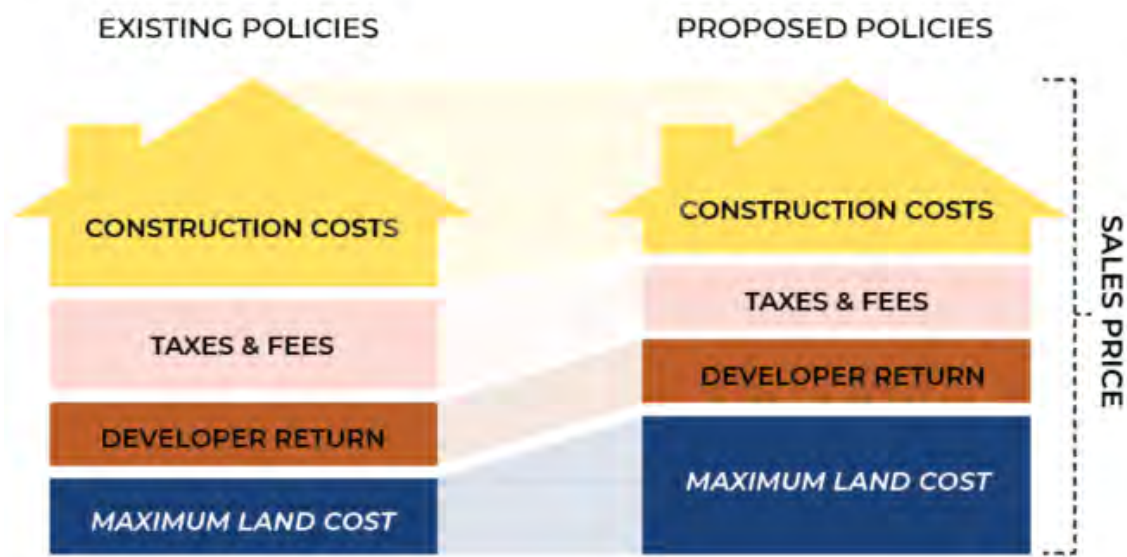
Residual Land Value Screen

Residual land value (RLV) is the maximum land price that a developer can “afford” to pay for a project given local market conditions (rents and sales prices). An RLV screen uses real estate pro formas to assess the maximum land price for a specific building prototype given parcel-specific land costs and achievable rents and/or sales prices.

As figure 1 below shows, RLV is the maximum price a developer can afford to pay for land after accounting for construction costs, fees, and rate of

return. Changes to zoning (as proposed in the Framework of Zones) have the potential to influence costs and potential revenue, thereby impacting a project's residual value.

Figure 1. How Zoning Regulations Influence Residual Land Value



Incentives

No incentives were assumed as part of any of the three methods of capacity analysis. Two incentives in particular are of note: density bonuses and tax abatements. The City is currently discussing a proposed density bonus that would allow for additional floors of height (above what was assumed in this analysis) in exchange for deed-restricted affordable units. As this analysis does not take this additional height into consideration, it follows a more conservative approach than assuming every project would take advantage of such a bonus.

With respect to the City's Community Reinvestment Area (CRA) Housing Abatement program, tax abatements were also not considered as part of this analysis. Including tax abatements in the analysis would have resulted in improved feasibility for the "market constrained" capacity estimates, so omitting them from the analysis also aligns with a more conservative approach.

Capacity Findings

The following section contains a summary of capacity estimates for the proposed zoning code updates (“Framework of Zones”), including a comparison to capacity under base zoning, and some general findings.

Each capacity type (theoretical, observed, and market) was estimated for both base zoning and the proposed Framework of Zones. Existing development within the corridors (roughly 22,000 units) was subtracted from each capacity estimate to produce a “net new” capacity, which is summarized in Table 4 below.

Table 4. Capacity Totals : Base vs. New Framework of Zones

Capacity Estimates	Theoretical Maximum (Dwelling Units)	Observed Maximum (Dwelling Units)	Market Constrained (Dwelling Units)
Framework of Zones	918,000	255,000	88,000
Base Zoning	304,000	44,000	6,000

For each capacity estimate, the proposed Framework of Zones shows a significant increase in capacity within the corridor study areas over existing zoning. Near-Term net new development capacity on the corridors is estimated to be 88,000 units under the new Framework of Zones, whereas only 6,000 units of near-term development capacity exists under current zoning. Table 5 provides a summary of near-term market constrained capacity by district under the proposed Framework of Zones. As the table shows, more development capacity is concentrated in the Urban Center (UCT) and Urban Core (UCR) districts due to higher achievable densities, along with mapping of these districts in areas with greater market potential.

Table 5. Near-Term Market Constrained Housing Capacity by Zone District

ZONE	ACRES	# UNITS	EXISTING UNITS	NET NEW UNITS
UCT	251.9	36,842	1,068	35,774
UCR	85.6	19,128	885	18,243
CAC	111.9	13,972	239	13,733
UGN-1	97.6	9,929	386	9,543
RAC	50.4	9,372	0	9,372
UGN-2	13.6	1,363	136	1,227
TOTAL	611.2	90,606	2,714	87,892

The proposed Framework of Zones represent an increase in capacity that would accommodate roughly five times as much housing as currently exists along Columbus’ corridors. The Columbus Housing Strategy projects that the Region will require 200,000 additional housing units by 2030. This increase in capacity would allow the corridors to play a larger role in helping to meet this goal by being able to accommodate roughly 44% of that regional housing need (Table 6).

Table 6. Regional Housing Production

Market-Constrained Estimates	Capacity (Dwelling Units)	Share of Regional Need
Framework of Zones	88,000	44%
Base Zoning	6,000	3%

Factors Influencing Increases in Capacity

The increase in housing capacity under the proposed zoning changes is due to a combination of factors:

1. Eliminating residential parking requirements in all districts has a significant impact on development feasibility. It was assumed that developers would still provide some parking, but the flexibility of the new parking standard allows them to do so in a way where the development remains feasible.

2. Increasing allowed heights on many sections of the corridors allows more units to be developed at higher densities and increases development feasibility as a direct result.
3. Allowing residential as an outright use in all districts and eliminating a ground floor commercial requirement allows more housing to be developed in many more areas, as well as on more individual parcels, along the corridors.

Spatial Distribution of Housing Capacity

Market constrained capacity is influenced by a range of factors including localized market conditions, land costs, and what zoning allows in a given area. As a result, housing capacity was not evenly distributed across all corridor study areas. Capacity was generally concentrated in areas in urban neighborhoods proximate to Downtown Columbus with available underutilized land and strong or rapidly appreciating market conditions. These areas include (but are not limited to) corridors that pass through Franklinton, the Short North, Clintonville, and German Village neighborhoods, as some examples.

Notably absent from the analysis were corridors in the Near East Side and more suburban areas to the far north and south of Downtown Columbus. These are corridors with relatively low achievable rents and sales prices relative to the value of available land, which is why the residual land value analysis showed very little capacity in these areas. These corridors are also likely to require infrastructure investments in sewer and water capacity as well as investments in pedestrian infrastructure (streetscape improvements, road diets, transit, etc.) to attract private development. As improvements are made in these areas, it is possible that their markets will appreciate over time, increasing the likelihood of redevelopment.

Conclusion

The housing capacity analysis described in this memo shows a substantial increase in market-feasible capacity under the proposed development standards being introduced through the new Framework of Zones. Reforms to allowed heights, ground floor commercial requirements, residential use

allowances, and parking are likely to substantially increase the number of redevelopment opportunities along the corridor. These reforms represent an important step toward achieving the goals of the Columbus Housing Strategy.



City of Columbus Title 34: 2024 Zoning Code

PUBLIC REVIEW DRAFT

April 2024

Prepared For
The City of Columbus, Ohio

Prepared By:



This page intentionally left blank

Table of Contents

Article A: General Provisions

Chapter A.10: General Provisions		A.10-1
A.10.010	Title	A.10-1
A.10.020	Authority	A.10-1
A.10.030	Purpose	A.10-1
A.10.040	Applicability of Title 33 – Zoning Code	A.10-2
A.10.050	Severability	A.10-2

Article B: Definitions and Rules of Measurement

Chapter B.10: Purpose of Definitions and Rules of Measurement		B.10-1
B.10.010	Purpose and Applicability	B.10-1
Chapter B.20: General Definitions		B.20-1
B.20.010	Purpose and Applicability	B.20-1
B.20.020	Definitions	B.20-1
Chapter B.30: Measurements		B.30-1
B.30.010	Purpose and Applicability	B.30-1
B.30.020	Facade Zone Defined by Principal Building/Frontage	B.30-1
B.30.030	Measuring Building and Site Features	B.30-4
B.30.040	Identifying Parcel Lines	B.30-6
B.30.050	Measuring Facade Transparency	B.30-7
B.30.060	Measuring Contextual Setbacks	B.30-9
B.30.070	Measuring Adjacency Requirements	B.30-11
Chapter B.40: Land Use Definitions		B.40-1
B.40.010	Purpose and Applicability	B.40-1
B.40.020	Definitions	B.40-1

Article C: Administration and Procedures (reserved)

Article D: Boards and Commissions (reserved)

Article E: District Regulations

Chapter E.10: Purpose of District Regulations		E.10-1
E.10.010	Purpose and Applicability	E.10-1
Chapter E.20: Mixed-Use Zoning Districts		E.20-1
E.20.010	Purpose	E.20-1
E.20.020	Districts Established	E.20-1
E.20.030	General Requirements	E.20-3
E.20.040	Urban General 1 (UGN-1)	E.20-5
E.20.050	Urban General 2 (UGN-2)	E.20-9
E.20.060	Urban Center (UCT)	E.20-13
E.20.070	Urban Core (UCR)	E.20-17
E.20.080	Community Activity Center (CAC)	E.20-21
E.20.090	Regional Activity Center (RAC)	E.20-25
E.20.100	Uses	E.20-28
E.20.110	Pre-Existing Uses (reserved)	E.20-31

Article F: Supplemental District Standards

Chapter F.10 Purpose of Supplemental District Standards		F.10-1
F.10.010	Purpose and Applicability	F.10-1
Chapter F.20: Massing and Articulation Standards		F.20-1
F.20.010	Purpose	F.20-1
F.20.020	Applicability	F.20-1
F.20.030	Modules	F.20-2
F.20.040	Base, Middle, and Top Design	F.20-5
F.20.050	Blank Wall Treatment	F.20-7
Chapter F.30: Frontage Type Standards		F.30-1
F.30.010	Purpose	F.30-1
F.30.020	Applicability	F.30-1
F.30.030	General to Frontage Types	F.30-1
F.30.040	Frontage Types Overview	F.30-2
F.30.050	Shopfront	F.30-4
F.30.060	Gallery	F.30-6
F.30.070	Arcade	F.30-8

F.30.080	Common Entry	F.30-10
F.30.090	Stoop	F.30-12
F.30.100	Dooryard	F.30-14
F.30.110	Courtyard	F.30-16
F.30.120	Porch	F.30-18
F.30.130	Lightwell	F.30-20

Chapter F.40: Large Site Standards **F.40-1**

F.40.010	Purpose	F.40-1
F.40.020	Applicability	F.40-1
F.40.030	Procedures for Large Sites	F.40-2
F.40.040	Design Standards for Large Sites	F.40-6

Article G: Citywide Standards

Chapter G.10: Purpose of Citywide Standards **G.10-1**

G.10.010	Purpose and Applicability	G.10-1
----------	---------------------------	--------

Chapter G.20: General Site Development Standards **G.20-1**

G.20.010	Purpose and Applicability	G.20-1
G.20.020	Lighting	G.20-1
G.20.030	Landscaping	G.20-2
G.20.040	Screening	G.20-2
G.20.050	Graphic Standards	G.20-3

Chapter G.30: Height Bonus Program **G.30-1**

G.30.010	Purpose and Intent	G.30-1
G.30.020	Definitions	G.30-1
G.30.030	Applicability	G.30-1
G.30.040	Review Authority	G.30-2
G.30.050	General Provisions	G.30-2

This page intentionally left blank

Article A: General Provisions

Chapters:

Chapter A.10: General Provisions

A.10-1

This page intentionally left blank

Chapter A.10: General Provisions

Sections:

A.10.010	Title
A.10.020	Authority
A.10.030	Purpose
A.10.040	Applicability of Title 33 - Zoning Code
A.10.050	Severability

A.10.010 Title

Title 34 of the City of Columbus City Codes must be known and cited as the “2024 Zoning Code” or this “Title”.

A.10.020 Authority

This 2024 Zoning Code is adopted in accordance with the authority established in the Columbus City Charter and Article XVIII, Section 3, of the Ohio Constitution which grants municipalities the legal authority to adopt land use and control regulations.

A.10.030 Purpose

This 2024 Zoning Code is enacted to preserve and promote the public health, safety, and general welfare, to enable appropriate and orderly development, and to ensure social and economic stability within the various zones established by the provisions of this Title. More specifically this Title is adopted to achieve the following objectives:

- A. Provide standards for orderly growth and development, and guide and control the use of land to provide safe, harmonious, attractive, and sustainable communities;
- B. Enhance the appearance of the City and promote high-quality design;
- C. Preserve and enhance the character and vitality of the mixed-use corridors and centers and preserve the quality of life in adjacent residential neighborhoods;
- D. Incorporate sustainability practices and ensure climate resiliency;
- E. Promote economic growth and the creation of jobs; and
- F. Facilitate the appropriate location of community facilities, institutions, transportation, and parks and recreation areas.

A.10.040 **Applicability of Title 33 – Zoning Code**

- A. Administrative processes for obtaining a certificate of zoning clearance, and if applicable, a variance shall be governed by the provisions in Title 33, unless provided for in this 2024 Zoning Code or in a Rule or Regulation promulgated by the Director of the Department of Building and Zoning Services. Specifically, the provisions of Chapter 3305 (Zoning Administration, Enforcement and Penalties) and Chapter 3307 (Board of Zoning Adjustment; Appeals and Variances) apply to the zoning district designations found in this 2024 Zoning Code.
- B. As stated in section E.20.030, vehicular parking is not required in any zoning district of the 2024 Zoning Code. However, if parking is to be provided as defined in this 2024 Zoning Code, the parking must meet the requirements of Chapter 3312, including being screened in accordance with the requirements of section G.20.040.
- C. Chapter 3387 (Prohibited Uses), 3390 (Temporary Uses), and 3392 (Junk, Impound, and Salvage Yards) will apply, as necessary, to prohibit certain uses on parcels zoned to zoning districts in the 2024 Zoning Code.
- D. In accordance with Title 31, the process for obtaining a certificate of appropriateness will remain in place and will supersede the design standards in Article F of this 2024 Zoning Code, where applicable, as provided for in sections F.10.01 and F.30.020.
- E. In accordance with Chapters 3323 (East Franklinton District) and 3325 (University District), zoning requirements regarding those previously established zoning overlays will remain in place and will supersede the design standards of this 2024 Zoning Code, where applicable.
- F. In accordance with section 3310.01(C), provisions of Title 33 shall not apply to a property that is rezoned into a zoning district of this 2024 Zoning Code, unless specifically provided for in Title 33 or this 2024 Zoning Code.
- G. The Director of the Department of Building and Zoning Services may adopt any rules or regulations necessary in order to administer this 2024 Zoning Code.

A.10.050 **Severability**

The provisions of this Zoning Code are considered to be severable; and if a court of competent jurisdiction holds a provision or part of a provision unconstitutional, that decision will not automatically invalidate the remainder of a provision or any other provision or part thereof.

Article B: Definitions and Rules of Measurement

Chapters:

Chapter B.10: Purpose of Definitions and Rules of Measurement	B.10-1
Chapter B.20: General Definitions	B.20-1
Chapter B.30: Measurements	B.30-1
Chapter B.40: Land Use Definitions	B.40-1

This page intentionally left blank

Chapter B.10: Purpose of Definitions and Rules of Measurement

Sections:

B.10.010 Purpose and Applicability

B.10.010 Purpose and Applicability

This Article establishes the definitions of key terms, land uses, and rules of measurement used in this Title 34. If any of the definitions or measurements in this Article conflict with definitions in other provisions of the Code, the definitions in this Article control. If there are terms used in this Title 34 that are not defined herein, applicable definitions from the Title 33 Zoning Code must apply.

This page intentionally left blank

Chapter B.20: General Definitions

Sections:

B.20.010	Purpose and Applicability
B.20.020	Definitions

B.20.010 Purpose and Applicability

This Chapter provides the definition of terms and phrases used in this Title that are technical, specialized, or may not reflect common usage.

If a word is not defined in this Chapter, or in any other provisions of the Columbus City Codes, the Director must determine the correct definition using dictionary definitions or, for technical terms, a generally accepted professional resource or guide.

Words and phrases used solely in a particular chapter or article may be defined in the applicable provision rather than in this Chapter.

B.20.020 Definitions

A. Definitions

Abutting. Having a common boundary either directly bordering or across an alley.

Alley. See Section 3303.01 - Letter A.

Allowed Use. Uses that are allowed by right and are not subject to mandatory review or discretionary conditions of approval.

Applicant. Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities, or state or local government agency applying for a permit or any other application process facilitated by the Department of Building and Zoning Services. In this document, "applicant" is used rather than "owner" or "property owner" or "site owner" or "developer."

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a principal building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the principal building.

Awning. See Section 3303.01 - Letter A.

B. Definitions

Balcony. A projecting or recessed platform on a building, enclosed with a railing, wall, or balustrade.

Base (of Building). The base comprises the lowest story or stories adjacent to the ground and is distinct from the middle by a material change and/or a horizontal expression line.

Basement. Any floor of a building that is more than half below adjacent finished grade.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area. A window opening that includes an opening on each side of the projection.

Blank Wall. A ground-floor wall, or portion of ground floor wall, where no transparent materials or entrances are provided for a continuous width, as defined by Section B.30.050 (Measuring Facade Transparency).

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the street or open space on one end of the block to the street or open space on the other end, along the same street or open space.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting streets and/or open spaces.

Building. See Section 3303.02 - Letter B.

1. **Building, Principal.** The building that serves as the focal point for all activities related to the principal use of the parcel.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building Facade. The exterior walls of a building.

1. **Building Facade, Front.** The exterior wall of a building facing a front parcel line.
2. **Building Facade, Side Street.** The exterior wall of a building facing a side street or public realm.
3. **Building Facade, Interior Side.** The exterior wall of a building facing an interior parcel line(s).
4. **Building Facade, Rear.** The exterior wall of a building opposite the front parcel line.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The components of a building that provide the transition and interface between the public realm (street and sidewalk) and building entries. Frontage types may be included as part of the building frontage.

By-Right, Approval. Approval by administrative staff of certain uses, improvements, and developments not requiring further review and pursuant to all applicable standards.

C. Definitions

Canopy. See "Awning."

Column. A vertical shaft extending from the ground or from one part of the structure to another.

Commercial. Pertaining to any business, trade, industry, or other activity engaged in a exchange of goods; services; rights or interests in property; or any other valuable consideration.

Common Space. A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the parcel.

Cornice. A horizontal projection traditionally used to join a roof to the wall below and protect the wall from rainwater. The cornice forms the uppermost part of an entablature and may appear secondarily in locations other than at the building's eave or parapet, including, but not limited to, the upper boundary of a base story.

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking. See Section. F.30.110 (Courtyard) for frontage type.

Coverage, Parcel. The portion of a parcel that is expressed as a percentage that is covered in buildings or other structures that are roofed, including any rear or side porch, carport or attached/ detached garage, or roofed stairs but excluding any balcony, walkway, or decks.

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

D. Definitions

Department. Department of Building and Zoning Services or applicable designee.

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Development. An improvement and/or new use that requires an application with the City.

Development Site (syn. Project Site). A parcel, group of parcels, or portion(s) thereof on which proposed structures and improvements are to be constructed.

Director. Director of the Department of Building and Zoning Services or applicable designee.

District. See Section 3303.04 - Letter D.

Door. An opening that allows access to a building, room, or other space and can be fully closed to provide a barrier to weather as well as to entry.

E. Definitions

Eave. The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters ("open eave") to a finished horizontal surface ("closed eave").

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, chimney, or deck—that breaks the plane of a minimum setback line.

Entry. An opening, including, but not limited to, a door, gateway, or gate, that allows access to a building.

1. **Entry, Primary.** An opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Expression Line. A horizontal molding, projection, or other boundary articulating one portion of a facade from the portion above.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel where the building facade is required to be placed to shape the intended public realm. The district standards identify the minimum amount of facade to abut and/or be placed in the facade zone.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Floor Area. The total horizontal enclosed area of all the floors below the roof and within the exterior walls of a building or enclosed structure. The floor area of an unenclosed building or structure includes all horizontal area below the roof line.

1. **Floor Area, Gross.** The total floor area inside the building envelope, including the external walls, but not including the roof.
2. **Floor Area, Net.** The sum of the areas of all stories of a building, measured from within the exterior walls. The floor area must include any building that has a roof and is enclosed so as to provide shelter from the elements on three or more sides.

Footprint Area. The total square footage contained within a footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Front. See "Parcel Line, Front."

Front Loaded (Front Access). Parcels that provide vehicular access from the front of the parcel.

Frontage, Building. See Section 3303.06 - Letter F.

Frontage, Lot. See Section 3303.06 - Letter F.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the district.

1. **Frontage Type, Arcade.** See Section F.30.070 (Arcade).
2. **Frontage Type, Common Entry.** See Section F.30.080 (Common Entry).

3. **Frontage Type, Courtyard.** See Section F.30.110 (Courtyard).
4. **Frontage Type, Dooryard.** See Section F.30.100 (Dooryard).
5. **Frontage Type, Gallery.** See Section F.30.060 (Gallery).
6. **Frontage Type, Lightwell.** See Section F.30.130 (Lightwell).
7. **Frontage Type, Porch.** See Section F.30.120 (Porch).
8. **Frontage Type, Shopfront.** See Section F.30.050 (Shopfront).
9. **Frontage Type, Stoop.** See Section F.30.090 (Stoop).

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Garage. An enclosed building or portion of a building accessible to vehicles, used as parking of one or more motor vehicles.

1. **Garage, Private.** A building or portion of a building, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
2. **Garage, Public.** A structure or portion thereof, offering parking to the public with or without a fee.

Glazing. Openings in a building in which glass is installed.

Grade, Finished. See "Finished Grade" Section 3303.01 - Letter F.

Green. A landscaped focal point for passive recreation or programmed use.

Ground Floor. See "Story, First."

H. Definitions

Hardscape. Paving, decks, patios, and pavers or other hard surfaces arranged to be permeable.

Height, Building. The perpendicular distance measured in a straight line from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the highest point of the roof beams in the case of flat roofs, and to the mean between the point of the gable and the eaves in the case of high pitched roofs; the measurements in all cases to be taken through the center of the facade of the building. Where a building is on a corner lot and there is more than one grade level the measurements must be taken through the center of the facade on the street having the lowest elevation.

1. **Height, Ground Floor.** The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.
2. **Height, Midpoint of Sloping Roof.** See Section B.30.030 (Measuring Buildings and Site Features).
3. **Height, Number of Stories.** The number of stories in a structure above adjacent finished grade. See "Story."
4. **Height, Top of Flat Roof.** See Section B.30.030 (Measuring Buildings and Site Features).

I. Definitions

Impervious. A hard surface area which either prevents or hinders the entry of water into soil, as would occur under natural conditions, or which causes water to run off the surface in greater quantities or at an increased rate of flow than would occur under natural conditions.

Improved. See "Improvement."

Improvement. The product of any modification to a site, structure, or building, not including maintenance or repairs.

Infill. Development within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning cities to be environmentally- and socially-sustainable.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Landing. An unenclosed, unroofed platform, attached to a building, and serving as a required means of egress from the first floor of a building or a level area at the top or bottom of a staircase or between one flight of stairs and another.

M. Definitions

Main Body. The primary massing of a principal building.

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Massing Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

Mixed-Use. The combination of residential and non-residential uses within the same building or the same general area.

1. **Mixed-Use Building.** A single building that contains both non-residential and residential uses.

2. **Mixed-Use Development.** A development site that contains both non-residential and residential uses on the same parcel, whether or not they are located within the same structure.

Module. A portion of the whole, or a whole building facade that reads as a discrete facade.

Mullion. Vertical bar providing structural support between windows.

N. Definitions

New Use. Any purpose for which land or premises, or a building or structure thereon, is improved, occupied, utilized, built, or constructed for said purpose, which has not before existed on said land or premises.

Nonconforming. See Section 3303.14 - Letter N.

O. Definitions

Occupiable Space. The portion of a building that is suitable for human occupancy.

Off-Street Parking. Dedicated parking areas, specifically designed for the parking or storage of motor vehicles. Off-street parking areas located away from roads or streets and are separate from the regular flow of traffic.

Open Space, Common. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

Open Space, Large Site. An outdoor area dedicated for public gathering and civic activities.

Open Space, Private. The area required for each residential unit in some building types, provided as outdoor yard areas, patios, decks, and balconies.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel (syn. Lot). A parcel, lot, tract, or area of land occupied or designed to be occupied as a unit by one building, one apartment complex, one multiple dwelling development, or one commercial complex and the accessory buildings or uses customarily incident to it, if any, including such open spaces as are required by this Code and such open spaces as are arranged and designed to be used in connection with such building or buildings. Such lot must be of record in the appropriate county recorder's office.

Parcel Area. The area of a parcel measured horizontally between bounding parcel lines.

1. **Parcel Area, Gross.** The total area, measured generally in acres, included within the property lines, as applicable, of a development.
2. **Parcel Area, Net.** The area of a parcel measured horizontally between bounding parcel lines, subtracting the existing or proposed horizontal area within public streets and alleys on the parcel.

Parcel Line. The perimeter and geometry of a parcel demarcating parcel from another.

1. **Parcel Line, Front.** The front boundary line of a parcel bordering on a primary street or open space. In the case of a corner parcel, at least one street must be designated as the primary street for the purposes of identifying the front parcel line per Section B.30.040 (Identifying Parcel Lines).
2. **Parcel Line, Rear.** The parcel line opposite the front parcel line, unless that lot line is a side lot line of an abutting lot.
3. **Parcel Line, Side.** Any parcel line that is not a Front, Rear, or Side Street parcel line.
4. **Parcel Line, Side Street.** Any parcel line abutting a street that is secondary to the primary street

Parking

1. **Parking, Structured.** A structure, or portion thereof, comprised of one or more levels or floors used exclusively for the parking of motor vehicles, including underground parking and parking at grade within a building or structure.
2. **Parking, Subterranean.** Parking spaces located below the finished grade of the building.
3. **Parking, Surface.** A ground level parking lot used exclusively for the parking of motor vehicles.

Patio Cover. A one story, roofed structure, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the principal building.

Pedestrian Connection. A pathway that provides circulation for pedestrians.

Pedestrian Passage. A pedestrian pathway that extends from a public sidewalk or large site open space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the district.

Person. Means without limitation, a natural person, the person's beneficiaries, executors, administrators, or assigns, and also includes a corporation, partnership, an unincorporated society or association, or any other type of business or association, including respective successors or assigns, recognized now or in the future under the laws of the state or the City.

Pitch. The slope of a roof expressed as vertical rise per measure of length.

Plaza. A hardscaped focal point used primarily for civic purposes and commercial activities.

Podium. A continuous, at-grade, projecting base, or pedestal under a building often occupied by parking.

Porch. A roofed platform projecting from or engaged into a building at an entrance. A porch is separated from the building by the walls of the building and is partially supported by piers, posts, or columns. A porch may be open, enclosed, or partially enclosed. "Open porch" means a porch which is unenclosed (except possibly for screens) by anything higher than 36 inches above the floor except for the roof and roof supports. A porch may be used as a frontage type per Section F.30.120 (Porch).

Projection. A change in the facade plane wherein a portion of the facade is located some distance ahead of the facade plane of the main body. "Projection" is the opposite of "Recession."

Public Realm. The outdoor space (horizontally and vertically) accessible to the public including the setbacks, sidewalks, landscaping, and street between the building facades along one side of a street and the building facades or publicly accessible open space on the other side of the street.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the parcel.

Recession. A change in the facade plane wherein a portion of the facade is located some distance behind the facade plane of the main body. "Recession" is the opposite of "Projection."

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Renovation (syn. Alteration, Remodel).

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Residential. Lands, buildings, or structures or portions thereof used, or designed for use, as a home or residence of one or more individuals.

Residential Unit (syn. Dwelling Unit). See Dwelling Unit in Section 3303.04 - Letter D.

Right-of-Way (ROW). See Section 3303.18 - Letter R.

Roof. The top covering of a building, principally responsible for providing protection from the elements.

1. **Sloped Roof.** A roof with a pitch expressed as vertical rise per measure of length.
2. **Flat Roof.** Nearly level roof which relies on subtle variations in its surface for drainage. Typically surrounded by a "Parapet."

S. Definitions

Setback. The distance by which a structure, parking area, or other development feature is separated from a parcel line.

Setback, Building. The mandatory clear distance between a parcel line and a building.

1. **Setback, Front.** An area extending across the full width of the parcel, parallel to the front parcel line, extending between the side parcel lines.
2. **Setback, Interior.** See Setback, Side.
3. **Setback, Parking.** The mandatory clear distance between a parcel line and any parking spaces or maneuvering areas, excluding drive aisles when access is allowed from that applicable parcel line.
4. **Setback, Primary Front.** Setback adjacent to front parcel line.
5. **Setback, Rear.** An area extending the full width of the rear parcel line extending perpendicular from the rear parcel line.
6. **Setback, Side Street.** Setback adjacent to side street parcel line.
7. **Setback, Side.** An area between a side parcel line, parallel to the side parcel line, extending between the front and rear parcel lines.

Shopfront Base (Syn. Bulkhead). A very low wall, that does not include glass, between the window(s) of a shopfront and the adjacent sidewalk.

Sidelight. A glazed panel at the side of a doorway.

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sill. The horizontal bottom member of a window frame.

Site Plan. A base sheet that includes the basic information that will appear on all plans including, but not limited to, parcel lines, natural features, roads, buildings, open space, or other structures proposed or existing to remain on-site. A site plan will also illustrate the dimensions of required setbacks.

Stepback. A recess in the upper stories of a building from the lower stories, designed to reduce the building's mass and express fewer stories.

Storefront. The majority portion of a Shopfront Frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. See Section 3303.19 - Letter S.

1. **Story, First (syn. First Floor).** The lowest story or the ground story of any building, that is closest to finished grade. The story above is the Second Floor or Second Story.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of a gable, hip, or gambrel roof, usually having dormer windows. A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are not more than three feet above the floor of such story.

Street. A public or private way constructed for the primary purpose of vehicular travel. An alley or a driveway is not a street. The term "street" describes the entire legal right-of-way or easement (public or private), including, but not limited to, the traffic lanes, bike lanes, curbs, gutters, sidewalks, parkways, and any other grounds found within the legal right-of-way. The name given to the right-of-way (avenue, court, road, etc.) is not determinative of whether the right-of-way is a street.

1. **Street, Front.** Street located along the front parcel line and is identified as the primary street.
2. **Street, Private.** Any street not a public street. Private streets do not appear on the official dedicated street map of the City. Private streets generally provide access to more than two parcels and are usually named, unlike driveways. Private streets may be constructed to public street standards. Private streets are generally differentiated from driveways by larger widths, longer lengths, and may include public or private utilities. A private street may also be referred to as private road, lane, or drive.
3. **Street, Public.** A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the City. A public street will be shown on the official dedicated street map of the City.
4. **Street, Primary.** See Section B.30.040 (Identifying Parcel Lines).
5. **Street, Side.** Street located along a parcel line that is not the front parcel line.

Street Frontage. The lineal length of that portion of a parcel line abutting a street.

1. **Street Frontage, Primary.** The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree (syn. Parkway Tree). A tree planted in public areas, tree lawns, tree wells, parkways, sidewalk areas, street easements, streets, and rights-of-way.

String Course. A continuous horizontal row or layer of material set in and distinct from the facade of the main body by its materials and/or projection.

T. Definitions

Transit Stop. A location where buses or streetcars stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transom. Glazed lite or window set above a door that is the same width or no wider than the door frame, including sidelights if present.

U. Definitions

Unit. See Dwelling Unit in Section 3303.04 - Letter D.

Upper Floor. A floor in a building that is located above the first floor.

V. Definitions

No specialized terms beginning with the letter V are defined at this time.

W. Definitions

Walkable/Walkability. The condition in which an area is highly interconnected with other areas by more through streets than dead-end streets, providing more options for access to recreational walking or for walking to work, transit, errands, shopping, or restaurants. In walkable areas, bicycling and walking are viable daily options because such destinations are within approximately 0.5 mile walking or 5 mile biking of a variety of housing choices.

Walkway. A paved way located on one or more parcels, used for pedestrian traffic, and used exclusively by the parcel owner(s), their guests, and invites.

Wall Plane. A vertical surface defined by the facades of buildings.

Window. An opening in an exterior wall, allowing light into the interior, but not designed as an entry.

1. **Dormer Window.** A vertical window opening with surrounding wall and roof construction projecting from a sloping roof.

Wing. A structure that extends at least five feet from and is secondary to the main body of a principal building.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

Zoning Map. The zoning map(s) of the City, together with all amendments.

Zoning District. See "District."

This page intentionally left blank

Chapter B.30: Measurements

Sections:

B.30.010	Purpose and Applicability
B.30.020	Facade Zone Defined by Principal Building/Frontage
B.30.030	Measuring Building and Site Features
B.30.040	Identifying Parcel Lines
B.30.050	Measuring Facade Transparency
B.30.060	Measuring Contextual Setbacks
B.30.070	Measuring Adjacency Requirements

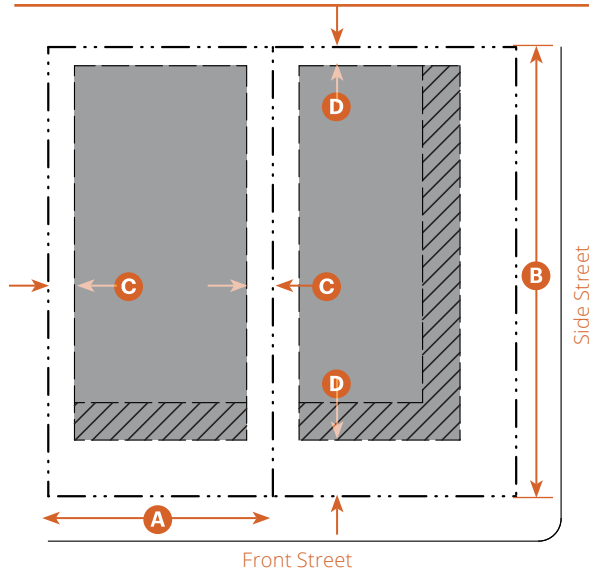
B.30.010 Purpose and Applicability

This Chapter explains how the various measurements referred to in this Title are calculated.

B.30.020 Facade Zone Defined by Principal Building/Frontage

- A. **Applicability.** The facade zone standards apply to new principal buildings and additions along the front and side streets of a parcel.
- B. **Methodology.** The required facade length is expressed in the district standards as a percentage. The percentage is calculated as follows, using an example for the front facade zone. The same approach must apply to the side street, using the minimum front and rear building setbacks.
 - 1. Identify the width of parcel (e.g., 50 feet) and apply required side building setbacks (e.g., five feet on each side).
 - 2. Subtract the horizontal length between each minimum side setback and the adjacent side parcel line from the total width of the parcel. The result is the net buildable width of the parcel (e.g., 40 feet).
 - 3. Multiply the required minimum percentage in the district standards (e.g., 50 percent) by the net buildable width of the parcel (e.g., 40 feet).
 - a. The result is the minimum length, of both the building facade and frontage type(s), as allowed by the district standards, that is required to be in or abut the facade zone (e.g., 20 feet).
 - b. See Figure B.30.020.2 for examples that are consistent with the intent of this standard.
 - 4. Where a rectilinear building is proposed on a non-rectilinear parcel, the building facade is exempt from the facade zone standard for the district, subject to the following criteria:
 - a. One end of the facade must fall within the required facade zone; and,
 - b. The length of the facade must meet or exceed the minimum required length as measured per the methodology of this Section.
 - c. On non-rectilinear corner parcels, this exception may only apply to one side of the parcel.
 - d. See Figure B.30.020.2 for an example that is consistent with the intent of this standard.

Figure B.30.020.1: Determining the Required Length Subject to the Facade Zone



Example Calculation

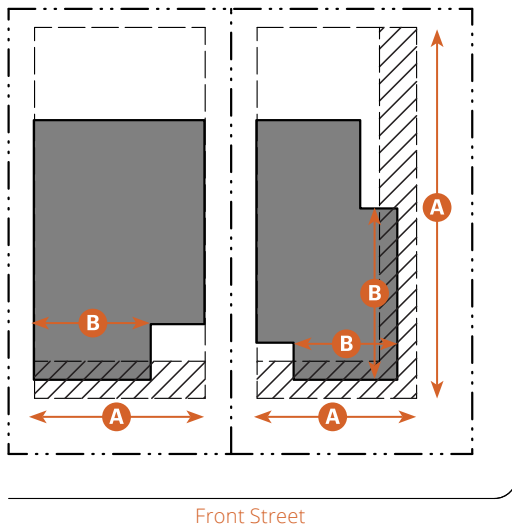
50'	Width of Parcel
- 5'	Minimum Side Setback
- 5'	Minimum Side Setback
= 40'	Net Buildable Width
x District Standard (e.g. 70%)	
= 28'	Required In or Abutting the Facade Zone

Key

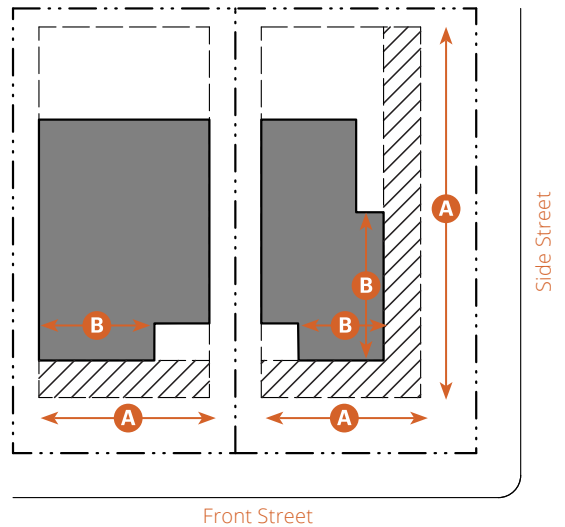
- A** Width of Parcel
- B** Depth of Parcel
- C** Minimum Setback to be Subtracted from Parcel Width
- D** Minimum Setback to be Subtracted from Parcel Depth
- Facade Zone
- Max. Building Placement Area
- R.O.W. / Parcel Line
- Setback Line

Figure B.30.020.2: Examples of Applying the Required Length to the Facade Zone

A. Within Facade Zone Only



B. Abutting Facade Zone Only



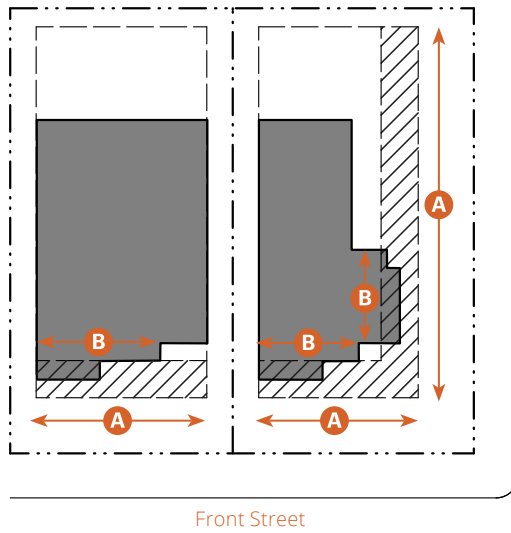
Key

- Facade Zone
- Building footprint
- R.O.W. / Parcel Line
- Setback Line

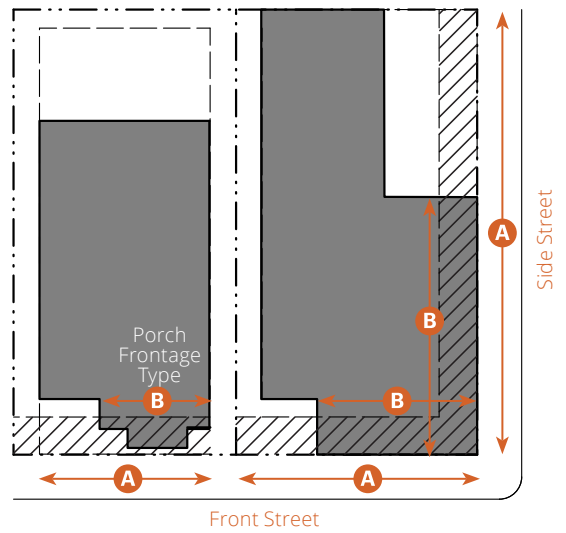
	Front Street	Side Street
A Net Buildable Width		
B Building and/or Frontage Type(s) Within Facade Zone	70% min. ¹	60% min. ¹

¹This is an example. See Division C of the respective district for the standard.

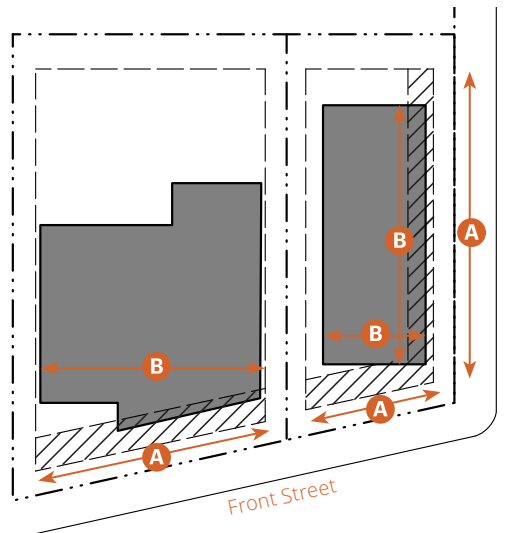
C. Abutting and Within Facade Zone



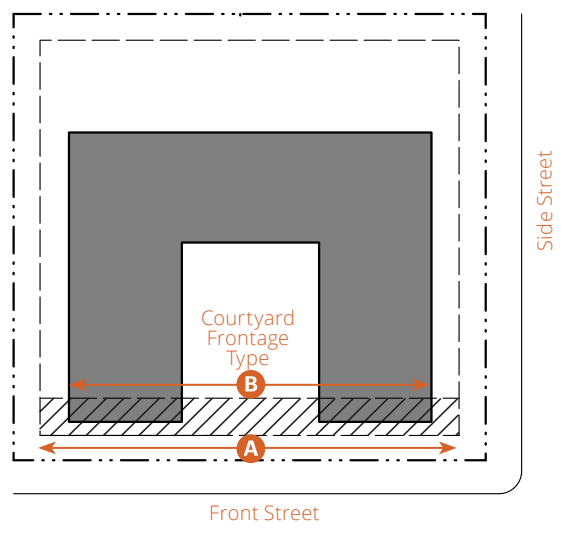
D. For Districts with 0' minimum Front/Side street Setbacks



E. Non-rectilinear Parcels



F. Courtyards²



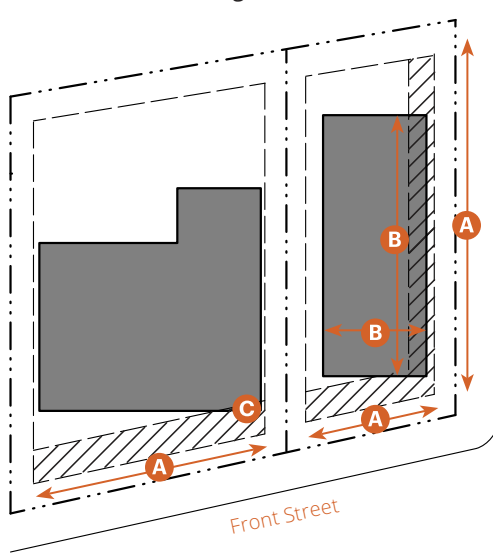
Key

	Facade Zone		R.O.W. / Parcel Line
	Building footprint		Setback Line
A	Net Buildable Width	Front Street	Side Street
B	Building and/or Frontage Type(s) Within Facade Zone	70% min. ¹	60% min. ¹

¹This is an example. See Division C of the respective district for the standard.

²Courtyard frontage type may count towards required facade zone standards.

G. Rectilinear Buildings on Non-Rectilinear Parcels



Key

Facade Zone	R.O.W. / Parcel Line		
Building footprint	Setback Line		
A Net Buildable Width		Front Street	Side Street
B Building and/or Frontage Type(s) Within Facade Zone		70% min. ¹	60% min. ¹
C One corner of building falls within the facade zone.			

¹ See Division C of the respective district for the standard.

B.30.030 Measuring Building and Site Features

A. **Measuring Open Space(s).** The width and depth of open spaces must be measured as follows:

1. The width must be generally parallel to the front.
2. The depth must be perpendicular to the front.

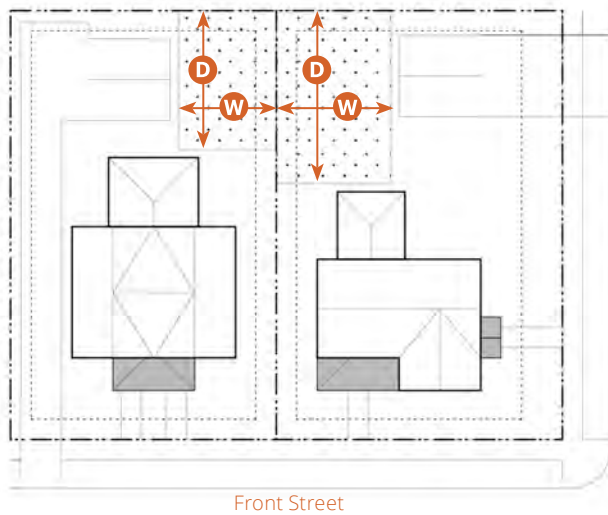


Figure B.20.030.1: Open Space(s)

Key

ROW/ Parcel Line	
Setback Line	
W Width	
D Depth	

B. Measuring Building Height.

1. **Height, Top of Flat Roof.** The vertical distance measured in a straight line from the curb level, or from the finished grade line of the parcel where such grade is higher than the curb, to the highest point of the roof beams. See Figure B.30.030.3.
2. **Height, Midpoint of Sloping Roof.** The vertical distance measured in a straight line from the curb level, or from the finished grade line of the parcel where such grade is higher than the curb, to the mean between the point of the gable and the eaves. See Figure B.30.030.4.
3. All height measurements must be taken from the finished grade measured at the centerline of the facade.
4. Where a building is on a corner parcel and there is more than one grade level, the measurements must be taken through the center of the facade on the street having the lowest elevation.
5. Structures and rooftop equipment that do not provide additional floor space must be allowed to exceed the overall height limit pursuant to Division D of the zoning district.

Figure B.30.030.3: Parapet and Highest Top Plate

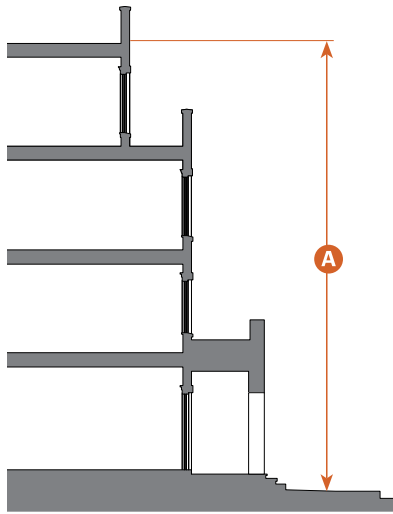


Figure B.30.030.4: Height to Midpoint of Roof

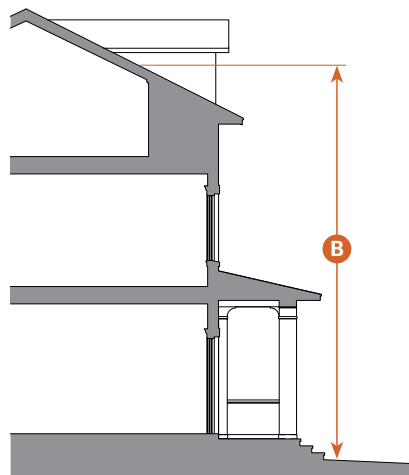
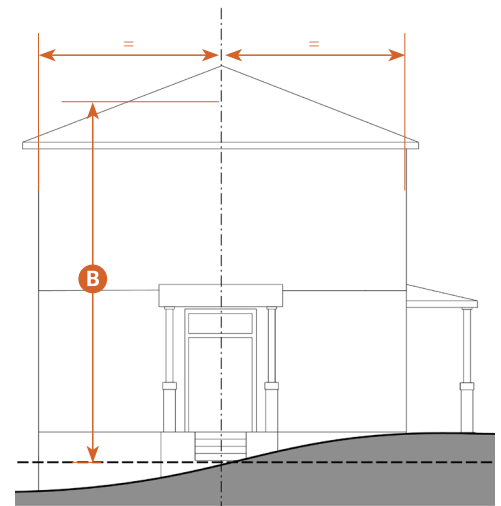


Figure B.30.030.5: Height to Midpoint of Roof



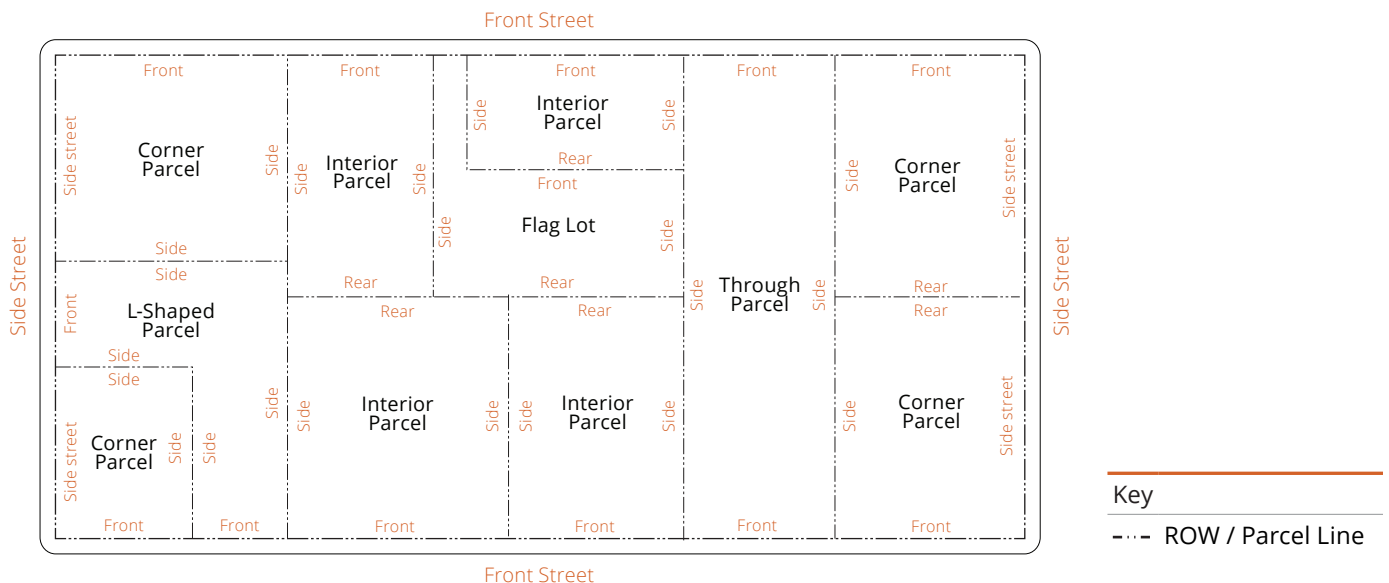
Key

- A** Top of Flat Roof
- B** Midpoint for Sloping Roof
- - - Centerline of Facade
- - - Finished Grade at Center of Facade

B.30.040 Identifying Parcel Lines

- A. **Applicability.** As parcels are applied pursuant to the district standards, the front, rear, side, and side street boundaries are identified to apply building and parking setbacks, facade zones, and setbacks.
- B. **Methodology.** The following parcel configurations listed below and illustrated in Figure B.30.040.1 must be used to determine parcel line designations (front, side, rear, side street). Parcel line designations are defined in Division B.20.020.P.
 1. **Corner parcel.** A parcel situated at the intersection of two streets. The primary street is determined by street designation on the Columbus Thoroughfare Plan. If both streets have the same designations, the primary street must be identified in the site plan review process.
 2. **Interior Parcel.** A parcel situated at the interior of the block face with two side parcel lines and one primary street frontage.
 3. **Through Parcel.** A parcel situated at the interior of the block face with two side parcel lines and two primary street frontages on parallel streets.
 4. **Flag Lot Parcel.** An irregularly shaped lot, with the main portion of the lot area that does not have direct street frontage, other than by a narrow portion of land, referred to as the pole, fronting onto a street for access purposes.
 5. **L-Shaped Parcel.** An irregularly shaped lot, that is not a corner parcel, with two primary street frontages along intersecting streets.

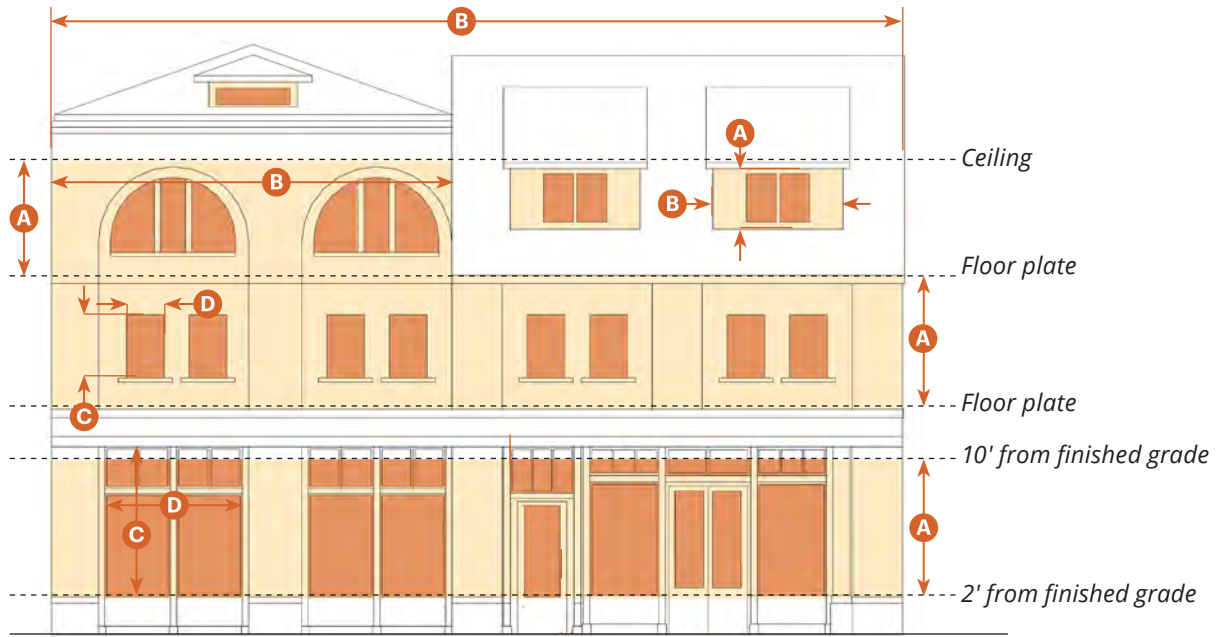
Figure B.30.040.1: Identifying Parcel and Parcel Line Designations





B.30.050 Measuring Facade Transparency

- A. **Applicability.** The facade transparency standards apply to new principal buildings and principal buildings, additions, and facades where 70 percent or more of the surface area is modified along the front and side streets of a parcel.
- B. **Methodology.** The required amount of transparency is expressed in the district standards as a percentage. The percentage is calculated as follows, using an example for facades facing the front parcel line. The same approach is to be applied to the side street facade.
1. Identify the applicable facade area.
 - a. Ground floor facade area measurement must be taken between 2 feet and 10 feet from the average finished grade.
 - b. Upper floor facade area measurement must be taken between taken between the floor plates of each floor.
 - c. For half stories, only facade planes, perpendicular to the ground plane, between the floor plate and ceiling of the half-story apply.
 - d. All facades facing the front or side street count towards the facade area calculation except facades that are located more than 15 feet beyond the maximum setback line.
 2. Identify the transparency area within the applicable facade area. To apply towards the transparency standard, windows and/or doors must meet all of the following standards:
 - a. Areas counted towards transparency measurement must use clear, untinted glass, and;
 - b. For ground floor transparency, applicable transparency areas must allow a view of the building's interior to a minimum of four feet.
 - c. Window frames and mullions may be included in the calculation.
 3. Calculate facade transparency percentage by dividing the proposed transparency area by the applicable facade area.
 - a. Each upper floor must meet the minimum requirement separately, and may not be calculated as one.

Figure B.30.050.1: Measuring Facade Transparency



Key

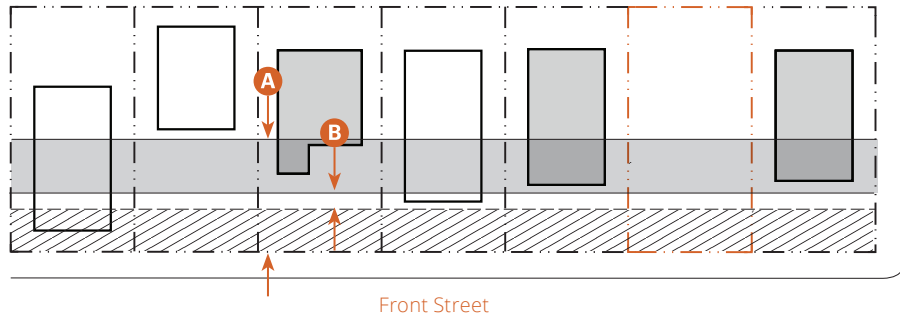
- A** Facade Height
- B** Facade Width
- C** Transparency Height
- D** Transparency Width
-  Facade Area
-  Transparency Area

B.30.060 Measuring Contextual Setbacks

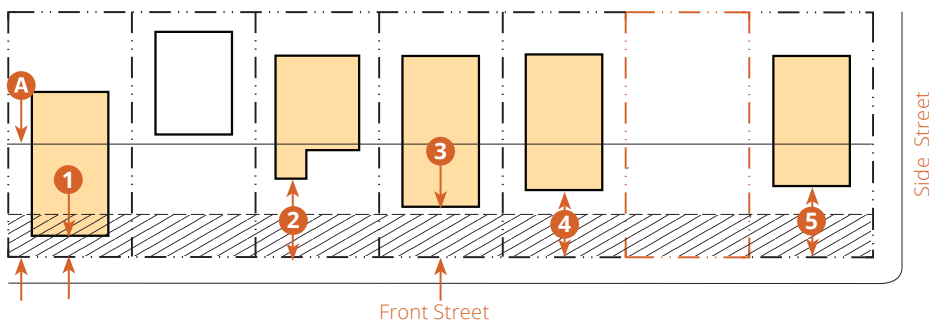
- A. **Intent.** In order to create consistent setbacks along a block where existing buildings do not meet the intended physical character for minimum building setbacks, new buildings may use contextual setbacks based on the placement of existing buildings along the same block face.
- B. **Applicability.** Contextual setbacks may apply when a block face meets all of the following requirements. See Step 1 of Figure B.30.060.1.
1. Where the building setbacks for 50 percent or more of the parcels on the block face, including vacant parcels meet the following:
 - a. Building setback exceeds the maximum setback of base zoning district by 10 feet, and;
 - b. Building setback is less than 60 feet from the front parcel line.
 2. Where less than 50 percent of the parcels on the block contain existing parking in front of the principal buildings.
- C. **Methodology.** The following steps are intended to summarize the process of applying the Contextual Setback Standards. See Figure B.30.060.1 for diagrams of each step.
1. **Step 1:** Identify if parcels on the block face meet the contextual applicability standards in Division B.30.060.B.
 2. **Step 2:** Measure the existing setback of all buildings with a building setback less than 60 feet.
 - a. Where a front facade has more than one setback, the portion of the building facade most front to the parcel line must be counted towards calculating a contextual setback.
 3. **Step 3:** Determine the average contextual setback line by taking the average of all buildings included in contextual setback measurement.
 4. **Step 4:** Determine the contextual facade zone. The contextual facade zone must extend 5 feet on either side of the average setback line.
 5. **Step 5:** Place building within contextual facade zone per base district facade zone percentage required in the standards in Division C of the zoning district. Frontage types may encroach past the contextual facade zone per base zoning district standards.

Figure B.30.060.1: Measuring Contextual Setbacks Example

Step 1: Identify if parcels on block face meet contextual applicability standards



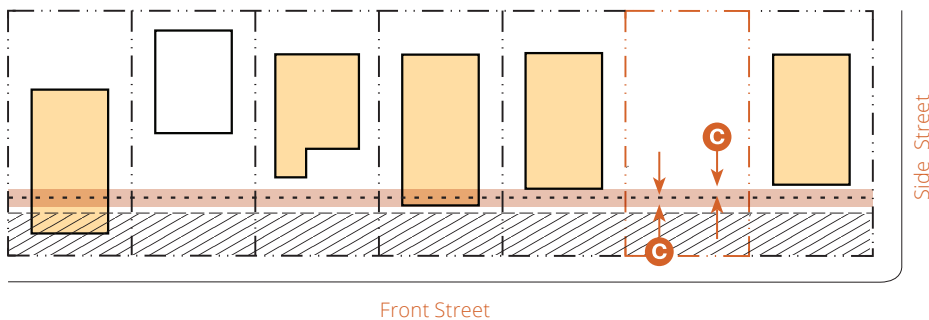
Step 2: Measure setbacks of buildings < 60 feet from front parcel line



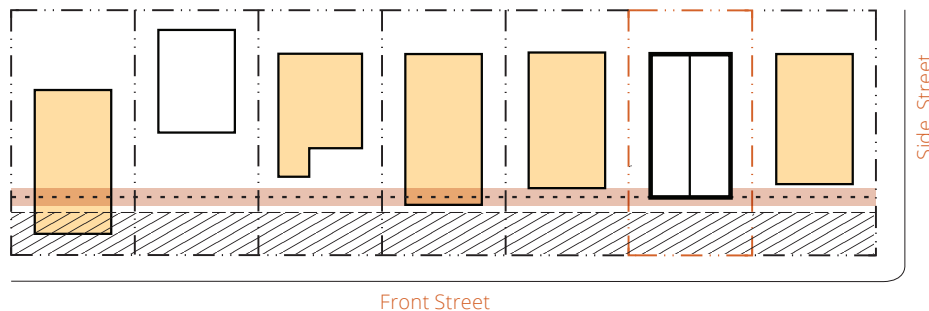
Step 3: Determine the average contextual setback line

$$\frac{(1 + 2 + 3 + 4 + 5)}{5} = \text{Average Contextual Setback Line}$$

Step 4: Determine the contextual facade zone



Step 5: Place new building within contextual facade zone. Apply the facade zone percentage required in the base zoning district.



Key

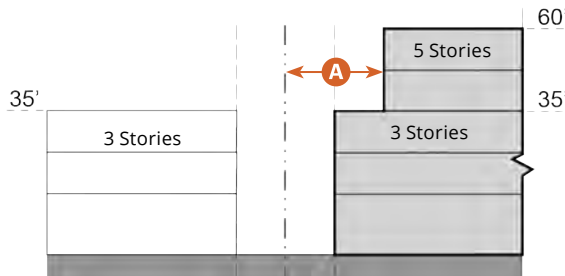
- ROW/ Parcel Line
- Development Site
- Max. front setback per base zoning district
- Facade zone of base zoning district
- Existing buildings that meet applicability requirements per B.30.060.B
- Existing buildings included in contextual setback measurement
- Contextual facade zone
- Average contextual setback line
- Contextual facade zone extends 5 feet on either side of average contextual setback line

B.30.070 Measuring Adjacency Requirements

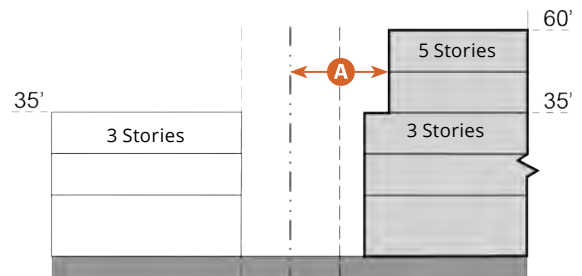
- A. **Applicability.** When a parcel within any Mixed-Use District abuts a Residential or Apartment District in a 35-foot Height District, adjacency requirements apply.
- B. **Methodology.** The minimum distance of a setback and/or setback at any given height is specified in Division D of the zoning district, and must be measured from the rear or side parcel line. The requirement can be met as a combination of setbacks and setbacks, as shown in examples in Figure B.30.070.1.

Figure B.30.070.1: Adjacency Methods

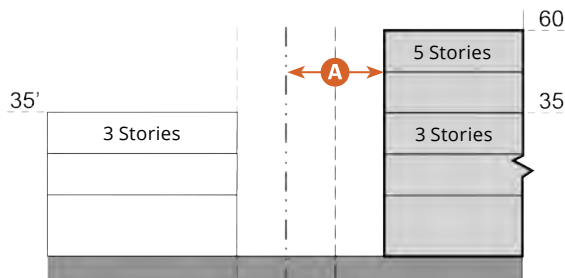
A. Building at Min. Rear Setback with Building Stepback



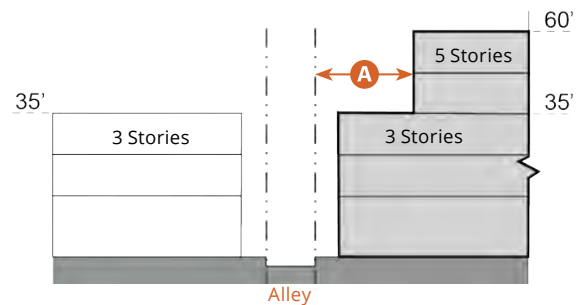
B. Increased Setback with Building Stepback



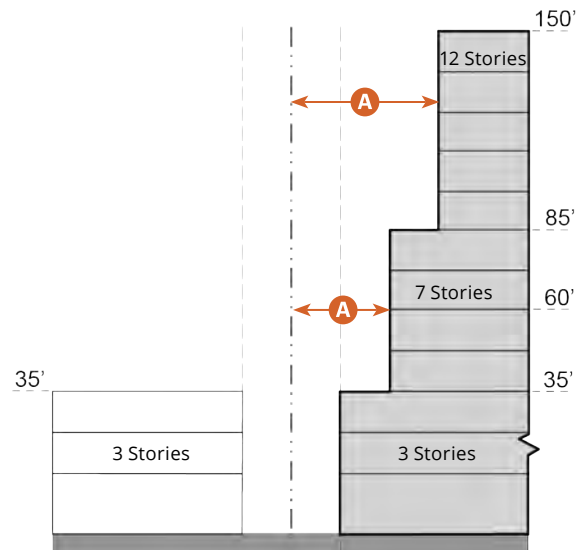
C. Increased Setback with no Stepback



D. Abutting an Alley. Building set at Min. Rear Setback with Building Stepback.



E. Building with Stepbacks required at Multiple Levels.



Key

- Rear/Side Parcel Line
- Setback Line (minimum)
- Abutting Residential in 35' Height District
- New Building
- ⓐ Required Distance From Rear/Side Parcel Line per Base Zoning District Standards

This page intentionally left blank

Chapter B.40: Land Use Definitions

Sections:

B.40.010	Purpose and Applicability
B.40.020	Definitions

B.40.010 Purpose and Applicability

This Chapter establishes the definition of land uses in this Title. If a land use is not defined in this Chapter, the Director must make a determination of the correct definition according to procedures established in Title 33.

B.40.020 Definitions

A. Residential Use Definitions

Accessory Dwelling Unit (ADU). A secondary residential dwelling unit which provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation and is located on the same lot as the principal building.

Dormitory. Group living facilities, including university housing, fraternities, and sororities, for housing members or students while enrolled in school.

Family Day-Care Home (Type A). The permanent residence of the licensee in which child care is provided for:

1. Seven to 12 children at one time; or
2. Four to 12 children at one time if four or more children at one time are under two years of age.
3. In counting children, any children under six years of age who are related to a licensee or employee and who are on the premises must be counted.

Family Day-Care Home (Type B). The permanent residence of the provider in which child care is provided for:

1. One to six children at one time; and
2. In which no more than three children are under two years of age at one time.
3. In counting children, any children under six years of age who are related to the provider or employee and who are on the premises must be counted.

Halfway House/Community Residential Treatment Facility. A facility for supervision and rehabilitation of persons placed therein by the Department of Rehabilitation and Correction, Federal Bureau of Prisons, a court, or otherwise for parole, probation, furlough, treatment of drug or alcohol abuse and addiction, vocational training and counseling, or adjustment to private life and noninstitutional society and which may be licensed and inspected by the Ohio Department of Rehabilitation and Correction, the Adult Parole Authority, the Ohio Department of Health or a similar agency.

Live/Work. A dwelling unit where no more than 50 percent of the space includes a business, business activity, profession, occupation, or trade activity that is operated by the resident for economic gain.

Manufactured Home. A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403 and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.

Multiple Unit Residential. The use of a site for residential building(s) consisting of five or more units on a single site or lot. Types of multiple unit dwellings include, but are not limited to apartments, townhouses, and rowhouses.

Nursing Home. A residential facility for the reception and care of individuals composed of those who by reason of illness or are with a physical or developmental disability require skilled nursing care and/or those who require personal assistance but not skilled nursing care. A nursing home must be licensed by the Ohio Director of Health under Chapter 3721 of the Revised Code to provide personal assistance and skilled nursing care. May require a license pursuant to Columbus Municipal Code Chapter 4561 (Rooming Houses).

Residential Care Facility. A dwelling unit primarily providing supervised room, board and care in a residential setting to residents thereof whose disabilities or status limit their ability to live independently, and secondarily for training, rehabilitation and nonclinical services. The term excludes use as a clinic, institution, hospital, nursing home, convalescent home, school, child day care center, nursery school, dormitory or other similar use. The term must not be applied to owner-occupied premises with one or two roomers. May require a license pursuant to Columbus Municipal Code Chapter 4561 (Rooming Houses).

Rooming House. Accommodation other than a hotel, in which part or parts are kept, used or held out to be a place where sleeping accommodations are offered for hire for three or more persons. May require a license pursuant to Columbus Municipal Code Chapter 4561 (Rooming Houses).

Senior Housing. Multi-unit residential communities reserved for senior citizens where common facilities may be provided (e.g., recreation areas), but where each residential unit has individual living, sleeping, bathing, and kitchen facilities.

Shared Living Facility. A dwelling unit cooperatively used by six or more unrelated individuals used as a single housekeeping unit wherein each of the common areas of the unit such as, but not limited to, the kitchen, living room and dining room, is available to each such individual who participates in the costs and maintenance of the unit. Uses may require a license pursuant to Columbus Municipal Code Chapter 4561 (Rooming Houses), does not include nursing home or residential care facility.

Single-Unit Residential. A single, self-contained dwelling unit providing independent living facilities for one or more individuals containing eating, living, sanitary and sleeping areas, and cooking facilities all for exclusive use by the occupants. This use does not apply to units in Group Homes, Fraternities and Sororities, temporary shelters, hotels, motels or other buildings designed for transients.

Single Room Occupancy (SRO). A structure, not including a hotel or motel, that provides living units for hire for 3 or more persons that have separate sleeping areas and some combination of independent or shared bath or toilet facilities. The structure may or may not have cooking facilities. If provided, cooking facilities may be separated or shared. May require license pursuant to Columbus Municipal Code Chapter 4561 (Rooming Houses), does not include nursing home or skilled nursing care.

Temporary Shelter. A facility that provides short term housing (i.e. not to exceed 6 months) with a continued identified bed space for individuals or families. The facility may provide personal assistance to individuals experiencing homelessness, domestic violence, or other similar occurrences. Personal assistance may include food and/or shelter and supportive services.

Three-/Four-Unit Residential. A residential building consisting of three- or four-unit dwellings designed or used exclusively as residences.

Two-Unit Residential. A residential building consisting of two dwelling units each of which adjoins the other either horizontally or vertically. Each dwelling unit must have its own separate, private means of ingress and egress. Also known as a duplex.

B. Civic, Recreation, Education, and Assembly Use Definitions

Artist Work or Sales Space. Floor space devoted to the production, showing or sale of art, such as art galleries and artist studios. This includes space for work-only (visual studio, performing rehearsal), sale-only (gallery, store, etc.), or a combination of work and sale space.

Colleges and Universities. A site for either a public or private college or university, excluding Trade Schools or primary education facilities (see Trade School and Schools, Public and Private). May include related accessory facilities, including student housing, cafeterias, bookstores, administrative offices, counseling facilities, and student health facilities.

Commercial Recreation Facility, Indoor. A recreational or entertainment use conducted within an enclosed building providing sport or exercise facilities, training/instructional sessions, or other lessons or activities. These uses include all indoor commercial recreation and amusement facilities (except "Adult Entertainment" uses) including but not limited to bowling alleys, indoor sports facilities, physical fitness facilities, ice and roller skating rinks, video arcades, and pool halls. Does not include movie theaters, defined separately under "Theater and Auditorium."

Commercial Recreation Facility, Outdoor. A recreational or entertainment use conducted in an outdoor facility or open space area, including within an enclosed building providing commercial sport or exercise facilities, training/instructional sessions. These uses include golf driving ranges, outdoor sports fields, and outdoor commercial amusement facilities including but not limited to music venues, theme parks, amusements parks, miniature golf establishments, and batting cages. For public parks and recreation facilities see Public Parks and Facilities.

Correctional Facility. Any institution or facility that is used for the custody, care, or treatment of criminal, delinquent, or psychologically or psychiatrically disturbed offenders that is operated by the Department of Rehabilitation and Correction, the county, the municipality, or a private contractor. Term also includes jail, workhouse, minimum security prison, and correctional center.

Library or Museum. Public or quasi-public facilities that may provide space for exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art, or library collection of books, manuscripts, etc., for study and reading. Examples of uses include aquariums, arboretums, botanical gardens, art galleries and exhibitions, historic exhibits, libraries, and museums. Accessory and incidental uses such as retail (e.g., gift/book shops, restaurants, etc.), administrative offices, and storage are included.

Meeting or Gathering Facility, Public and Private. An indoor or outdoor facility for public or private assembly for public, quasi-public, or private facilities, such as community centers, banquet centers, religious assembly facilities, union halls, meeting halls for clubs and other membership organizations. Incidental uses can include facilities for the use of members and attendees, such as residences for religious leaders, kitchens, multi-purpose rooms, and storage.

Public Parks and Facilities. Public parks, playgrounds, trails, wildlife preserves, and open spaces. This classification also includes public and non-commercial playing fields, courts, gymnasiums, swimming pools, picnic facilities, and tennis courts as well as related food concessions or community centers within the facilities.

Schools, Public and Private. An educational facility for children whose attendance and curriculum is required by Ohio state law, including, but not limited to, preschool education programs, kindergarten, elementary school, middle or junior high school, high school and school-age child education programs, but does not include facilities licensed only for or providing only daycare services. Incidental uses such as school administrative offices are allowed.

Schools, Specialized or Studios. Small-scale facilities that offer specialized programs in personal growth and health for students of any age group, including, but not limited to individual and group instruction and training in the visual and performing arts, production rehearsal, photography, martial arts training, yoga/Pilates, indoor cycling, boxing, and gymnastics instruction. This may also include student tutoring and language centers and production studios for individual musicians, painters, sculptors, photographers, and other artists.

Theater and Auditorium. An indoor facility for group entertainment, other than sporting or recreation events. Examples of these facilities include civic theaters, performing arts centers, comedy venues, facilities for live concerts, and movie theaters. Does not include Commercial Recreation Facility, Indoor.

Trade School. A site for education or training in business, commerce, skilled trades, language, or other similar vocation, activity, or occupational pursuit that is not otherwise described as a home occupation, college/university, school, or instructional studio.

C. Retail Use Definitions

Adult Entertainment Establishment/Store. An auditorium, bar, cabaret, concert hall, nightclub, restaurant, theater or other similar commercial establishment that recurrently features or provides one or more of the following:

1. Persons who appear in the nude;
2. A live performance distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities; or

3. Audio or video displays, computer displays, films, motion pictures, slides or other visual representations or recordings characterized or distinguished by an emphasis on the depiction, description, exposure or representation of specified anatomical areas, or the conduct or simulation of specified sexual activities.

Additional similar Adult Entertainment use definitions in the current Columbus Zoning Code include:

4. "Adult booth" means an area of an adult entertainment establishment or adult store separated from the rest of a building by a divider, partition or wall and used to:
 - a. Demonstrate, play, or show adult material; or
 - b. View a live performance distinguished or characterized by an emphasis on the depiction description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities.
5. "Adult store" means one or more of the following:
 - c. An establishment which has a majority of its shelf space or square footage devoted to the display, rental, sale, or viewing of adult material for any form of consideration.
 - d. An establishment with an adult booth.

Billboard. An off-premises sign which consists of one or more sign faces primarily intended by the sign owner to be available for sale, lease or rental for the purpose of promoting any business or other activity which is not situated on the same property as the billboard or of promoting any product or service which is not primarily available on the same property as the billboard; and incidentally used for the display of public service messages.

Farmers Market/Market. An enclosed or open-air market where fresh agricultural products, prepared food, crafts, or baked goods produced directly by participating vendors or the selling of goods are made available for sale by the public.

General Retail Business. Stores and shops selling many lines of merchandise to the ultimate consumer for personal or household consumption and excluding service or installation. Typical uses may include, but are not limited to, sales of apparel and accessories, antiques, appliances, art and fabric supplies, bicycles, books, cameras and photographic supplies, collectibles, dry goods, electronics, feed stores, florist shop, furniture, hardware, hobby supplies, jewelry, luggage and leather goods, musical instruments and accessories, office supplies, orthopedic supplies, records and CDs, retail building supply, small wares, specialty goods, sporting equipment, stationery, toys and games, and videos and DVDs, as well as department stores, drugstores, convenience stores, grocery stores, variety stores, and sales of food and beverage products (including prepared food), for off-site consumption where no seating is provided. Does not include on-site production. Includes incidental repair of goods sold as part of the primary business, for example bicycle repair and appliance repair. Outdoor storage is not allowed.

General Retail Business with Outside Sales and Display. General Retail Business in which the outdoor storage and sale of any materials, products, or equipment on the premises is allowed.

General Retail with Pickup Unit. An establishment which utilizes a building design, site layout, or operating procedure that permits customers to receive goods or services while remaining in a motor vehicle Does not include "Eating and Drinking Establishment, Pickup Unit/Drive Thru".

Marijuana Medical. An entity licensed or receiving a certificate of operation under Chapter 3796 of the Ohio Revised Code and any rules promulgated thereunder to sell medical marijuana to qualifying patients and caregivers.

D. Food and Beverage Sales Use Definitions

Eating and Drinking Establishment. Means a restaurant, bar, tavern, cabaret, fast-food business, nightclub, pub, dining room, dinner theater and similar uses.

Eating and Drinking Establishment with Pickup Unit/Drive Thru. An establishment serving food or beverages which utilizes a building design, site layout, or operating procedure that permits customers to receive goods or services while remaining in a motor vehicle.

Micro-Brewery/Micro-Distillery. An establishment that is primarily engaged in the on-site production, bottling, packaging, and distribution of beer, wine, distilled spirit, or other fermented malt beverages that may include a taproom in which guests or customers may sample or purchase the product. The area dedicated to production is no more than 4,000 square feet.

E. Office and Service Use Definitions

Animal Kennel or Animal Shelter. Any building, structure, or premises which is used, arranged, intended or designed to be used for the boarding and/or breeding of animals for more than a consecutive 24-hour period and not located or operated in conjunction with the practice of a licensed veterinarian on the same parcel. Does not include Animal Daycare, pet grooming facilities, or pet stores and pet supply stores with no outside runs.

Animal Daycare. Any building, structure, or premises which is used, arranged, intended or designed to be used for the boarding of animals for less than a consecutive 24-hour period and not located or operated in conjunction with the practice of a licensed veterinarian on the same parcel. Outside runs are not allowed. Does not include pet grooming facilities, pet stores, and pet supply stores with no outside runs.

Bed and Breakfast. A residential building, other than a hotel, in which meals may be served together with lodgings for hire to three or more persons.

Commercial Day Care Center. A facility which provides non-medical care to seven or more children and/or adults in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. May include infant centers and extended day care facilities. Commercial Day Care Centers are subject to State licensing requirements. For child care within a personal residence see Home Day Care.

Crematorium. A structure designed, intended to be used, or used for the cremation of human or animal remains.

Extended Stay Hotel. A building or part of a building, containing six or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non-transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time.

Funeral Home and Services. A state licensed business for the care, storage, and preparation of the deceased prior to burial or cremation. Funeral services may be conducted on the premises.

General Commercial Services. An establishment that provides business, commercial, or financial services including, but not limited to, banks and other financial institutions (including payday loan facilities, collection agencies, bail bonds, and check cashing facilities), ATMs, computer-related services (computer repair, rental employment agencies, notary services), plumbers, electricians, janitorial and window cleaning, photo copying and printing, and mailing and mail box services (not operated by the USPS), as well as incidental repair. Outdoor storage is not allowed.

General Commercial Services with Outside Storage. General Commercial Services in which the outdoor storage and sale of any materials, products, or equipment on the premises is allowed.

Hospital. An institution, place, or building, public or private, whether organized for profit or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of persons admitted for emergency and/or overnight stay or longer in order to obtain medical treatment, including surgical, obstetric, psychiatric, and nursing care of illness, disease, injury, infirmity, or deformity. The term "hospital" also includes any facility which is devoted primarily to providing psychiatric and related services and programs for the diagnosis and treatment or care of persons suffering from emotional or nervous illness.

Hotel/Motel. "Hotel" or "motel" means a building or part of a building, guest rooms or suites offering short-term and temporary residence for compensation, primarily for transient guests. Hotels and motels may include a manager's unit, and incidental amenities and services customarily provided by hotels and motels. Incidental services may include: cooking facilities within units; furnishings; linen service; maid service; food service; banquet, reception, meeting and recreational facilities; and ancillary internal retail sales and services provided for the convenience of hotel and motel guests.

Mini-Storage Facility/Personal Storage. An establishment used for renting or leasing storage spaces in which the occupants themselves customarily store and remove their own personal property on a self-service basis.

Offices. An establishment available for the transaction of general business and services including but not limited to professional, management, financial, legal, social, or government offices, but excluding banks, retail, artisan, and manufacturing uses. Includes offices for government uses as well as medical offices, urgent care, and health clinics used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients must be kept on the premises. Also includes all places where pregnant women are received, cared for, or treated during delivery, regardless of the number of patients received.

Personal Services. An establishment that provides non-medical personal services to an individual as a primary use. Examples of these use include, but are not limited to, barber shops, salon services (e.g. tanning, beauty salons, nail salons, massage, electrolysis, etc.) locksmiths, retail repair services, clothing rental, dry cleaning pick up stores, tailors and alterations, laundromats, massage, photographic studios/photo-finishing, tattoo parlors, and pawn shops. These uses may also include accessory retail sales of products related to the services provided.

Public Services, Emergency Services. Public safety and emergency services and related buildings or garages (e.g., fire and police).

Research, Development, and Testing Laboratory. Establishments for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical, computer, and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes, but is not limited to, pharmaceutical, chemical, and biotechnology research and development.

Veterinary Clinic/Hospital. A facility rendering surgical and medical treatment to small animals, which may include overnight accommodations for purposes of recovery or boarding. For the purpose of these regulations, small animals must be deemed to be ordinary household pets, excluding large animals not normally housed or cared for entirely within the confines of a residence. Crematory facilities are not allowed in a veterinary clinic. Veterinary clinics/hospitals may not provide long-term boarding or have outside runs. Does not include Animal Daycare.

F. Vehicle Sales and Service Use Definitions

Automobile Service Station and Convenience Store. An establishment providing sales of vehicle fuel. This use does not include Auto Service and Repair, Major or Minor related uses. This use may include incidental food and retail sales and associated merchandise display.

Automobile/Vehicle Parts Sales. Establishments engaged in the retail sale of vehicle parts and accessories, such as engine parts, motor oil, windshield wipers, auto cleaning products, tires, and batteries. Outside storage of parts, merchandise, or equipment is not allowed.

Automobile/Vehicle Rental and Sales, Major. A retail or wholesale establishment selling and/or renting new or used commercial vehicles and equipment, large commercial trucks, RVs, boats, and other large vehicles, including the sale, installation, and servicing of related equipment, parts, and accessories.

Automobile/Vehicle Rental and Sales, Minor. A retail or wholesale establishment selling and/or renting new or used automobiles, motorcycles, ATVs, and other small vehicles, including the sale, installation, and serving of related equipment, parts, and accessories.

Automobile and Large Vehicle and Equipment Storage. Facilities for the storage of large transportation vehicles and related equipment, such as trucks, trailers, and other equipment used for construction, moving, or landscape or gardening activities.

Auto Service and Repair, Major. All activities involving automobile repair, including top, body, upholstery repair, and body painting. This classification includes auto repair, body and fender, transmission, tire repair, muffler, and wheel and brake shops, as well as auto glass services, but excludes vehicle dismantling or salvaging and tire re-treading or recapping.

Auto Service and Repair, Minor. Automobile repair or vehicle repair garages, including automotive top or upholstery shops. This does not include body or paint shops. This also can include quick-service oil, tune-up; and tire sales, changes, and installation, where minor repairs are made or service is provided in enclosed bays and vehicles are not typically stored overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, and repair of heavy trucks or construction vehicles.

Car Wash. An area or structure equipped with facilities for washing automobiles, including power drive or steam cleaning machinery for washing exterior and interior areas of automobiles.

G. Transportation and Infrastructure Use Definitions

Parking Garage (stand alone). A public or private building, portion of a building, or structure for providing short- or long-term parking of motor vehicles, including automobiles, motorcycles, and bicycles.

Parking Lot (non-accessory, private). A private open or partially enclosed off-street area for the short- or long-term parking of motor vehicles, including automobiles, motorcycles, and bicycles.

Public Utilities, Major. Services and utilities for the public that include water treatment facility, wastewater treatment facility, large electrical distribution facilities, public works yards, and other services that provide major public infrastructure services for urban development.

Public Utilities, Minor. Services and utilities for the public that include utility and electrical substations, pumping stations, and other transmission and distribution facilities.

Wireless Communication Facilities (not including rooftop). Equipment and network components, such as wireless towers, utility poles, transmitters, base stations, and emergency power systems that are used to provide wireless communications services.

H. Agriculture Use Definitions

Community Garden. Land used for cultivation by multiple users of fruits, vegetables, plants, flowers, or herbs.

Urban Agriculture. The production of food within urban areas in, for example, vegetable gardens, or orchards, for local food consumption. Includes related onsite sales of products grown on site.

I. Manufacturing Use Definitions

Artisan Food and Beverage Production. On-site production of food and beverage products, involving small batch processing. Typical uses include coffee roasting, ice cream, bakery, candy, and other food stuffs. This may include on-site sales and consumption.

Artisan Manufacturing. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties. Welding is also allowed.

J. Miscellaneous Use Definitions

Accessory Building and Structure. A subordinate use, building, or structure located on the same lot with and of a nature incidental to the principal use, and which does not alter the essential characteristics of said principal use and is in keeping with other uses allowed in the same district. Does not include storage or shipping containers. Examples include, but are not limited to:

1. A garage, carport, shed, or building for domestic storage;
2. A children's playhouse, gazebo, greenhouse, pool, or recreation building;
3. Storage of merchandise normally carried in stock on the same lot with any retail service or business use;
4. Storage of goods used in or produced by manufacturing activities, on the same lot or parcel of ground with such activities; and
5. Off-street parking.

Temporary Uses per Chapter 3390 "Temporary Uses". Short-term activities that are intended to occupy a site for a limited time and are not allowed on a permanent basis, including but not limited to temporary construction equipment and sales offices and temporary seasonal sales lots.

This page intentionally left blank

Article C: Administration and Procedures (reserved)

This page intentionally left blank

Article D: Boards and Commissions (reserved)

This page intentionally left blank

Article E: District Regulations

Chapters:

Chapter E.10: Purpose of District Regulations	E.10-1
Chapter E.20: Mixed-Use Zoning Districts	E.20-1

This page intentionally left blank

Chapter E.10: Purpose of District Regulations

Sections:

E.10.010 Purpose and Applicability

E.10.010 Purpose and Applicability

This Article establishes zoning districts as applied to the Zoning Map. The district standards and requirements of this Article must be considered in combination with the standards in Article F (Supplemental District Standards) and Article G (Citywide Standards). If there is a conflict between any standards, the provisions of Article F (Supplemental District Standards) must supersede the provisions of this Article. This Article also provides the general permit requirements for all uses proposed within the zoning districts established in this Article.

This page intentionally left blank

Chapter E.20: Mixed-Use Zoning Districts

Sections:

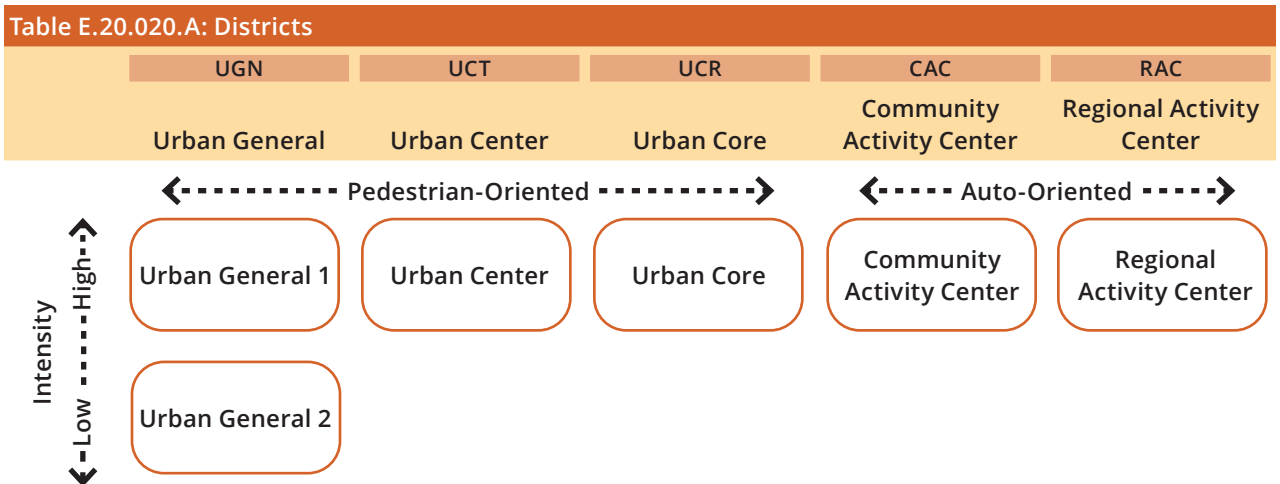
- E.20.010 Purpose
- E.20.020 Districts Established
- E.20.030 General Requirements
- E.20.040 Urban General 1 (UGN-1)
- E.20.050 Urban General 2 (UGN-2)
- E.20.060 Urban Center (UCT)
- E.20.070 Urban Core (UCR)
- E.20.080 Community Activity Center (CAC)
- E.20.090 Regional Activity Center (RAC)
- E.20.100 Uses
- E.20.110 Pre-Existing Uses (reserved)

E.20.010 Purpose

This Chapter establishes the range of zoning districts (districts) to implement the intended physical character for Columbus' mixed-use areas with a range of contexts and conditions. These districts foster walkable environments and range in function and intensity from primarily pedestrian-oriented environments (Urban Core and Urban Center) to transitional areas and corridors (Urban General) to more auto-oriented environments (Community Activity Center and Regional Activity Center).

E.20.020 Districts Established

- A. The following districts are hereby established: Urban General (UGN-1 and UGN-2), Urban Center (UCT), Urban Core (UCR), Community Activity Center (CAC), and Regional Activity Center (RAC). The naming of the districts is based on a spectrum of contexts that exist in the City as shown in Table E.20.020.A.



- B. The districts established are intended to regulate and generate certain physical elements, including, but not limited to the following:
1. Intent: the intended physical character;
 2. Sub-districts: whether or not a sub-district applies, allowing a different range of uses in specific geographic areas (See Division C below for more information about sub-districts);
 3. Building Placement: the building setbacks, the amount of facade required in or abutting the facade zone, and on-site open space requirements;
 4. Building Form: the maximum overall building height and stories, ground floor height, and adjacency requirements;
 5. Encroachments: allowed projections that may extend into the required setback;
 6. Facade: requirements for minimum amount of openings/glazing and addressing blank walls;
 7. Parking: the required amount and location for vehicular and bicycle parking; and
 8. Additional Standards: references to additional requirements related to lighting, landscaping, screening, and graphics.
- C. Sub-districts are slight variations of the base district, are parcel-specific, and mapped on the Zoning Map. This Chapter includes one type of sub-district:
1. **Restricted.** The restricted sub-district is applied for the following purposes:
 - a. To allow less uses than the base district allows in specific areas, within the same form and character of the base district; and/or
 - b. To further restrict certain uses already allowed in the base district for specific areas.
 - c. In a restricted sub-zone, the front setbacks must be adjusted to match the average building setback on a block-face. See Section B.30.60 (Measuring Contextual Setbacks).
- D. Section E.20.100 (Uses) identifies the zoning districts and their requirements for particular uses.

E.20.030 General Requirements

- A. Design and development standards in this Chapter apply to all principal buildings. Setback standards (Division C), Building Coverage standards (Division C), and Accessory Structure Height standards (Division D) of each district must apply to all accessory structures.
- B. Allowed uses are regulated by Section E.20.100 (Uses).
- C. **Facade Zone**
 - 1. Buildings are required to be placed on the parcel in compliance with the facade zone requirements defined by principal building/building frontage in Division C of the district.
 - 2. Facades are allowed to be any shape in plan view in compliance with the facade zone requirements.
 - 3. Courtyard frontage type may count towards the required facade zone amount.
- D. Each principal building must provide at least one building entry along each abutting street or open space.
- E. A principal building must be oriented to address and be nearly parallel to a street. Nearly parallel means within 15 degrees of being parallel.
- F. **Ground Floor Depth.** The ground floor, for a minimum depth of 12 feet, is intended to provide active interior spaces for all commercial or residential uses. Parking, trash rooms, and storage space are prohibited within this depth, applicable to the length of facade as required within the facade zone identified in Division C of the district.
- G. Any pickup unit or canopy must be attached to the principal building and cannot be located adjacent to a primary street frontage or side street frontage.
- H. All roof-mounted mechanical equipment must be screened from public view to the height of the equipment. The design, colors and materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.
- I. Backlit awnings are not allowed.
- J. **On-Site Parking**
 - 1. Vehicular parking is not required for any use within the Mixed-Use zoning districts. However, if provided, parking must meet all requirements of Title 33 and be screened according to the requirements of Section G.20.040 (Screening).

- K. **Open Space.** On-site open space must be provided within the parcel as identified in Division C of the district standards.
1. On-site open space requirement may be distributed across multiple open spaces, for example, a combination of balconies/terraces, common open space, and/or private yards. The minimum dimensions of any required open space is five feet.
 2. The following do not count towards the on-site open space requirements:
 - a. Areas designated for use by motor vehicles, including, but not limited to, driveways, turnarounds, or parking areas and well as required parking lot landscaping and screening required by Chapter G.20 (General Development Standards).
 - b. Greens, plazas, or pedestrian passages that are used to meet the required amount of open space required for Large Sites as described in Section F.40.040 (Design Standards for Large Sites).
 - c. Dog Parks.
 3. Existing non-residential buildings that are adapted for residential uses on parcels that do not have existing open space, are exempt from the On-Site Open Space standard required within Division C of the district.

E.20.040 Urban General 1 (UGN-1)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

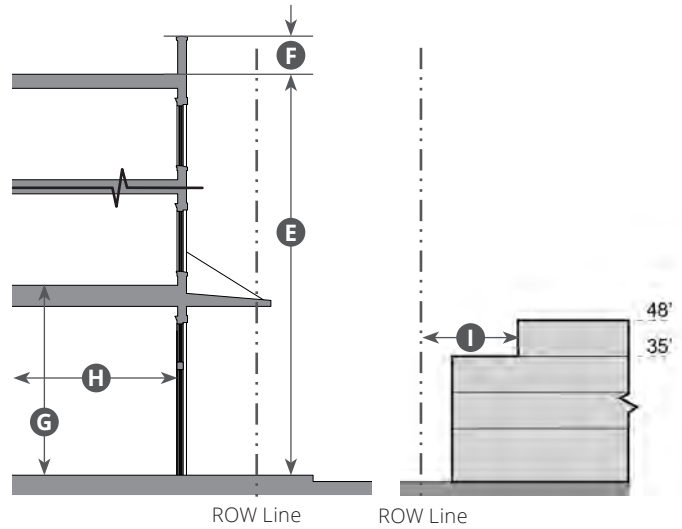
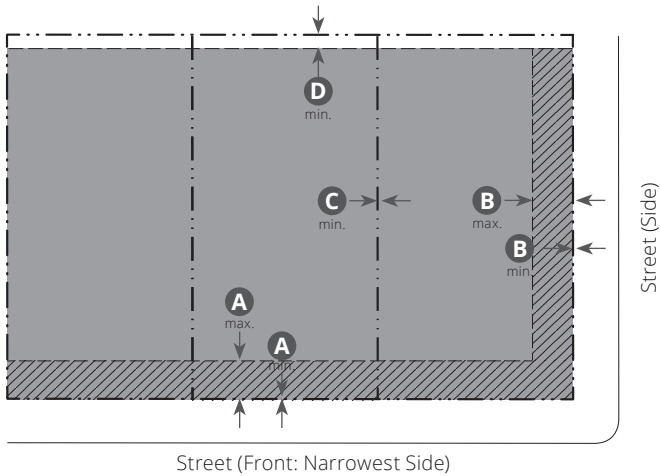
This district is a predominately walkable district comprised of attached and detached buildings, accommodating low and medium-rise buildings on smaller blocks and parcels. Typically located between higher intensity centers or functioning as a small mixed-use node at an intersection. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and some redevelopment at moderate densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

- Attached and Detached Buildings
- Small-to-Medium Building Footprints
- None-to-Small Front Setbacks
- No Side Setbacks
- Up to Four Stories

B. Sub-District(s)

N/A



Key

- ROW/ Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	0' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	70% min.	60% min.

Footprint

Building Coverage	80% max.
-------------------	----------

Open Space

On-Site Open Space per Unit (Private or Common)	25 sf min.
---	------------

¹ Where applicable, front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

Key

- ROW/ Parcel Line
- Setback Line
- Building Break
- Building
- ▨ Bonus Height

D. Building Form

Height¹

Principal Building

Stories	4 max.
Height	48' max. E
Height Allowed with Bonus	Not Applicable
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	
Residential	9' min.
Non-Residential	12' min.
Depth, Ground-Floor Space	12' min. H

Accessory Structure

Height	20' max.
--------	----------

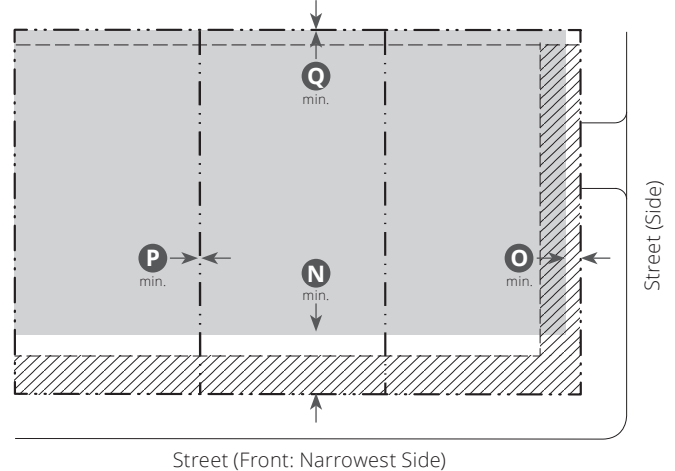
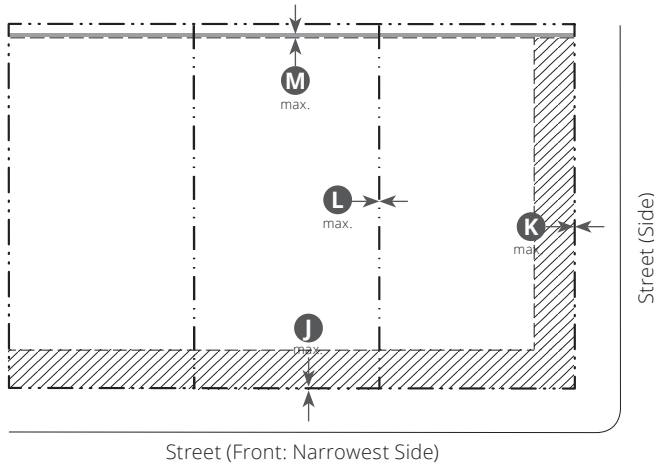
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min. I

¹ See Section B.30.030 (Measuring Buildings and Site Features).

² For the purposes of adjacency, properties across an alley must be considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- ROW/ Parcel Line
- Setback Line
- Encroachment Area
- ▨ Facade Zone

E. Encroachments into Minimum Setback

	J	K	L	M
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X

Key X = Not Allowed

Encroachments into the ROW are subject to DPS approval.

Upper story encroachments require eight feet minimum clearance above the sidewalk.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- ROW/ Parcel Line
- Building Setback Line
- Parking Area
- ▨ Facade Zone

G. Parking

Required Spaces

Vehicular	None
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ¹	N	O	P	Q
	Front	Side St.	Side	Rear

Surface Parking	24' min.	5' min.	0' min.	0' min.
Structured Parking ²	12' min. ³	5' min.	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ No parking, stacking, or circulation aisles must be located between the principal building and adjacent streets.

² Ground floor only.

³ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

This page intentionally left blank

E.20.050 Urban General 2 (UGN-2)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

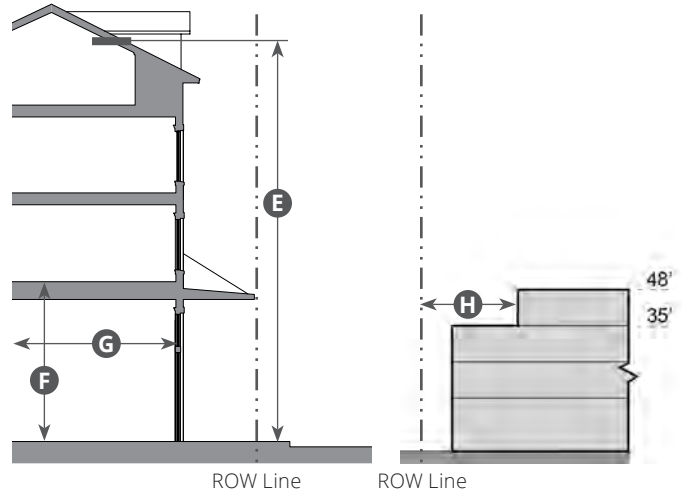
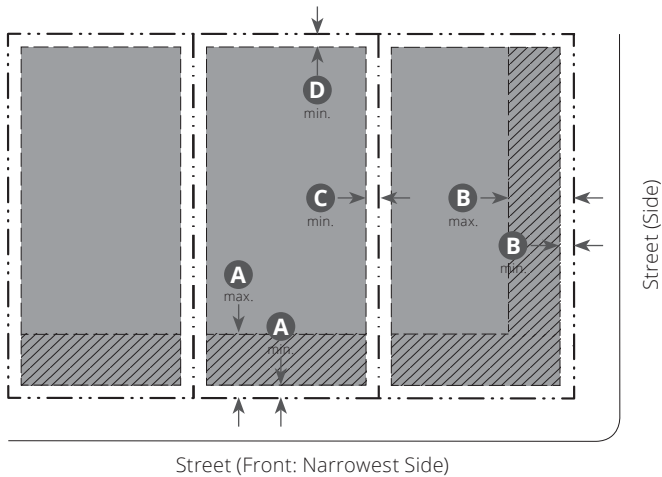
This district is a predominately walkable district comprised of detached buildings with larger setbacks, accommodating low and medium-rise buildings on smaller blocks and parcels. Typically located between higher intensity centers or smaller mixed-use nodes at an intersection. These areas provide opportunities for reuse of older buildings. Allows for residential, and a limited range and scale of neighborhood-serving commercial and office uses.

The following are generally appropriate form elements in the district.

- Detached Buildings
- Small-to-Medium Parcel Width
- Small-to-Medium Front Setbacks
- Small Side Setbacks
- Up to Four Stories

B. Sub-District(s)

N/A



Key

--- ROW/ Parcel Line	■ Buildable Area
--- Setback Line	▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	5' min.; 25' max.	A
Side Street (Facade Zone)	5' min.; 25' max.	B
Side		C
Abutting Residential Districts	5' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	0' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	50% min.	30% min.

Footprint	
Building Coverage	80% max.

Open Space	
On-Site Open Space per Unit (Private or Common)	25 sf min.

¹Where applicable, front setbacks must be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

Key

--- ROW/ Parcel Line	--- Setback Line
▬ Building Break	■ Building
	▨ Bonus Height

D. Building Form

Height¹

Principal Building	
Stories	4 max.
Height	48' max. E
Height Allowed with Bonus	Not Applicable
Roof Access/Parapet	10' max.
Ground Floor (Floor-to-Floor)	F
Residential	9' min.
Non-Residential	12' min.
Depth, Ground-Floor Space	12' min. G

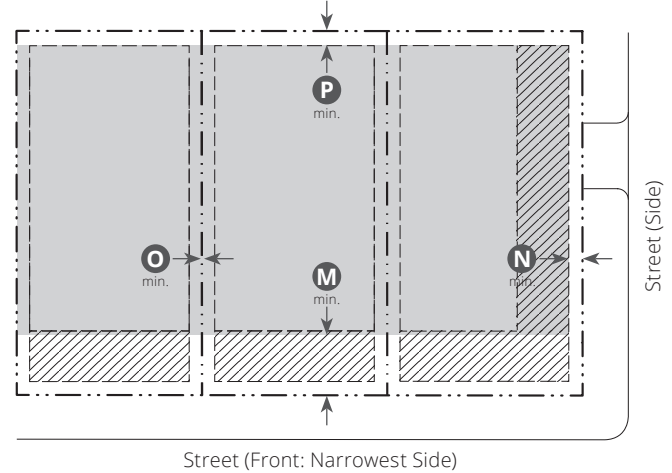
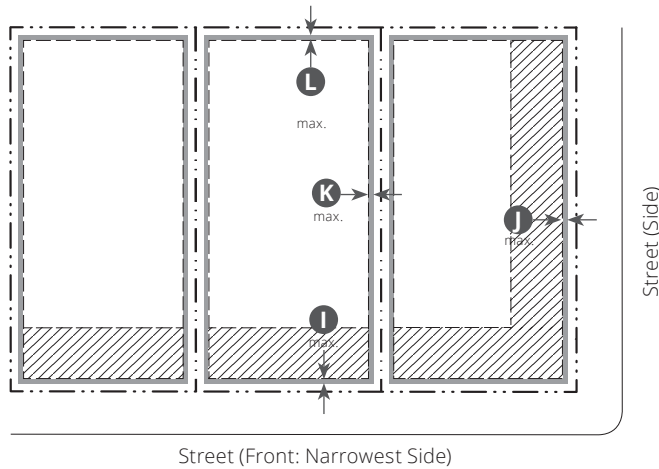
Accessory Structure	
Height	20' max.

Adjacency Requirements for Buildings Abutting ² a Residential or Apartment District in a 35' Height District	
Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min. H

¹ See Section B.30.030 (Measuring Buildings and Site Features).

² For the purposes of adjacency, properties across an alley must be considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- ROW/ Parcel Line
- Setback Line
- Encroachment Area
- ▨ Facade Zone

E. Encroachments into Minimum Setback

	I	J	K	L
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	5' max.	5' max.	X	X

Key X = Not Allowed

Encroachments into the ROW are subject to DPS approval. Upper story encroachments require eight feet minimum clearance above the sidewalk.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- ROW/ Parcel Line
- Building Setback Line
- Parking Area
- ▨ Facade Zone

G. Parking

Required Spaces

Vehicular	None
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

	M	N	O	P
Setback ¹	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	5' min.
Structured Parking ²	12' min. ³	5' min.	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ No parking, stacking, or circulation aisles must be located between the principal building and adjacent streets.

² Ground floor only.

³ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

This page intentionally left blank

E.20.060 Urban Center (UCT)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is a predominately walkable district comprised of attached and some detached buildings accommodating a range in height, including mostly medium-rise buildings. Typically found around neighborhood centers with commercial amenities, near a transit stop, or along corridors transitioning between an urban core and lower intensity district. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and redevelopment at higher densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Attached and Detached Buildings

Large Building Footprints

None-to-Small Front Setbacks

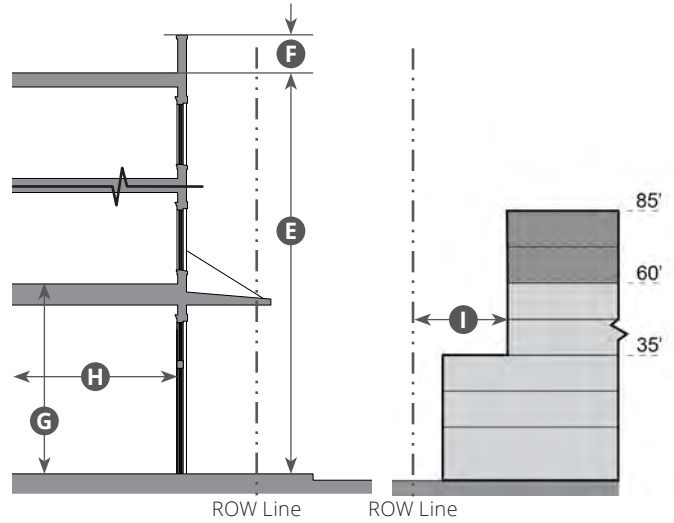
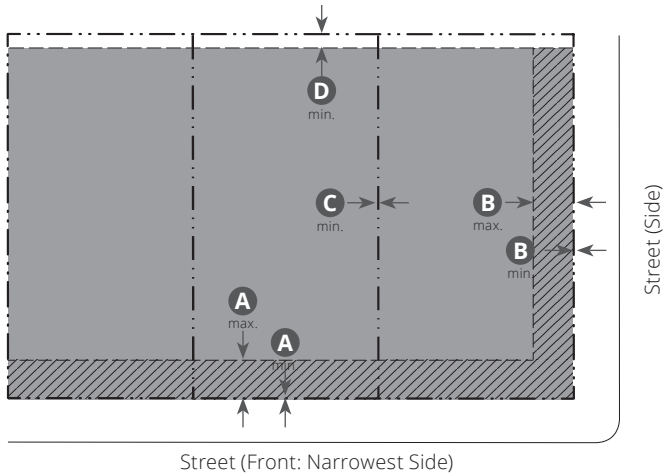
No Side Setbacks

Up to Five Stories;

Up to Seven Stories With Bonus

B. Sub-District(s)

N/A



Key

--- ROW/ Parcel Line	■ Buildable Area
--- Setback Line	▨ Facade Zone

Key

--- ROW/ Parcel Line	--- Setback Line
— Building Break	■ Building
	▨ Bonus Height

C. Building Placement

Setback

Front (Facade Zone) ¹	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	0' min.	

Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	75% min.	60% min.

Footprint

Building Coverage	No max.
-------------------	---------

Open Space

On-Site Open Space per Unit (Private or Common)	No min.
---	---------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

D. Building Form

Height¹

Principal Building	
Stories	5 max.
Height	60' max. E
Height Allowed with Bonus	7 stories/85' max.
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	G
Residential	9' min.
Non-Residential	14' min.
Depth, Ground-Floor Space	12' min. H

Accessory Structure

Height	20' max.
--------	----------

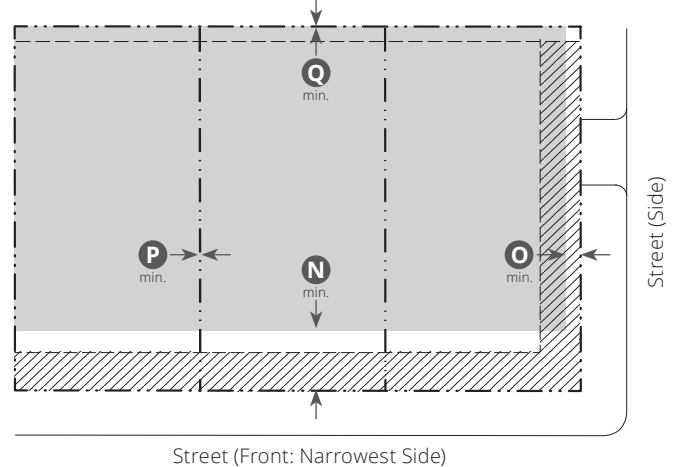
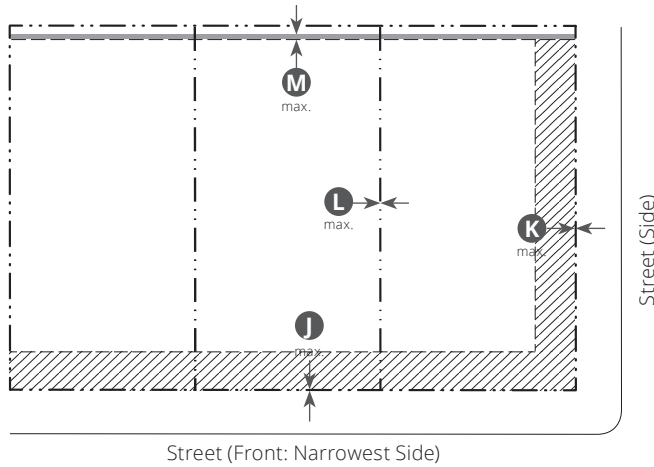
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³
Above 3 stories/35'	20' min. I

¹ See Section B.30.030 (Measuring Buildings and Site Features).

² For the purposes of adjacency, properties across an alley must be considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- - - ROW/ Parcel Line
- - - Setback Line
- Encroachment Area
- ▨ Facade Zone

E. Encroachments into Minimum Setback

	J	K	L	M
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X

Key X = Not Allowed

Encroachments into the ROW are subject to DPS approval.

Upper story encroachments require eight feet minimum clearance above the sidewalk.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	25% min.	25% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- - - ROW/ Parcel Line
- - - Building Setback Line
- Parking Area
- ▨ Facade Zone

G. Parking

Required Spaces

Vehicular	None
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ¹	N	O	P	Q
	Front	Side St.	Side	Rear
Surface Parking	24' min.	5' min.	0' min.	0' min.
Structured Parking ²	12' min. ³	5' min.	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ No parking, stacking, or circulation aisles must be located between the principal building and adjacent streets.

² Ground floor only.

³ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

This page intentionally left blank

E.20.070 Urban Core (UCR)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

This district is a predominately walkable district comprised of attached buildings which collectively take up the majority of a block, accommodating mainly medium and high-rise buildings. Typically located adjacent or close to downtown, surrounding a transit center, or near a major amenity and/or institution. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and some redevelopment at higher densities. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

Attached Buildings

Large Building Footprints

None-to-Small Front Setbacks

No Side Setbacks

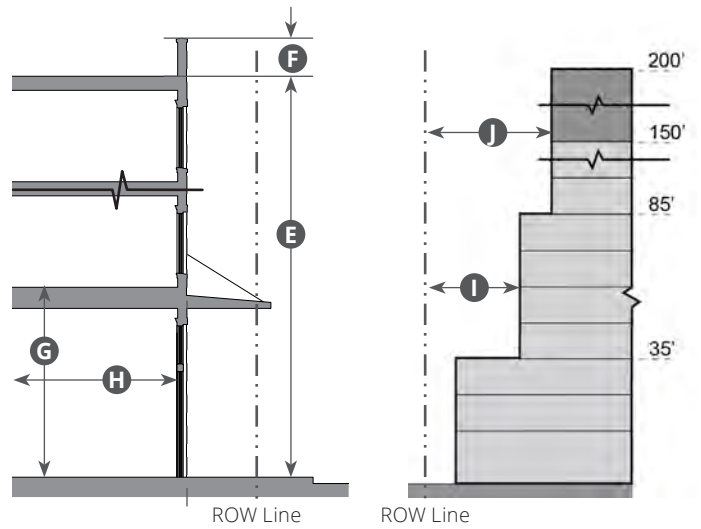
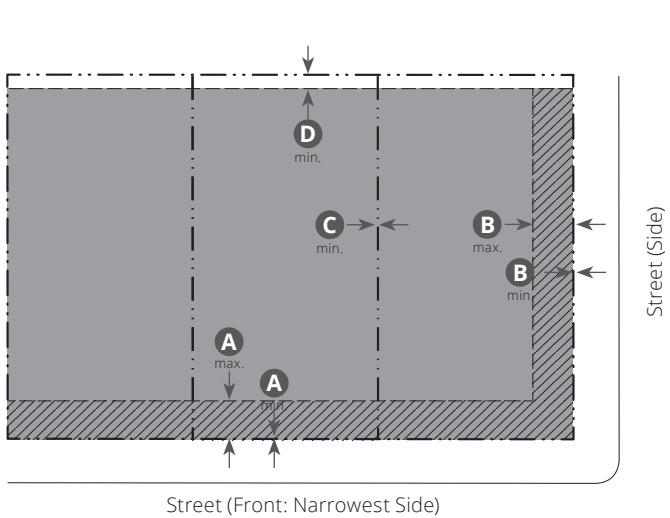
Up to 12 Stories;

Up to 16 Stories With Bonus

B. Sub-District(s)

Restricted (UCR-R)

Sub-District allows for residential, and a limited range and scale of neighborhood-serving commercial and office uses.



Key

- - - ROW/ Parcel Line	■ Buildable Area
- - - Setback Line	▨ Facade Zone

Key

- - - ROW/ Parcel Line	--- Setback Line
— Building Break	■ Building
	▨ Bonus Height

C. Building Placement		
Setback		
Front (Facade Zone) ¹	0' min.; 15' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	0' min.	
Abutting All Other Districts	0' min.	
Rear (No Alley)		D
Abutting Residential Districts	10' min.	
Abutting All Other Districts	5' min.	
Rear (Abutting an Alley)	0' min.	
Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	80% min.	60% min.
Footprint		
Building Coverage	No max.	
Open Space		
On-Site Open Space per Unit (Private or Common)	No min.	

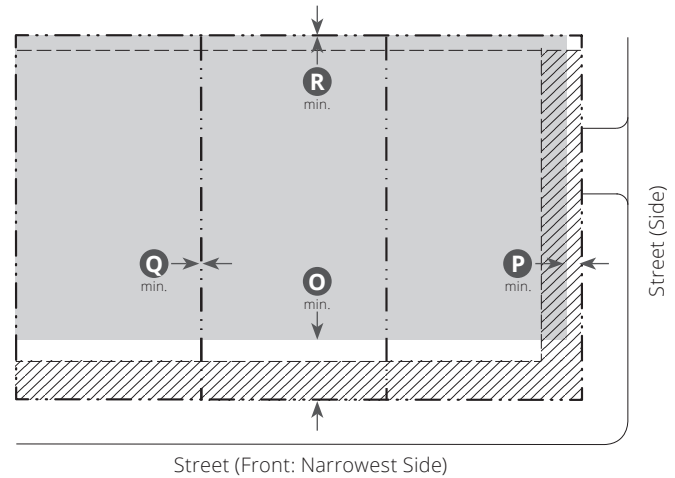
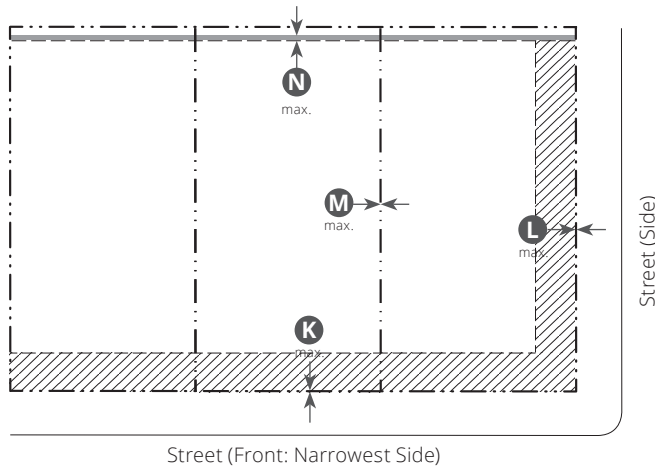
D. Building Form		
Height¹		
Principal Building		
Stories	12 max.	
Height	150' max.	E
Height Allowed with Bonus	16 stories/200' max.	
Roof Access/Parapet	10' max.	F
Ground Floor (Floor-to-Floor)		G
Residential	14' min.	
Non-Residential	14' min.	
Depth, Ground-Floor Space	12' min.	H
Accessory Structure		
Height	20' max.	
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District		
Building Height (stories/feet)	Distance from Rear/Side Parcel Line³	
Above 3 stories/35'	20' min.	I
Above 7 stories/85'	30' min.	J

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

¹ See Section B.30.030 (Measuring Buildings and Site Features).

² For the purposes of adjacency, properties across an alley must be considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- - - ROW/ Parcel Line
- - - Setback Line
- Encroachment Area
- ▨ Facade Zone

E. Encroachments into Minimum Setback

	K	L	M	N
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	X	X	X	2' max.
Stair/Ramp	X	X	X	5' max.
Frontage Type	X	X	X	X

Key X = Not Allowed

Encroachments into the ROW are subject to DPS approval.

Upper story encroachments require eight feet minimum clearance above the sidewalk.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	25% min.	25% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- - - ROW/ Parcel Line
- - - Building Setback Line
- Parking Area
- ▨ Facade Zone

G. Parking

Required Spaces

Vehicular	None
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ¹	O	P	Q	R
	Front	Side St.	Side	Rear

Surface Parking	24' min.	5' min.	0' min.	0' min.
Structured Parking ²	12' min. ³	5' min.	0' min.	0' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ No parking, stacking, or circulation aisles must be located between the principal building and adjacent streets.

² Ground floor only.

³ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

This page intentionally left blank

E.20.080 Community Activity Center (CAC)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

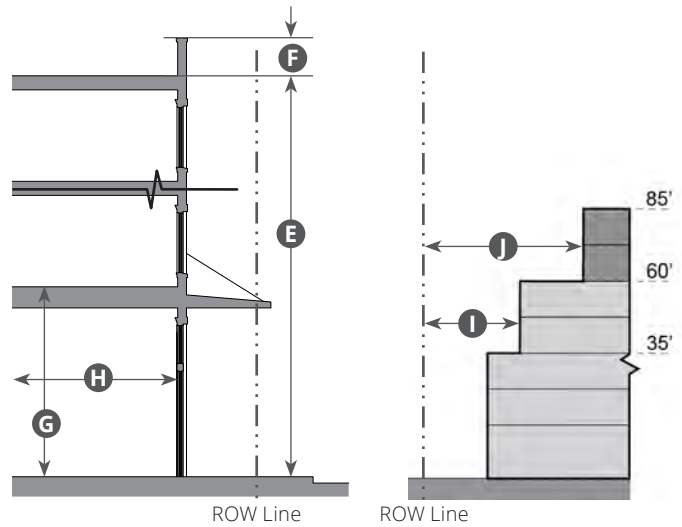
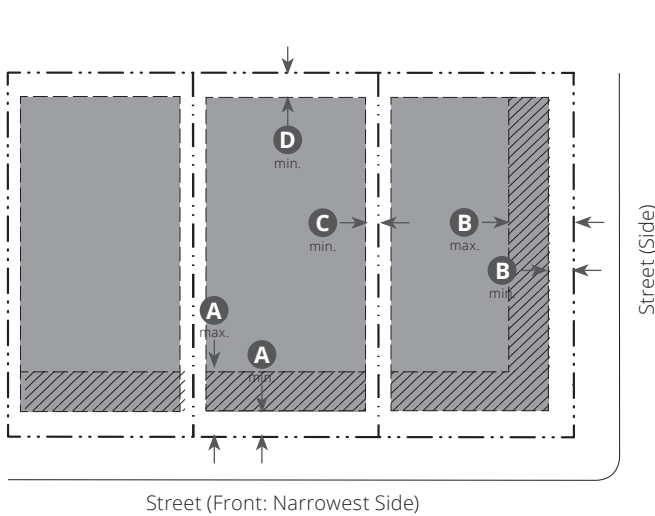
This district is made of predominately auto-oriented commercial sites comprised of a mix of low-rise buildings with small to large footprints with parking areas at the sides or rear of a building. Typically located further from Downtown, these areas offer opportunities to evolve into a mixed-use and walkable environment with additional residential uses. New development should reinforce pedestrian and transit access. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

- Detached and Attached Buildings
- Small-to-Large Building Footprints
- Medium-to-Large Front Setbacks
- Small-to-Medium Side Setbacks
- Up to Five Stories;
- Up to Seven Stories with Bonus

B. Sub-District(s)

N/A



Key

- ROW/ Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

Key

- ROW/ Parcel Line
- Setback Line
- Building
- ▨ Bonus Height
- ⚡ Building Break

C. Building Placement		
Setback		
Front (Facade Zone) ¹	10' min.; 25' max.	(A)
Side Street (Facade Zone)	10' min.; 25' max.	(B)
Side		(C)
Abutting Residential Districts	20' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		(D)
Abutting Residential Districts	20' min.	
Abutting All Other Districts	10' min.	
Rear (Abutting an Alley)	5' min.	
Facade Zone	Front St.	Side St.
Total length of facade required within or abutting facade zone	60% min.	50% min.
Footprint		
Building Coverage	80% max.	
Open Space		
On-Site Open Space per Unit (Private or Common)	50 sf min.	

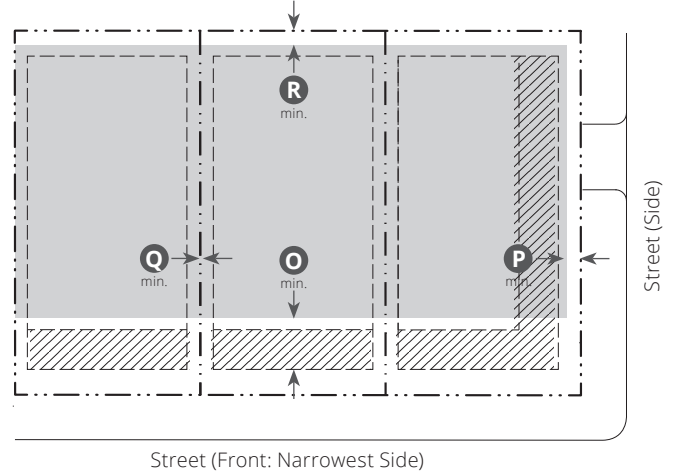
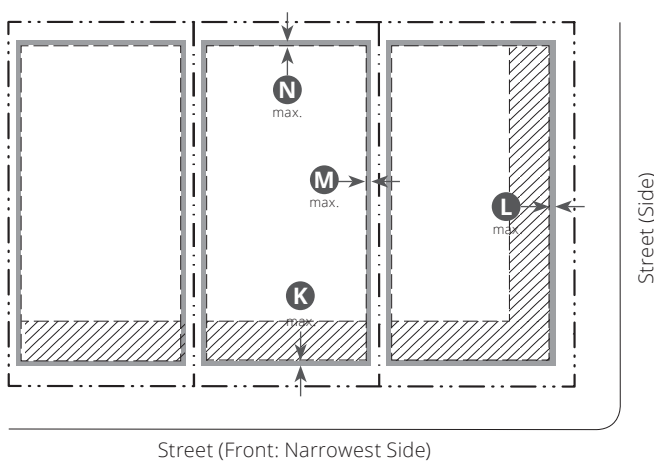
D. Building Form		
Height ¹		
Principal Building		
Stories	5 max.	
Height	60' max.	(E)
Height Allowed with Bonus	7 stories/85' max.	
Roof Access/Parapet	10' max.	(F)
Ground Floor (Floor-to-Floor)		
Residential	9' min.	
Non-Residential	12' min.	
Depth, Ground-Floor Space	12' min.	(H)
Accessory Structure		
Height	20' max.	
Adjacency Requirements for Buildings Abutting ² a Residential or Apartment District in a 35' Height District		
Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	30' min. (I)	
Above 5 stories/60'	30' min. (J)	

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

¹ See Section B.30.030 (Measuring Buildings and Site Features).

² For the purposes of adjacency, properties across an alley must be considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- ROW/ Parcel Line
- Setback Line
- Encroachment Area
- ▨ Facade Zone

E. Encroachments into Minimum Setback

	K	L	M	N
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	2' max.	2' max.	2' max.
Stair/Ramp	5' max.	5' max.	5' max.	5' max.
Frontage Type	10' max.	10' max.	X	X

Key X = Not Allowed

Encroachments into the ROW are subject to DPS approval. Upper story encroachments require eight feet minimum clearance above the sidewalk.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- ROW/ Parcel Line
- Building Setback Line
- Parking Area
- ▨ Facade Zone

G. Parking

Required Spaces

Vehicular	None
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ¹	O	P	Q	R
	Front	Side St.	Side	Rear
Surface Parking	30' min.	5' min.	0' min.	5' min.
Structured Parking ²	12' min. ³	5' min.	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ No parking, stacking, or circulation aisles must be located between the principal building and adjacent streets.

² Ground floor only.

³ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

This page intentionally left blank

E.20.090 Regional Activity Center (RAC)



General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent

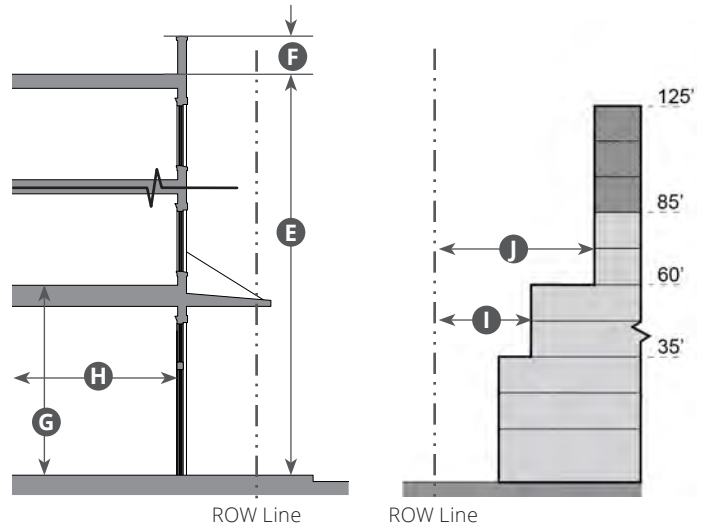
This district is made of large, auto-oriented sites typically comprised of large footprint buildings and large parking areas. Typically located further from Downtown, but often with close access to a highway. These areas offer opportunities for gradual or transformative redevelopment into walkable environments with a mix of residential and non-residential uses. New development should reinforce pedestrian and transit access. Allows residential, retail, service, and other commercial uses.

The following are generally appropriate form elements in the district.

- Detached Buildings
- Large Building Footprints
- Medium-to-Large Front Setbacks
- Small-to-Medium Side Setbacks
- Up to Seven Stories;
- Up to 10 Stories with Bonus

B. Sub-District(s)

N/A



Key

- ROW/ Parcel Line
- Setback Line
- Buildable Area
- ▨ Facade Zone

C. Building Placement

Setback

Front (Facade Zone) ¹	10' min.; 30' max.	A
Side Street (Facade Zone)	0' min.; 15' max.	B
Side		C
Abutting Residential Districts	20' min.	
Abutting All Other Districts	5' min.	
Rear (No Alley)		D
Abutting Residential Districts	20' min.	
Abutting All Other Districts	10' min.	
Rear (Abutting an Alley)	5' min.	

Facade Zone

	Front St.	Side St.
Total length of facade required within or abutting facade zone	70% min.	50% min.

Footprint

Building Coverage	80% max.
-------------------	----------

Open Space

On-Site Open Space per Unit (Private or Common)	50 sf min.
---	------------

¹ Front setbacks may be adjusted to match the average building setback on a block-face. See Section B.30.060 (Measuring Contextual Setbacks).

Key

- ROW/ Parcel Line
- Setback Line
- Building Break
- Building
- ▨ Bonus Height

D. Building Form

Height¹

Principal Building

Stories	7 max.
Height	85' max. E
Height Allowed with Bonus	10 stories/125' max.
Roof Access/Parapet	10' max. F
Ground Floor (Floor-to-Floor)	
Residential	9' min.
Non-Residential	14' min.
Depth, Ground-Floor Space	12' min. H

Accessory Structure

Height	20' max.
--------	----------

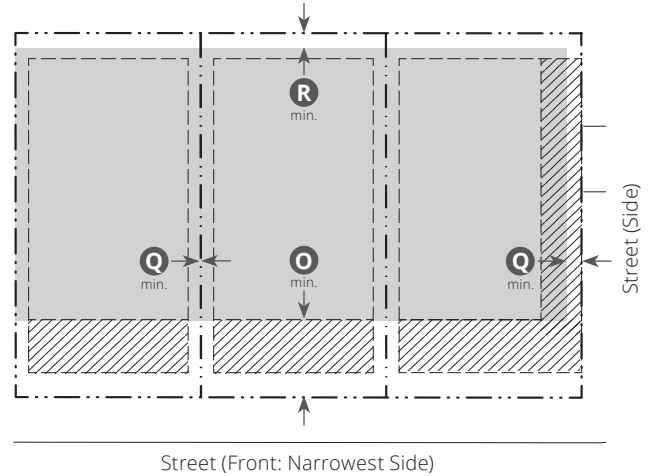
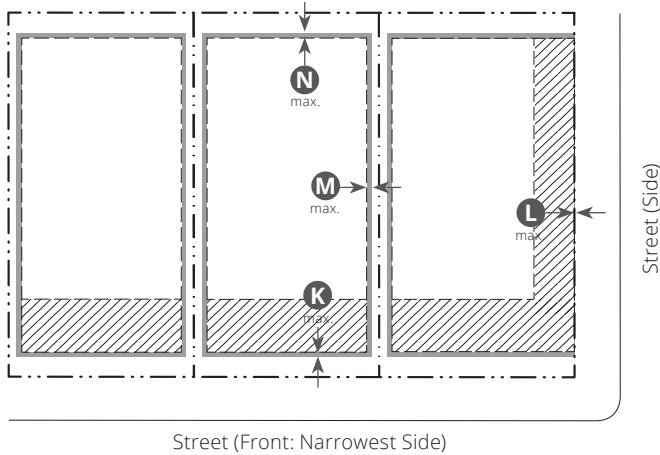
Adjacency Requirements for Buildings Abutting² a Residential or Apartment District in a 35' Height District

Building Height (stories/feet)	Distance from Rear/Side Parcel Line ³	
Above 3 stories/35'	30' min.	I
Above 5 stories/60'	50' min.	J

¹ See Section B.30.030 (Measuring Buildings and Site Features).

² For the purposes of adjacency, properties across an alley must be considered abutting.

³ See Section B.30.070 (Measuring Adjacency Requirements).



Key

- ROW/ Parcel Line
- Setback Line
- Encroachment Area
- ▨ Facade Zone

E. Encroachments into Minimum Setback

	K	L	M	N
Encroachment Type	Front	Side St.	Side	Rear
Architectural Feature	2' max.	X	2' max.	2' max.
Stair/Ramp	5' max.	X	5' max.	5' max.
Frontage Type	10' max.	X	X	X

Key X = Not Allowed

Encroachments into the ROW are subject to DPS approval.

Upper story encroachments require eight feet minimum clearance above the sidewalk.

F. Facade

Transparency ¹	Front	Side St.
Ground Floor Facade		
Residential	40% min.	40% min.
Non-Residential	60% min.	25% min.
Upper Floor(s) Facade	15% min.	15% min.
Ground floor blank wall length	See Section F.20.050 (Blank Wall Treatment)	

¹ See Section B.30.050 (Measuring Facade Transparency).

Facade Design

All buildings are subject to the standards in Chapter F.20 (Massing and Articulation).

Key

- ROW/ Parcel Line
- Building Setback Line
- Parking Area
- ▨ Facade Zone

G. Parking

Required Spaces

Vehicular	None
Bicycle	
Dwelling Units	1 min./2 units
Non-Residential Uses (≥ 4,000 sf)	1 min./5,000 sf up to 20 spaces

Setback ¹	O	P	Q	R
	Front	Side St.	Side	Rear
Surface Parking	30' min.	5' min.	0' min.	5' min.
Structured Parking ²	12' min. ³	5' min.	0' min.	5' min.
Subterranean Parking	0' min.	0' min.	0' min.	0' min.

¹ No parking, stacking, or circulation aisles must be located between the principal building and adjacent streets.

² Ground floor only.

³ Behind front and side street building facade.

H. Additional Standards

See Chapter G.20 (General Development Standards) for additional requirements.

E.20.100 Uses

Table E.20.100.A Use Table							
	UGN-2	UGN-1	UCT	UCR	UCR-R	CAC	RAC
Residential							
Accessory Dwelling Unit (ADU)	●	●	●	●	●	●	●
Single-unit Residential	●	●	●	●	●	●	●
Two-unit Residential	●	●	●	●	●	●	●
Three-/Four-unit Residential	●	●	●	●	●	●	●
Multiple Unit Residential	●	●	●	●	●	●	●
Dormitory	●	●	●	●	●	●	●
Family Day-care Home (Type A)	●	●	●	●	●	●	●
Family Day-care Home (Type B)	●	●	●	●	●	●	●
Halfway House/Community Residential Treatment Facility ¹	●*	●*	●*	●*	●*	●*	●*
Live/Work ²	●	●	●	●	●	●	●
Manufactured Home	--	--	--	--	--	--	--
Nursing Home	●	●	●	●	●	●	●
Rooming House	●	●	●	●	●	●	●
Residential Care Facility	●	●	●	●	●	●	●
Senior Housing	●	●	●	●	●	●	●
Shared Living Facility	●	●	●	●	●	●	●
Single Room Occupancy (SRO)	●	●	●	●	●	●	●
Temporary Shelter	●	●	●	●	●	●	●
Civic, Recreation, Education, and Assembly							
Artist Work or Sales Space	●	●	●	●	●	●	●
Colleges and Universities	●	●	●	●	●	●	●
Commercial Recreation Facility, Indoor ³	--	●	●	●	--	●	●
Commercial Recreation Facility, Outdoor ⁴	--	●	●	●	--	●	●
Correctional Facility	--	--	--	--	--	--	--
Library or Museum	●	●	●	●	●	●	●
Meeting or Gathering Facility, Public and Private	●	●	●	●	●	●	●
Public Parks and Facilities	●	●	●	●	●	●	●
Schools, Public and Private	●	●	●	●	●	●	●
Schools, Specialized and Studios	●	●	●	●	●	●	●
Theater and Auditorium	--	●	●	●	--	●	●
Trade School	●	●	●	●	●	●	●

¹ See 3389.11 - Halfway House or "Community Residential Treatment Center".

² Maximum five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

³ See 3356.05 - Arcade.

⁴ See also 3389.087 - Outdoor Amphitheaters, 3389.03 - Amusement Park, 3389.06 - Drive-in Theater.

Key ● = Allowed ●* = Special Permit -- = Not Allowed

Table E.20.100.A Use Table (Continued)							
	UGN-2	UGN-1	UCT	UCR	UCR-R	CAC	RAC
Retail							
Adult Entertainment Establishment/Store ⁵	--	--	--	--	--	--	--
Billboard	--	--	--	--	--	--	--
Farmers Market/Market	--	●	●	●	--	●	●
General Retail Business (≤ 2,500 sf)	●	●	●	●	●	●	●
General Retail Business (>2,500 sf and ≤100,000sf)	--	●	●	●	--	●	●
General Retail Business (> 100,000 sf)	--	--	--	--	--	●	●
General Retail Business with Outside Sales and Display	--	--	--	--	--	●	●
General Retail with Pickup Unit	--	●	●	●	--	●	●
Marijuana Medical ⁶	--	●*	●*	●*	--	●*	●*
Food and Beverage Establishments							
Eating and Drinking Establishment (≤ 2,500 sf)	●	●	●	●	●	●	●
Eating and Drinking Establishment (> 2,500 sf)	--	●	●	●	--	●	●
Eating and Drinking Establishment with Pickup Unit/Drive-Thru	--	--	--	--	--	●	●
Micro-Brewery/Micro-Distillery ⁷	--	●	●	●	--	●	●
Office and Service Uses							
Animal Kennel or Animal Shelter ⁸	--	●*	●*	●*	--	●*	●*
Animal Daycare	--	●	●	●	--	●	●
Bed and Breakfast	●	●	●	●	●	●	●
Commercial Day Care Center ⁹	●	●	●	●	●	●	●
Crematorium ¹⁰	--	--	--	--	--	--	--
Extended Stay Hotel	--	●	●	●	--	●	●
Funeral Home and Services	●	●	●	●	●	●	●
General Commercial Services	--	●	●	●	--	●	●
General Commercial Services with Outside Storage	--	--	--	--	--	--	--
Hospital	--	--	●	●	--	●	●
Hotel/Motel	--	●	●	●	--	●	●
Mini-Storage Facility/Personal Storage	--	--	--	--	--	--	--

⁵ See 3389.10 - Adult Entertainment Establishment and Adult Store.

⁶ See 3389.151 - Ohio Medical Marijuana Control Program Retail Dispensary.

⁷ Bottling and distribution is limited to 10,000 units per year.

⁸ See 3389.032 - Animal Kennel or Animal Shelter.

⁹ 3389.05 - Day Care Center.

¹⁰ See 3389.04 - Crematory.

Key ● = Allowed ●* = Special Permit -- = Not Allowed

Table E.20.100.A Use Table (Continued)							
	UGN-2	UGN-1	UCT	UCR	UCR-R	CAC	RAC
Office and Service Uses (Continued)							
Offices	●	●	●	●	●	●	●
Personal Services	●	●	●	●	●	●	●
Public Services, Emergency Services	●	●	●	●	●	●	●
Research, Development, and Testing Laboratory	--	●	●	●	--	●	●
Veterinary Clinic/Hospital	--	●	●	●	--	●	●
Vehicle Sales and Service							
Automobile Service Station and Convenience Store	--	--	--	--	--	●	●
Automobile/Vehicle Parts Sales	--	●	●	●	--	●	●
Automobile/Vehicle Rental and Sales, Major	--	--	--	--	--	●	●
Automobile/Vehicle Rental and Sales, Minor	--	--	--	--	--	●	●
Automobile and Large Vehicle and Equipment Storage ¹¹	--	--	--	--	--	--	--
Auto Service and Repair, Major	--	--	--	--	--	●	●
Auto Service and Repair, Minor	--	--	--	--	--	●	●
Car Wash	--	--	--	--	--	●	●
Transportation and Infrastructure							
Parking Garage (stand alone)	--	●	●	●	--	●	●
Parking Lot (non-accessory, private) ¹²	--	--	--	--	--	●	●
Wireless Communication Facilities (not including rooftop) ¹³	--	--	--	--	--	●	●
Public Utilities, Major	--	--	--	--	--	--	--
Public Utilities, Minor	--	--	--	--	--	--	--
Agriculture							
Urban Agriculture	●	●	●	●	●	●	●
Community Garden	●	●	●	●	●	●	●
Manufacturing							
Artisan Food and Beverage Production (≤ 10,000 sf)	--	●	●	●	--	●	●
Artisan Manufacturing (≤ 10,000 sf)	--	●	●	●	--	●	●
Miscellaneous							
Accessory Building and Structure	●	●	●	●	●	●	●
Temporary Uses per CC 3390 (Temporary Uses)	●	●	●	●	●	●	●

¹¹ See 3389.07 - Impound Lot, Junk yard, or Salvage Yard and 3392.04 - Junk, Impound, and Salvage Yards.

¹² See 3389.131 - Temporary Parking Lot.

¹³ See 3389.14 - Monopole Telecommunication Antennas.

Key ● = Allowed ●* = Special Permit -- = Not Allowed

B.20.020(P)

Pre-existing Use – A use, other than a billboard, established prior to the effective date of a rezoning of a property from a zoning district under the Title 33 Zoning Code to a zoning district under this Title which, at the time of the rezoning, conforms to all then-applicable Title 33 requirements including previously established non-conforming uses as well as any uses approved by variances, but which uses do not constitute an Allowed Use under this Title.

Pre-existing Building – A building established prior to the effective date of a rezoning of the property upon which the building is located from a zoning district under the Title 33 Zoning Code to a district designation under this Title which, at the time of the rezoning, conforms to all then-applicable Title 33 requirements and standards including previously established buildings that are non-conforming as well as any buildings approved by variances, but which requirements and standards do not conform with requirements and standards of this Title.

B.20.020(A)

Approved Site Plan - A drawing to scale showing a plan for the development of a specific parcel or parcels of land, which drawing has been approved through a Title 33 rezoning or variance process, and contains provisions requiring a development to be in conformity with said site plan.

E.20.110 - Pre-existing Use

- A. All Pre-existing Uses as defined in B.20.020(P) shall be designated as an Allowed Use as defined in B.20.020(A) subject to the following:
 - 1. A Pre-existing Use may be maintained in its existing condition, and may also be expanded up to an additional 25% of the floor or area space in use at the time of the initial rezoning to a zoning district under this Title. Any expansion above 25% is not considered a Pre-existing Use and therefore, must comply with all applicable Allowed Uses and design standards under this Title. Any improvement or alteration of the land or building for the expanded use may not result in any increased noncompliance with any development standards under this Title.
 - 2. Pre-existing Uses abandoned for 12 months or more are no longer considered Pre-existing Uses and therefore any newly established use after abandonment must comply with the Allowed Uses and design standards under this Title.
 - 3. A Pre-existing Use may be replaced only pursuant to an Approved Site Plan, or in accordance with the then-lawful conditions that existed prior to the effective date of the rezoning of the property to a zoning district under this Title.

E.20.120 - Pre-existing Building

- A. Pre-existing Buildings shall be considered to conform to design standards under this Title subject to the following requirements:
 - 1. Buildings may be replaced or remodeled only in strict conformance with the following:

- a. A previously approved final site compliance plan or an approved site plan; or
 - b. Other documentation, as approved by the Director, that depicts a site condition in existence at the time of the property's initial rezoning to a zoning district under this Title; or
 - c. In conformance with applicable provisions of design standards under this Title.
2. Buildings may be expanded up to 25% of the floor space in existence at the time of the property's initial rezoning to a zoning district under this Title. Any expansion above 25% must comply with applicable design standards under this Title.
 3. Buildings abandoned for 12 months or more must comply with design standards under this Title.
 4. No replacement, remodel, or expansion shall:
 - a. create any new condition of noncompliance with any standard of this Title, or
 - b. otherwise increase the degree of the existing noncompliance of all, or any part, of such building.

E.20.130 Abandonment of Pre-existing Use or Pre-existing Building

- A. If a Pre-existing Use or Pre-existing Building is voluntarily discontinued for any reason for a period of 12 months or more, only those uses and buildings allowed under this Title may be established.
- B. A Pre-existing Use or Pre-existing Building shall be determined by the Director to be abandoned if one or more of the following conditions exist for a period of 12 months or more:
 1. Utilities, such as water, gas or electricity to the property, have been disconnected;
 2. The property, buildings, or grounds have fallen into disrepair;
 3. Signs or other indications of the presence of the use have been removed;
 4. Equipment or fixtures necessary for the operation of the use have been removed; or
 5. Other actions which, in the opinion of the Director, constitute an intention on the part of the property owner or lessee to abandon the use.
 6. Voluntary replacement of a Pre-existing Use or Pre-existing Building with an Allowed Use or building permitted under this Title.
- C. Once a Pre-existing Use has been determined to be abandoned, any subsequent use shall comply with the provisions of this Title. Any new construction, including buildings, site features, parking areas, and other associated development standards shall comply with the applicable provisions of this Title.

E.20.140 – Authority to continue – amendments to Title 34.

For property located in a zoning district under this Title, any use or building that legally exists under the applicable use and design standards for that district that is rendered out of compliance upon the adoption of any amendment to this Title, may be continued in its zoning district so long as it remains otherwise in compliance with the provisions of this Title.

E.20.150 – Prohibition on illegal uses or buildings

This chapter shall not be interpreted as authorizing the continuation of any use of a structure or land that did not lawfully exist on the effective date of the rezoning of the property to a zoning district under this Title or any of its amendments, or when annexed to the city.

E.20.110 **Pre-Existing Uses (reserved)**

This page intentionally left blank

Article F: Supplemental District Standards

Chapters:

Chapter F.10 Purpose of Supplemental District Standards	F.10-1
Chapter F.20: Massing and Articulation Standards	F.20-1
Chapter F.30: Frontage Type Standards	F.30-1
Chapter F.40: Large Site Standards	F.40-1

This page intentionally left blank

Chapter F.10 Purpose of Supplemental District Standards

Sections:

F.10.010 Purpose and Applicability

F.10.010 Purpose and Applicability

This Article provides standards that are supplemental to the regulations for each zoning district in Article E (District Regulations) and are specific to particular aspects of development, such as building massing and articulation, building frontages, and the development of large sites. If there is a conflict between any standards, the provisions of Article F (Supplemental District Standards) must supersede the provisions of Article E (District Regulations).

This page intentionally left blank

Chapter F.20: Massing and Articulation Standards

Sections:

F.20.010	Purpose
F.20.020	Applicability
F.20.030	Modules
F.20.040	Base, Middle, and Top Design
F.20.050	Blank Wall Treatment

F.20.010 Purpose

This Chapter sets forth standards that supplement the zoning district and frontage type standards to further refine the intended building form and physical character of new and adapted buildings.

F.20.020 Applicability

The standards of this Chapter apply to all new development and facades where 70 percent or more of the surface area is modified. Parcels located in Historic Preservation and Design Review Areas are exempt from the standards of this Chapter. The applicability of specific standards are based on building size as described in Table F.20.020.A.

Building Width	Blank Wall Treatment <i>See Section F.20.050 (Blank Wall Treatment)</i>	Base, Middle, & Top <i>See Section F.20.040 (Base, Middle, and Top Design)</i>	Modules <i>See Section F.20.030 (Modules)</i>
Up to 40'			
All buildings	●	--	--
≥ 40' and up to 80'			
< 3 stories	●	--	--
≥ 3 stories	●	●	--
≥ 80'			
< 2 stories	●	--	--
≥ 2 stories and < 3 stories	●	--	●
≥ 3 stories	●	●	●

Key

- = Standards apply
- = Standards do not apply

F.20.030 Modules



General Note: Photos on this page are illustrative, not regulatory.

A. Intent

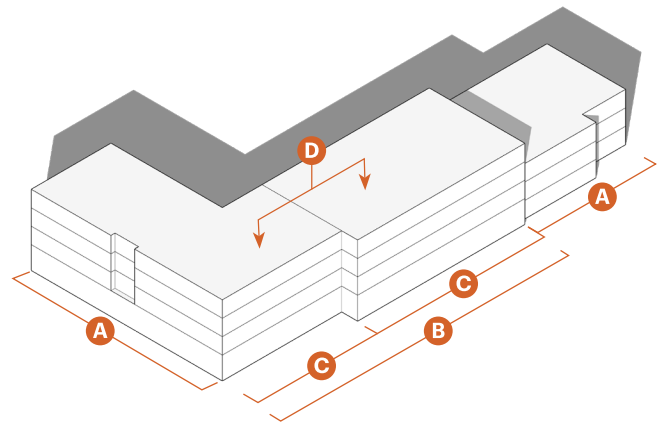
A module is a portion of a building facade that is designed to read as a discrete facade. When long buildings present a variety of facades along the public realm, modules helps ensure a pedestrian-oriented and human-scaled environment.

B. Applicability

Building facades within a facade zone are required to be organized into modules pursuant to F.20.030.C.

Building Length	Module Length	
≤ 80'	Modulation not required	
> 80' - 160'	20 min.	80' max.
> 160'	40' min.	80' max.

Figure F.20.030.1 Modules



- A** Module/Building over 80' wide and up to 120' wide
- B** Building wider than 160'
- C** Module within a building wider than 160'
- D** Adjacent modules

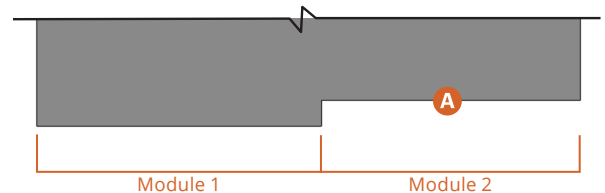
C. Module Standards

Each module is required to differentiate from adjacent module(s) with at least one of the following features.

- A Major Wall Plane Shift**
 1. Wall plane to shift (i.e. project or recess) from the adjacent facade: 2 feet min.
 2. Length of module wall plane projection or recession: Entire Module length. Refer to Table F.20.030.B.
 3. A wall plane is required to extend vertically throughout the module's base, middle, and top.

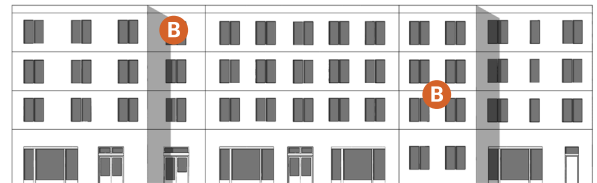


Elevation

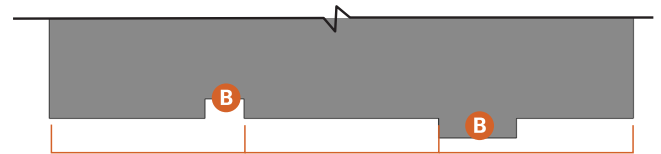


Plan Section

- B Minor Projection or Recession**
 1. Depth of projection or recession from the adjacent facade: 2 feet min.
 2. Width of projection or recession: 6 feet min.; 12 feet max.
 3. A projection or recession may be located at the edge of a module or between modules.
 4. A recession is required to extend vertically through the module's middle and top; it is allowed to extend through the base.
 5. A projection is required to extend vertically through the module's middle; it is allowed to extend through the top and/or base.

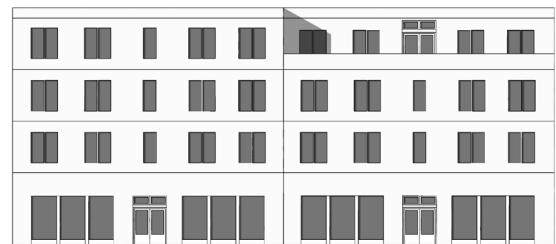


Elevation

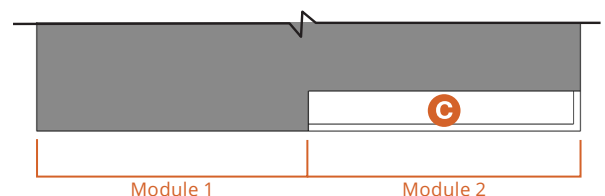


Plan Section

- C Upper Floor(s) Stepback**
 1. Stepback from facade plane of main body: 10 feet deep min.
 2. Length of stepback: 20 feet min.
 3. When there is an upper-floor stepback, the story directly below the stepback must then be required to provide a top per the requirements of Section F.20.040 (Base, Middle, and Top Design).



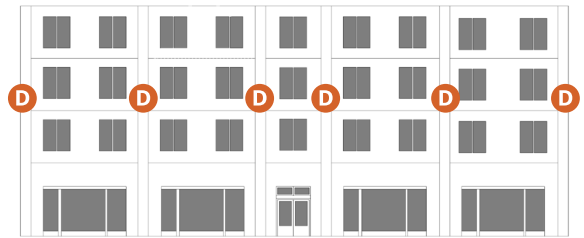
Elevation



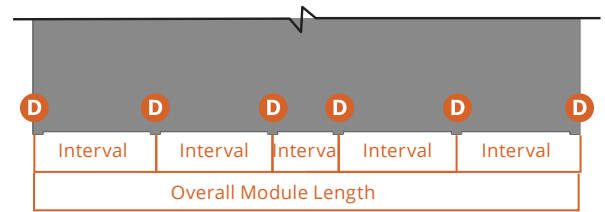
Plan Section

C. Module Standards (Continued)

- D Vertical Facade Articulation Elements**
 1. Allowed only on modules up to 160' max. length. Additional facade length beyond 160' must use **A** to **C** (above).
 2. Projection or recession of vertical facade articulation element: 4 inches min.
 3. A vertical facade articulation element may be located at the edge of a module or between modules.
 4. A vertical facade articulation element is required to extend vertically through the module's middle; it is allowed to extend through the top and/or base.
 5. Spacing intervals for vertical facade articulation elements along entire building facade: 15 feet min.; 35 feet max.



Elevation



Plan Section

Each module is required to differentiate from adjacent module(s) through at least two of the following features:

- Primary wall finish material

- A** Fenestration type, amount, or pattern on upper floors

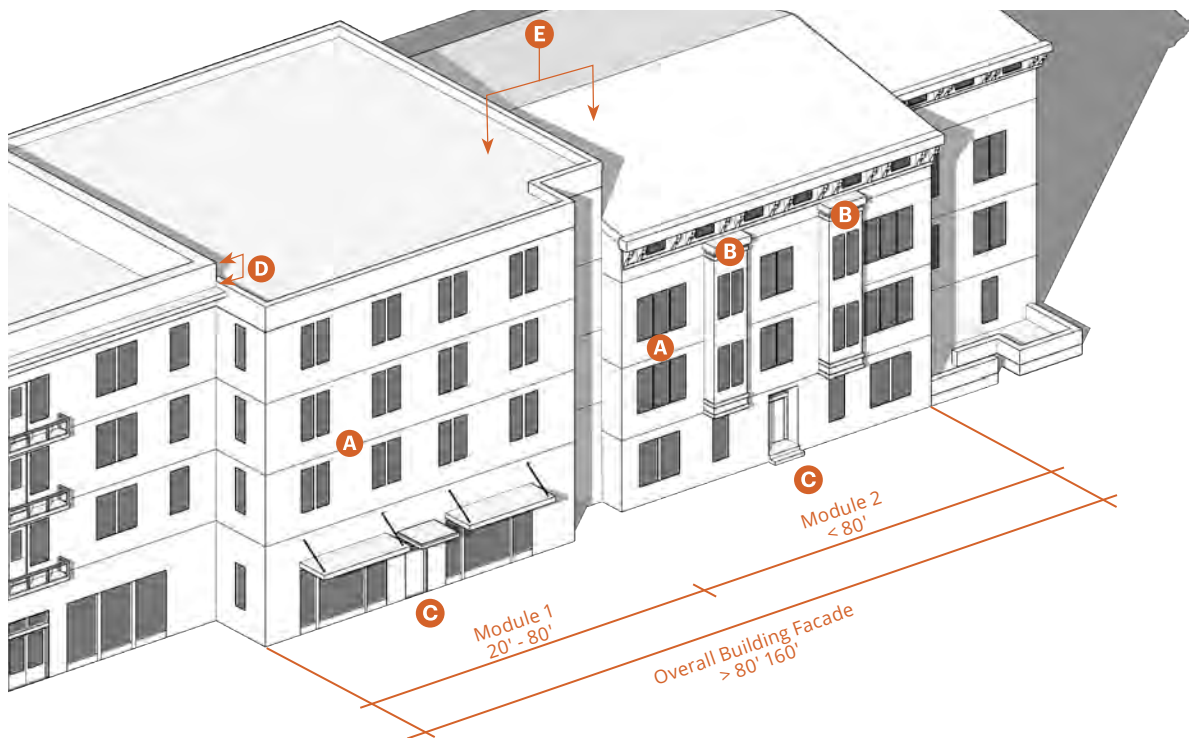
- B** Presence of bay windows

- C** Incorporating one or more Frontage Types not included in the adjacent module

- Utilizing different elements to define base/middle/top, as described in Section F.20.040 (Base, Middle, and Top Design), including cornice treatments, as applicable

- D** Eave/parapet height difference of 8 inches minimum

- E** Roof type (e.g., flat vs. sloped) or min. four degree difference in slope



F.20.040 Base, Middle, and Top Design

General Note: Photos on this page are illustrative, not regulatory.

A. Intent

The intent of base, middle, and top design is to define the horizontal articulation of a building in order to affect a building's perceived height and massing and improve its visual impact on the public realm.

B. Applicability

The standards of this Section apply to new buildings that are more than 40 feet wide and at least three stories.

C. Base, Middle, and Top Design Standards

1. New facades within a facade zone must be designed to visually express a base, middle, and top.
2. Boundaries between the base, middle, and top must be articulated by a cornice, projecting profile/string course, expression line (horizontal molding or projections), or other horizontal element that differentiates one portion of a facade from the portion above or below.
3. Elements defining the base, middle, and top must be consistent across the length of the building or module.

Top

1. The top is required to include at least one of the following:
 - a. Parapet with a cap, coping, or railing if roof is occupiable;
 - b. Pitched or mansard roof with projecting eave and/or rake; or
 - c. Cornice (allowed to be used in combination with a parapet or pitched roof).
2. The top is allowed to include the uppermost story or stories as long as a cornice or projecting profile/string course is expressed at the floor level of the uppermost story.
3. Upper stories that are stepped back at least 10 feet from the main facade do not constitute the top; the portion of the facade that is not stepped back must include its own top pursuant to this Section.

Middle

1. The middle must include the building's primary finish material.
2. For buildings or modules with four or more stories, the middle must comprise at least half of the building's stories, not counting any half story or basement.

Base

1. The base must comprise the lowest story or stories of the building or module and be defined from the middle by a material change and/or a horizontal expression line.

Figure F.20.040.1 Base, Middle, and Top Design



F.20.050 Blank Wall Treatment

A. Intent

The intent of these standards is to avoid untreated blank walls adjacent to the public realm to enhance the character and quality of public streetscapes along the ground level.

B. Applicability

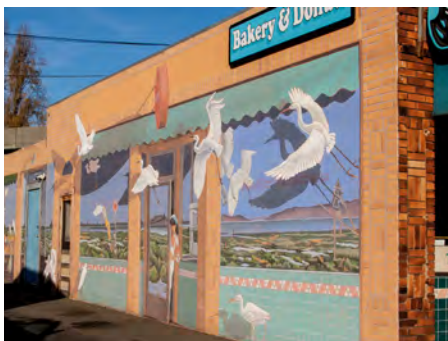
The standards in this Section apply to the ground floor of all buildings in all districts with untreated blank walls adjacent to a public realm.

Blank wall means a ground-floor wall, or portion of ground floor wall, where no transparent materials or entrances are provided for a continuous width of at least 16 feet and height of 10 feet.



C. Blank Wall Treatment Standards

1. At least 50 percent of the area of the blank wall must be covered by one or more of the following:
 - a. Mural and/or other art installation.
 - b. Protruding/recessed brickwork and tile.
 - c. Living plant material, including, but not limited to, green/living wall, and/or plants of sufficient height to screen the blank wall that are rooted in the ground or in planters.
2. The following treatments may be used in combination with any of the above treatments:
 - a. Bench or other outdoor seating. Benches may be freestanding or integrated into the articulation of the facade.
 - b. Bicycle racks. May be freestanding or integrated into the articulation of the facade.



A mural on a blank wall provides visual interest along the sidewalk on a side street.



Surface texture with small projections of tile detailing on blank wall provides visual interest along the sidewalk at a front street.



A living plant wall on blank wall provides visual interest along the sidewalk on a side street.

General Note: Photos on this page are illustrative, not regulatory.

This page intentionally left blank

Chapter F.30: Frontage Type Standards

Sections:

F.30.010	Purpose
F.30.020	Applicability
F.30.030	General to Frontage Types
F.30.040	Frontage Types Overview
F.30.050	Shopfront
F.30.060	Gallery
F.30.070	Arcade
F.30.080	Common Entry
F.30.090	Stoop
F.30.100	Dooryard
F.30.110	Courtyard
F.30.120	Porch
F.30.130	Lightwell

F.30.010 Purpose

This Chapter provides the standards for building frontage types ("frontage types"). Building frontage types are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and building entries.

F.30.020 Applicability

The standards of this Chapter apply to all new development and to facade modifications that modify 70 percent or more of the surface area of a street-facing facade. Parcels located in Historic Preservation and Design Review Areas are exempt from the standards within this Chapter. Where a district standard is different from the standard(s) in this Chapter, the standards of this Chapter prevail.

F.30.030 General to Frontage Types

- A. The names of the building frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch is allowed to be used by non-residential uses, including, but not limited to, a restaurant or office, as allowed by the district.
- B. The description provided in Division A of each frontage type serves as the definition of the type.
- C. Each principal building is required to include a building frontage type at all building or unit entries along the front street, side street, or adjacent public open space.
- D. Access to the required ground floor space, in compliance with Division D of the zoning district, is provided through the allowed building frontage types of this Chapter.
- E. Each building is allowed to have multiple building frontage types.

- F. Each building frontage type is required to be located on a building facade in compliance with the facade zone pursuant to Division C of the zoning district.
- G. Building frontage types are allowed to encroach into the minimum front and side street setback pursuant to Division E of the zoning district.
- H. Frontage types, including Gallery and Arcade, may not extend into the ROW unless otherwise approved by the Department of Public Service.
- I. Backlit awnings are not permitted.
- J. Chain link fencing is prohibited.

F.30.040 Frontage Types Overview

Table F.30.040.A identifies the allowed frontage types. See each frontage type section for standards.




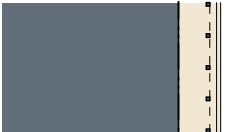








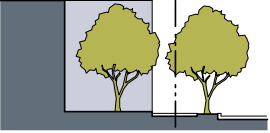
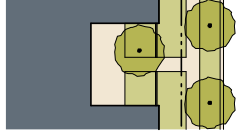

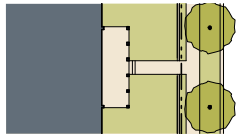


Table F.30.040.A: Frontage Types Overview		
Frontage Type		
Section	Plan	Description
Section F.30.050 (Shopfront)		
		The main facade of the building is at or near the front/side street parcel line with at-grade entrance from the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling.
Section F.30.060 (Gallery)		
		The main facade of the building is set back from the front parcel line and an at-grade covered structure, articulated with colonnade or arches, covers an adjacent pedestrian area. The Gallery is allowed to be up to two stories. When used in non-residential settings, the Shopfront type is included; when used in residential settings, Stoops, Dooryards, and Courtyards can be included as allowed by the district.
Section F.30.070 (Arcade)		
		The ground floor facade of the building is set back from the front parcel line to form a covered passageway. The surrounding structure is allowed to support occupiable space up to the setback line on upper floor(s). When used in non-residential settings, the recessed ground floor facade incorporates the Shopfront type; when used in residential settings, buildings with an Arcade can be designed to include a Courtyard, Stoops, and Dooryards.

Table F.30.040.A: Frontage Types Overview

Frontage Type		
Section	Plan	Description
Section F.30.080 (Common Entry)		
		The main facade of the building is near the front parcel line, with a recessed or covered entryway within the main facade, providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides interior access to units or offices.
Section F.30.090 (Stoop)		
		The main facade of the building is near the front parcel line with steps to an elevated ground floor entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop lead directly to the sidewalk or are parallel to the sidewalk.
Section F.30.100 (Dooryard)		
		The main facade of the building is set back from the front parcel line, which is defined by a low wall, hedge, or fence, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards by a low wall, hedge, or fence. The Dooryard is allowed to be raised or at grade.
Section F.30.110 (Courtyard)		
		The main facade of the building is at or near the front parcel line and a portion is set back into the parcel to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas. The following additional frontage types can be combined with the Courtyard: Stoop, Shopfront, Gallery, or Arcade.
Section F.30.120 (Porch)		
		The main facade of the building is set back from the front parcel line with a covered structure encroaching into the front setback. A Porch may also be located in the side setback with its narrow side facing the street. The Porch is allowed to be one or two stories, is open on at least two sides, with occupiable space located behind the building setback line.
Section F.30.130 (Lightwell)		
		The main facade of the building is setback from the front parcel line by a sunken Lightwell and may also include an elevated terrace or stoop. This type buffers residential, retail, or services uses from urban sidewalks.

F.30.050 Shopfront



Example of a Shopfront



Example of a Shopfront

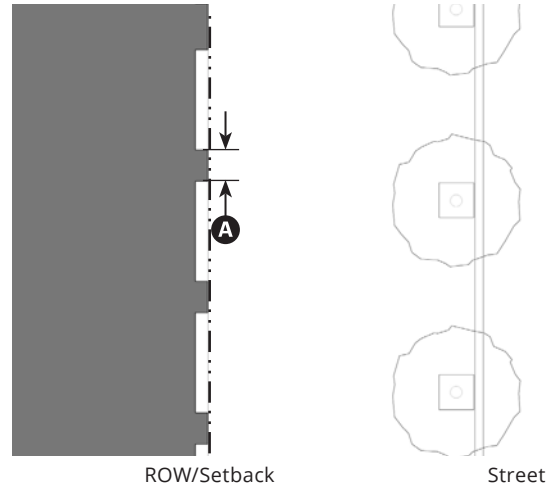
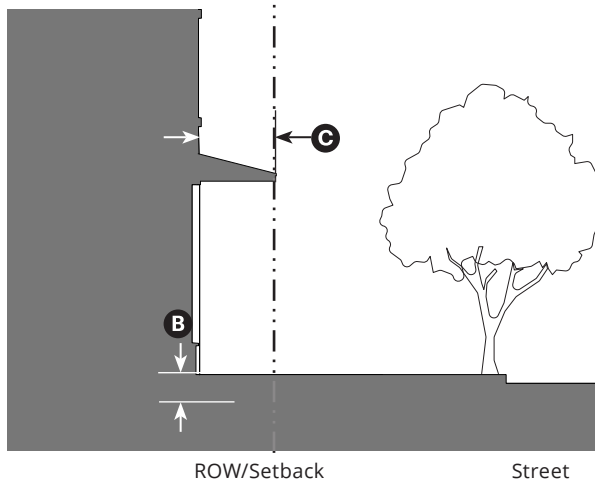


Example of a Shopfront

A. Description

The main facade of the building is at or near the front parcel line with at-grade entrance from the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Parcel Line --- Setback Line

B. Required Elements

Distance between Glazing and/or Door(s)	2' max.	A
Shopfront Base/Bulkhead	6" min.; 32" max.	B
Recessed/Cover, Depth	1.5' min.; if no recession minimum cover of 2' required	C

C. Additional Requirements

Entry doors must be recessed and/or an awning or canopy to offer shelter from the elements.

F.30.060 Gallery



Example of a Gallery



Example of a Gallery

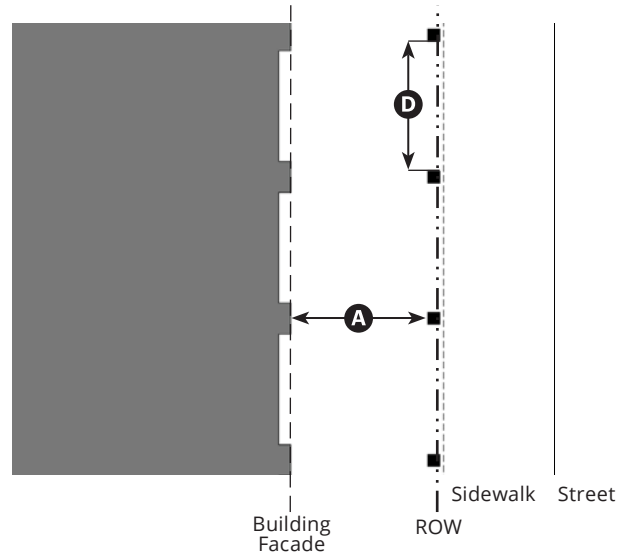
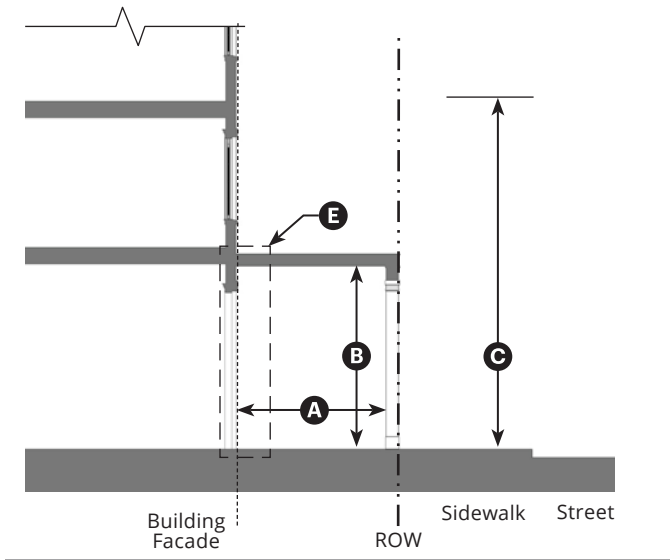


Example of a Gallery

A. Description

The main facade of the building is set back from the front parcel line and an at-grade covered structure, articulated with colonnade or arches, covers an adjacent pedestrian area. The Gallery is allowed to be up to two stories. When used in non-residential settings, the Shopfront type is included; when used in residential settings, the Gallery can be combined with other frontage types, including, but not limited to, Stoops, Dooryards, and Courtyards.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Parcel Line --- Setback Line

B. Required Elements

Depth ¹ , Clear	8' min.	A
Height, Clear	12' min.; 10' min. for upper story	B
Height	2 stories max.	C
Column Spacing ²	8' min. clear	D

¹ Galleries are required to have a consistent depth across the entire front street and/or side street facade.

² May include street furniture, including, but not limited to, planters, benches, or low walls (48' max height), but may not encroach into the minimum clear depth.

C. Additional Requirements

Galleries are required to be designed pursuant to Section F.30.050 (Shopfront) and/or Section F.30.080 (Common Entry). **E**

Galleries require Public Services approval of any encroachment into the ROW.

F.30.070 **Arcade**



Example of an Arcade



Example of an Arcade

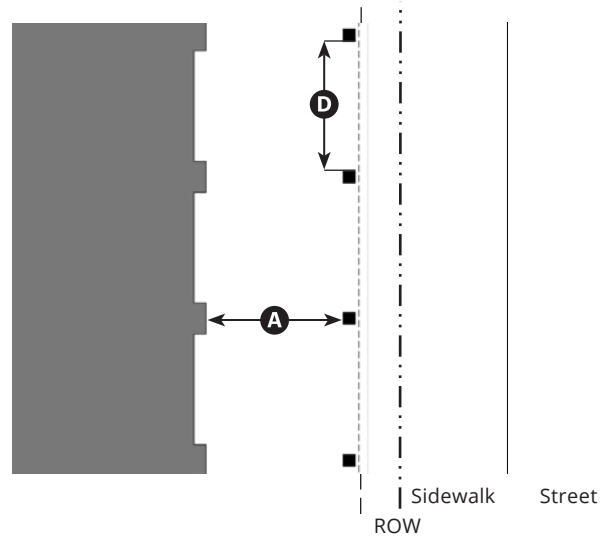
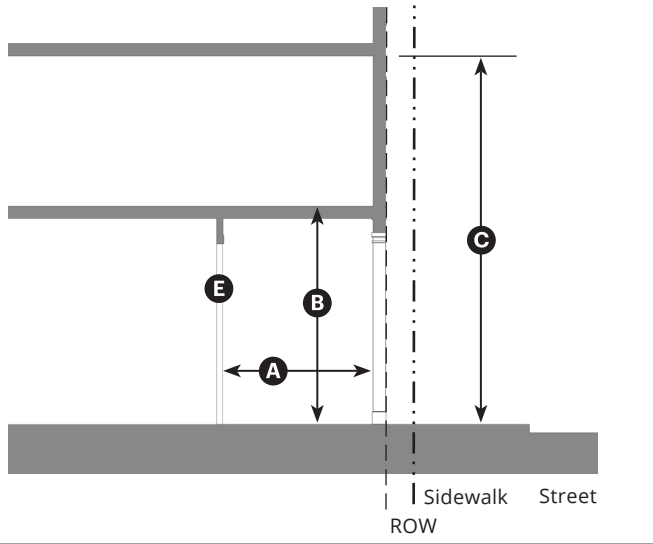


Example of an Arcade

A. Description

The ground floor facade of the building is set back from the front parcel line to form a covered passageway. The surrounding structure is allowed to support occupiable space up to the setback line on upper floor(s). When used in non-residential settings, the recessed ground floor facade incorporates the Shopfront type; when used in residential settings, buildings with an Arcade can be combined with other frontage types, including, but not limited to, Courtyards, Stoops, and Dooryards.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Parcel Line --- Setback Line

B. Required Elements

Depth, Clear	8' min.	A
Height, Clear	12' min.	B
Height	2 story max.	C
Column Spacing ¹	8' min. clear	D

¹ May include street furniture, including, but not limited to, planters, benches, or low walls (48' max height), but may not encroach into the minimum clear depth.

C. Additional Requirements

Arcades are required to be designed pursuant to Section F.30.050 (Shopfront) and/or Section F.30.080 (Common Entry). **E**

Arcades require Public Services approval of any encroachment into the ROW.

F.30.080 Common Entry



Example of a Common Entry



Example of a Common Entry

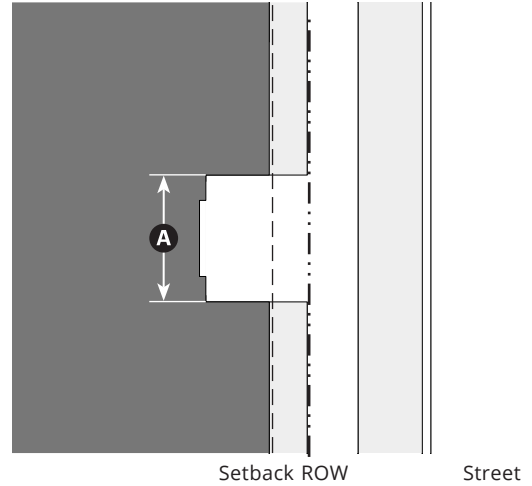
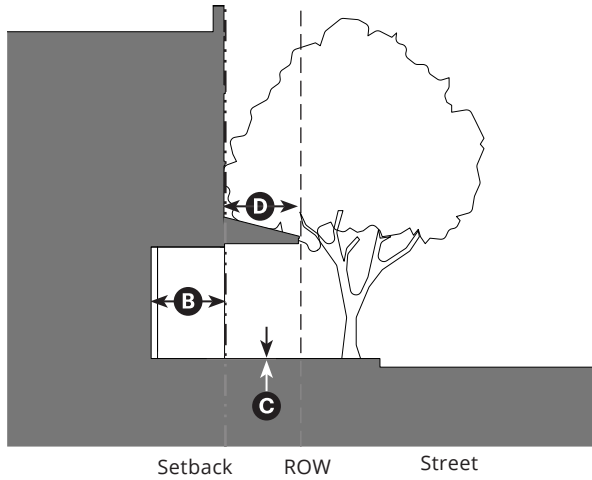


Example of a Common Entry into a Residential Multiplex

A. Description

The main facade of the building is near the front parcel line, with a recessed or covered entryway within the main facade, providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides interior access to units or offices.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Parcel Line --- Setback Line

B. Size

Width of Door/Window Frame	6' min.	A
Depth of Recessed Entry	6' max.	B
Finish Level above Sidewalk	0" min.	C
Cover, Depth	1.5' min.; if no recession minimum cover of 2' required	D

C. Miscellaneous

Entry doors must be recessed and/or provide an awning or canopy to offer shelter from the elements.

F.30.090 Stoop



Example of a Stoop with lightwell



Example of a Stoop

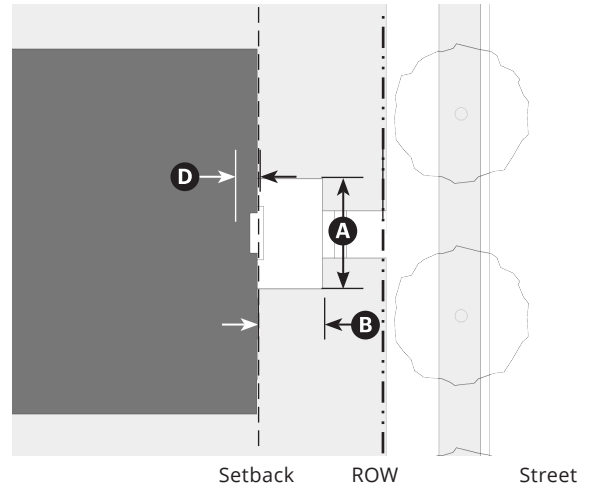
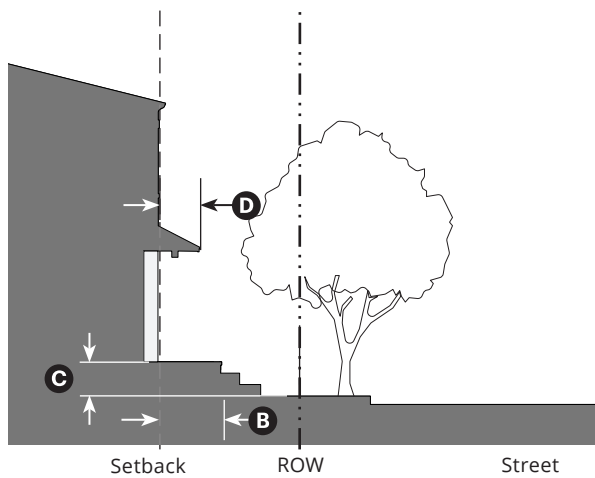


Example of a Stoop

A. Description

The main facade of the building is near the front parcel line with steps to an elevated ground floor entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop lead directly to the sidewalk or are parallel to the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



Key

- · - · - ROW/ Parcel Line - - - Setback Line

B. Required Elements

Width, Clear	3' min.; 10' max.	A
Depth, Clear	3' min.	B
Finish Level above Sidewalk	6" min.	C
Recessed/Cover, Depth	1.5' min.; if no recession minimum cover of 2' required	D

C. Additional Requirements

Entry doors are required to be covered or recessed to offer shelter from the elements.

When located within the front or side street facade zone, Stoops are required to face the street or open space.

F.30.100 Dooryard



Example of a Dooryard



Example of a Dooryard

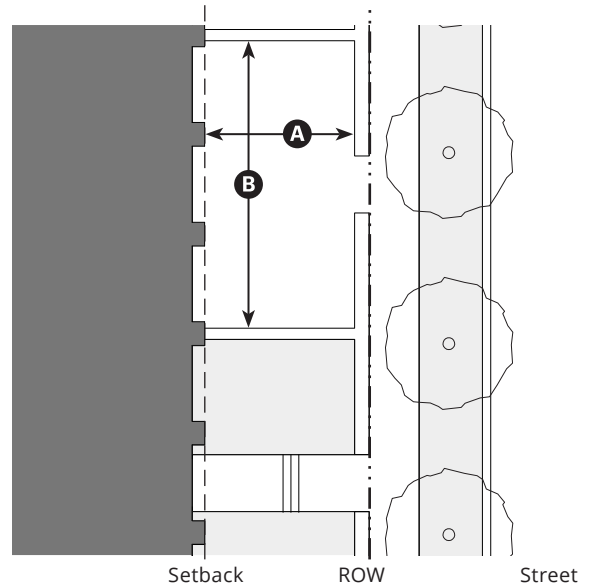
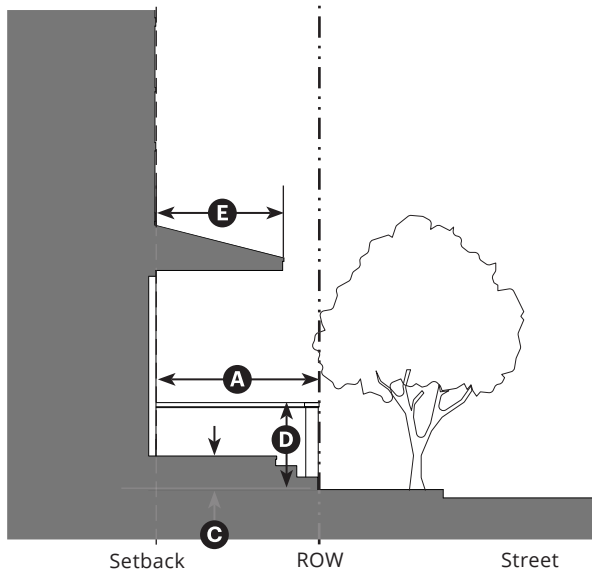


Example of a Dooryard

A. Description

The main facade or entrance of the building is set back from the front parcel line, which is defined by a low wall, hedge or fence, creating a small private area between the sidewalk and the entrance. Each Dooryard is separated from adjacent Dooryards by a low wall, hedge, or fence. The Dooryard is allowed to be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Parcel Line --- Setback Line

B. Required Elements

Depth, Clear	5' min.	A
Width, Clear	10' min.	B
Finish Level above Sidewalk	36" max.	C
Height of Dooryard Fence/ Wall above Finish Level	48" max.	D
Cover, Depth	2' min.	E

C. Additional Requirements

Each Dooryard is required to provide access to only one ground floor entry.

Entry doors are required to be covered or recessed to offer shelter from the elements.

For non-residential uses, the Shopfront type is required in combination with the Dooryard.

A low wall, hedge, or fence is required at the sidewalk and between adjacent Dooryards.

F.30.110 Courtyard



Example of a residential Courtyard



Example of a Courtyard

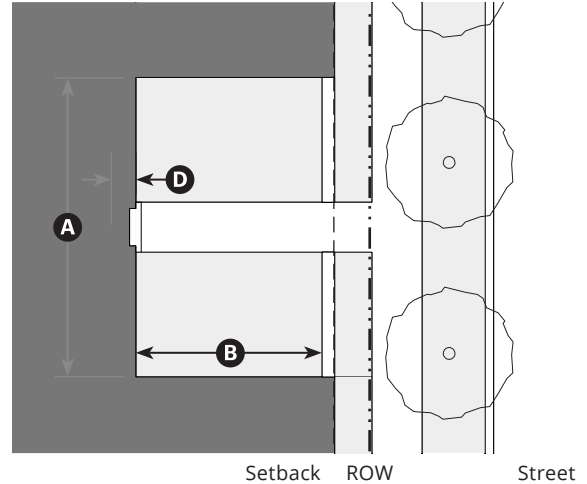
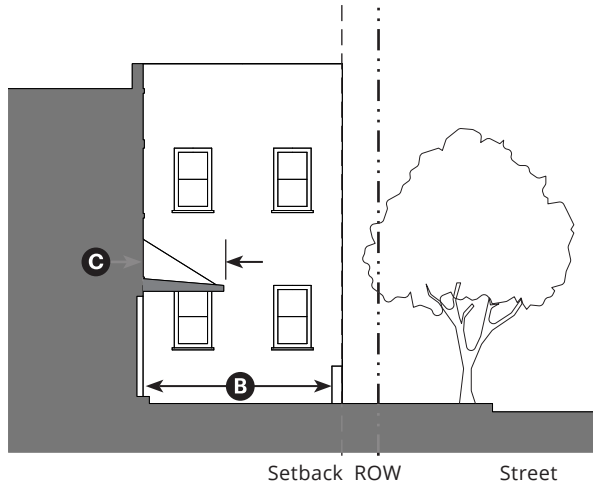
A. Description

The main facade of the building is at or near the front parcel line and a portion is set back into the parcel to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas. The Courtyard frontage type may be combined with other additional frontage types, including, but not limited to, Stoops, Storefronts, Galleries and Arcades.



Example of a Corner Courtyard

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Parcel Line --- Setback Line

B. Required Elements

Width, Clear	25' min. if 3 stories or less; 35' min. if 4 or more stories	A
Depth, Clear	15' min.; 50' max.	B
Along the ground floor of the Courtyard, the following are allowed to encroach a total of 1/3 of the Courtyard's width: Stoop, Shopfront, Gallery, or Arcade.		C
Cover, Depth	1.5' min.; if no recession minimum cover of 2' required	D

Courtyard frontage type may count towards required facade zone standards of Division C of the zoning district.

C. Additional Requirements

Courtyards are allowed to be utilized to group several entries at a common elevation in compliance with the districts' ground floor finish level standards.

The Courtyard is open to the sky except for allowed encroachments (awnings, Stoops, Porches, terraces). Entry doors must be recessed and/or provide an awning or canopy to provide shelter from the elements.

The Courtyard may include a fence, wall, or hedge along the front parcel line, which, if included, is required a fence or wall is required to have a maximum height of 48 inches. A Courtyard may be shaped with three building facades or located at a corner and shaped with only two building facades.

F.30.120 Porch



Example of a Porch



Example of a Porch

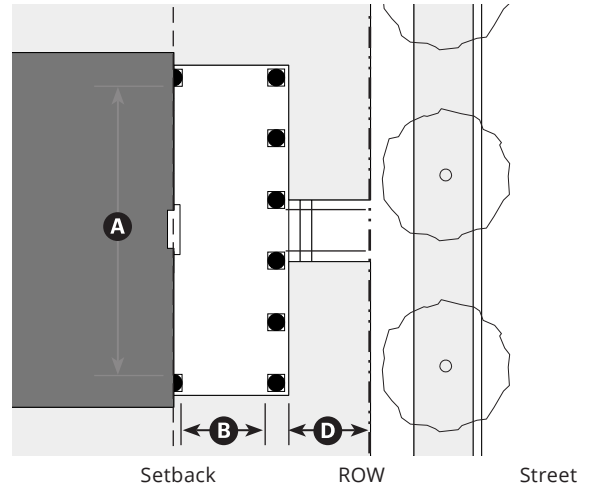
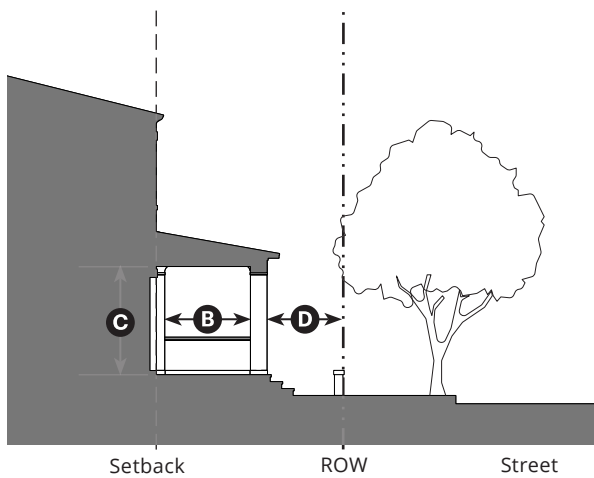


Example of a Porch

A. Description

The main facade of the building is set back from the front parcel line with a covered structure encroaching into the front setback. A Porch may also be located in the side setback with its narrow side facing the street. The Porch is allowed to be one or two stories, is open on at least two sides, with occupiable space located behind the building setback line.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Parcel Line --- Setback Line

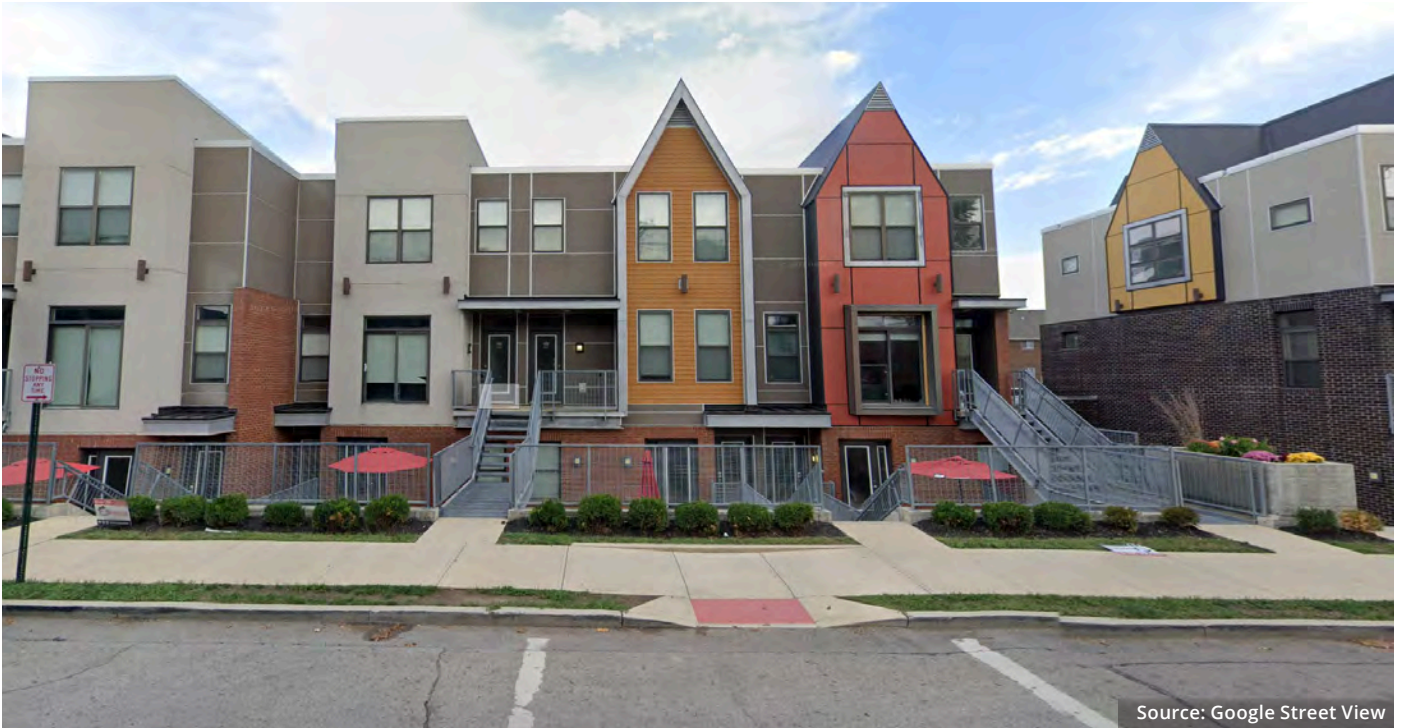
B. Required Elements

Width, Clear	10' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Stories	2 story max.	
Distance between Porch Columns and ROW/Parcel Line	3' min.	D

C. Additional Requirements

Porch is required to have a roof and be open on at least two sides.
 Pedestrian access must be provided at either the front or the end side of the Porch.

F.30.130 Lightwell



Source: Google Street View

Example of a Lightwell



Source: Google Street View

Example of a Lightwell

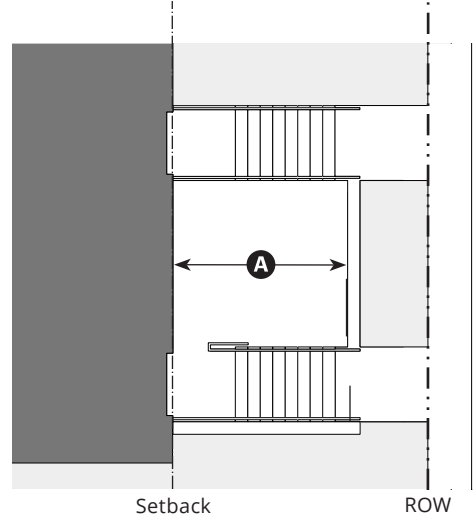
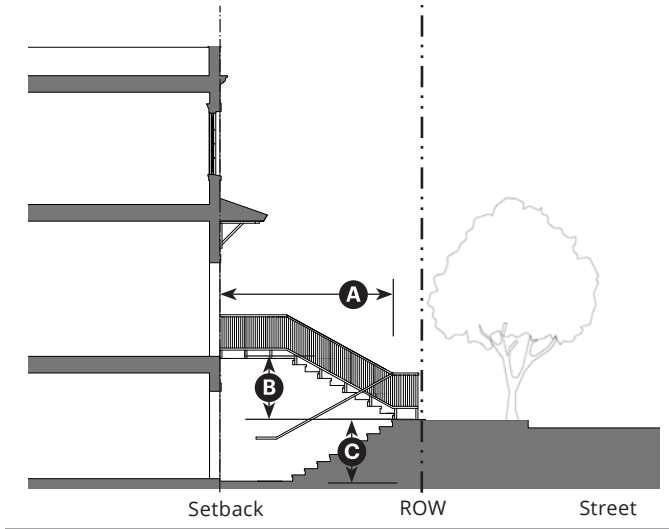


Example of a Lightwell

A. Description

The main facade of the building is setback from the front parcel line by a sunken Lightwell and may also include an elevated terrace or stoop. This type buffers residential, retail, or services uses from urban sidewalks.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Parcel Line --- Setback Line

B. Required Elements

Depth, Clear	5' min.	A
Height		
Landing (above Sidewalk)	6' max.	B
Lightwell (below Sidewalk)	6' max.	C

C. Additional Requirements

The minimum ground floor height required by Division D of the base zoning district applies to the first full story above grade.

This page intentionally left blank

Chapter F.40: Large Site Standards

F.40.010	Purpose
F.40.020	Applicability
F.40.030	Procedures for Large Sites
F.40.040	Design Standards for Large Sites

F.40.010 Purpose

The intent of this Section is to establish site design standards that guide the development of large development sites into a walkable pattern of development including new streets and blocks, pedestrian-oriented frontages, and/or public open spaces.

F.40.020 Applicability

- A. These standards are intended for application within mixed-use Zoning Districts, including Urban General 2 (UGN-2), Urban General 1 (UGN-1), Urban Center (UCT), Urban Core (UCR), Community Activity Center (CAC), and Regional Activity Center (RAC).
- B. These standards apply to development sites meeting the following size criteria:
 - 1. For development sites that have a continuous street frontage greater than or equal to 300' but are less than 10 acres in total size, the procedure in Division F.40.030.A.1 must be demonstrated as part of site plan review.
 - 2. For development sites greater than or equal to 10 acres, a Framework Plan is required prior to Site Plan Review. See procedure for Framework Plan in Division F.40.030.A.2.
- C. Applicants may, at their discretion, choose to apply a Framework Plan to development sites less than 10 acres.

F.40.030 Procedures for Large Sites

- A. There are two possible procedures for meeting the requirements of this Section, each is outlined below:
1. **Site Plan for Large Development Sites.** This process is required for development sites that have a continuous street frontage greater than or equal to 300' but are less than 10 acres in total size. See Table F.40.030.B for the required procedure and example site.
 - a. Sites must provide a break in the street frontage per the standards in Table F.40.030.A, through one of the following:
 - i. Pedestrian Circulation per the standards of F.40.040.B(6);
 - ii. Open Space that meets the requirements of Table F.40.040.B; or
 - iii. Street (private or public) per requirements of Department of Public Service.

Table F.40.030.A: Large Site Building Frontage Standards

Zone	Building Frontage
CAC, UGN-1, UGN-2	300' max. length
RAC, UCT, UCR	500' max. length

- b. Front, side, and rear parcel lines and applicable setbacks must be determined by the adjacency to the identified pedestrian circulation, open space, and/or street.
 - c. Proposed site plans are reviewed for compliance with the standards of this chapter in addition to the base Zoning District standard.
2. **Framework Plan.** This process is required for sites equal to or greater than 10 acres. See Table F.40.030.C for the required procedure and example site.
 - a. In cases where a larger development site is to be divided into smaller blocks with all internal streets and open space being private, a Framework Plan must be developed.
 - b. Proposed Framework Plans are reviewed by the City for compliance with these standards.
 - c. Approved Framework Plans are registered on the City's Zoning Map and guide subsequent steps of large site development.
 - d. Framework Plans may be amended using the same process outlined for their creation.
 - e. In cases where a larger development site incorporates public streets, the Framework Plan must be consistent with any associated subdivision plat.

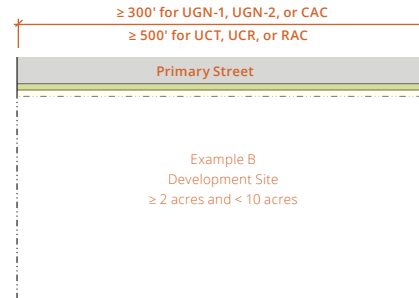
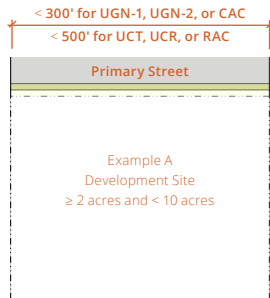
Table F.40.030.B: Procedure for Site Plan for Development Sites < 10 Acres

Step 1: Identify the Development Site

The development site is the entire site within the scope of the development, which may include one or more parcels. The overall development site is delineated through a survey and must identify the existing public realm (primary streets).

Sites that do not support a building frontage greater than the maximum allowed per Table F.40.030.A are not required to extend the public realm.

If Street Frontage is greater than or equal to the maximum allowed per Table F.40.030.A then a Site Plan is required to apply the following steps.



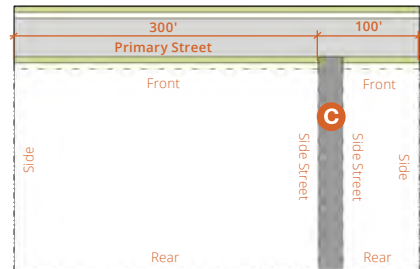
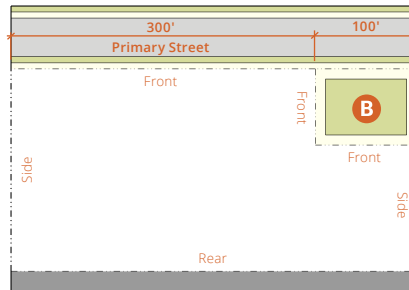
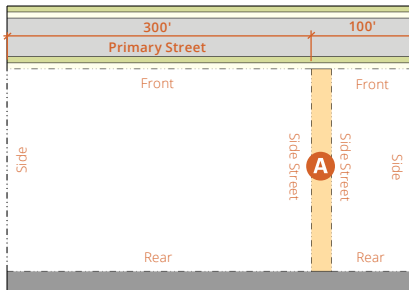
Step 2: Extend the Public Realm and Determine Parcel Orientation

The public realm must be extended into the development site using a pedestrian connection per Division F.40.040.B.6, open space per Division F.40.040.C, or new street between buildings pursuant to Division F.40.040.B.3 at intervals no greater than the street frontage maximum of Table F.40.040.A. All new streets and/or open space should be indicated on a site plan. Any parcel line adjacent to a pedestrian circulation, open space, or new street will be treated as a front or side street parcel line and is subject to all applicable standards of the base zoning district.

Example: **A** Pedestrian Connection

Example: **B** Open Space

Example: **C** New Street



Step 3: Place Buildings and Provide Frontage Types

Locate buildings and parking per all zoning district standards. Buildings must provide frontage types for building entrances that are adjacent to the public realm and apply all standards applicable to a front or side street facade.

Example: **A** Pedestrian Connection

Example: **B** Open Space

Example: **C** New Street

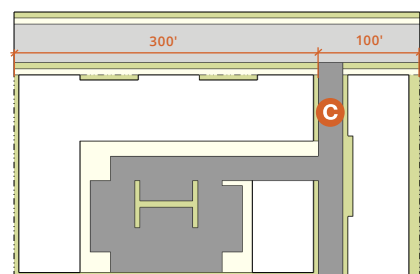
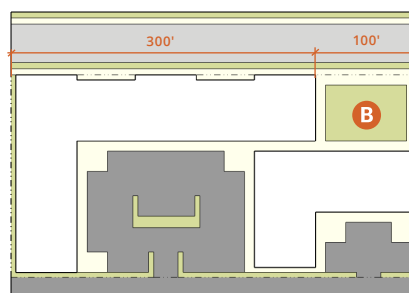
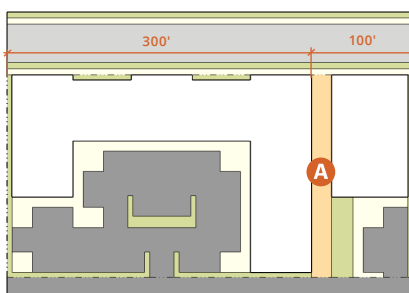
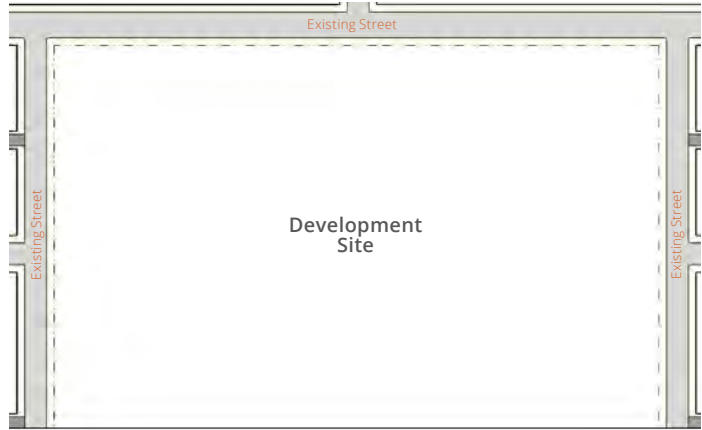


Table F.40.030.C: Procedure for Framework Plan for Development Sites ≥ 10 Acres

Steps Example Site (equal to or greater than 10 acres)

Step 1: Identify the Development Site

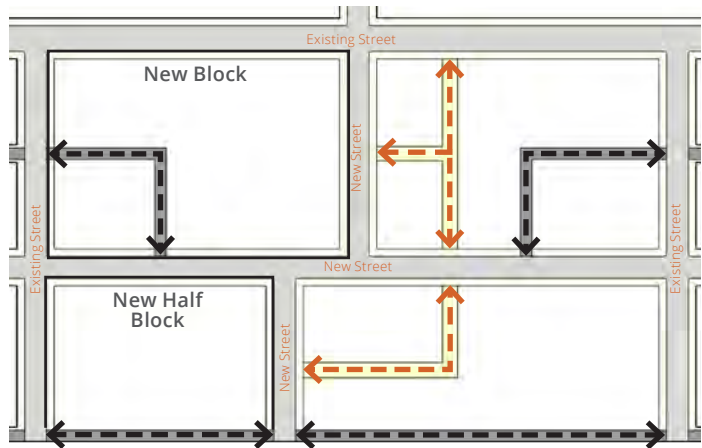
The development site is the entire site within the scope of the development, which may include one or more parcels. The overall development site is delineated through a survey and must identify the existing public realm including indication of the primary street(s).



Step 2: Identify and Extend the Public Realm to Create New Blocks

Extend the public realm into the development site to create new blocks per the standards of Division F.40.040.A. The Framework plan must depict all streets, internal circulation or alleys, sidewalks, open spaces, and multi-use trails at the block level.

- - -> Pedestrian Connection
- - -> Alley Connection



Step 3: Locate Open Space

On the Framework Plan, indicate one or more common open space(s) that meet the standards of Division F.40.040.C.

- A Open Space

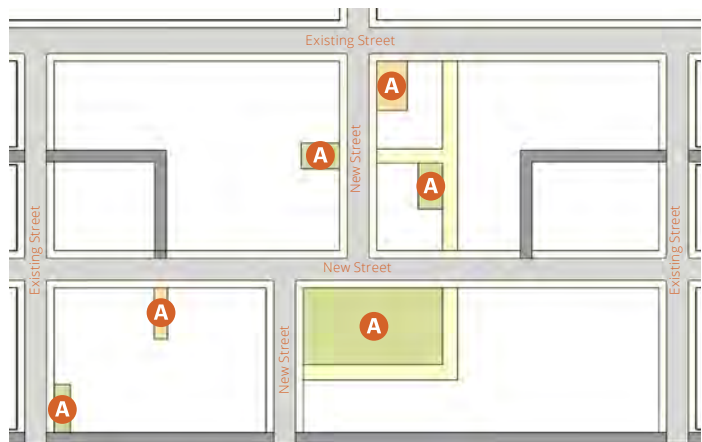
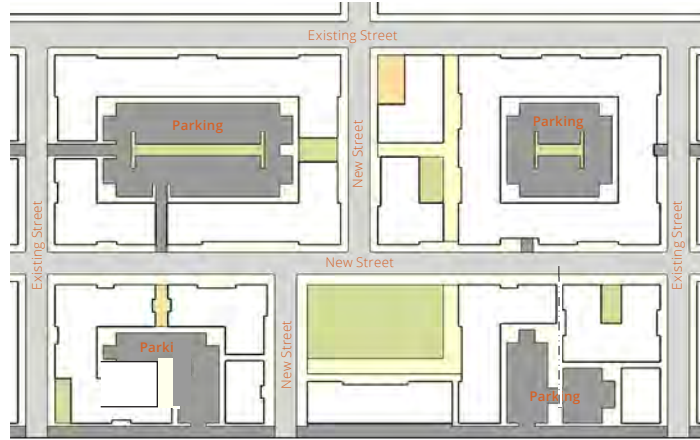


Table F.40.030.C: Procedure for Framework Plan for Development Sites ≥ 10 Acres

Steps Example Site (equal to or greater than 10 acres)

Step 4: Place Buildings per District Standards

Locate buildings and parking per all standards in Chapter E.20 (Mixed-Use Zoning Districts) for the base zoning district. Development of each block may occur in phases. Any parcel line adjacent to a pedestrian circulation, open space, or new street will be treated as a front or side street parcel line. On corner parcels, the building can front either street. Buildings must orient onto the public realm and provide at least one frontage type. Pursuant to Division G of the zoning district, on-site parking, if provided, must be located behind buildings, at the rear of each parcel, and/or screened from the public realm.



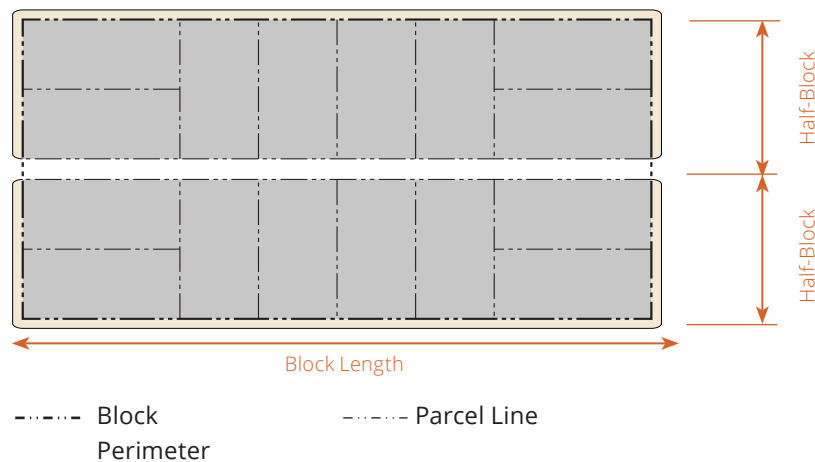
F.40.040 Design Standards for Large Sites

- A. **Block Configuration.** Development sites greater than 10 acres must create a series of blocks and streets to break down the site into a walkable pattern. Blocks represent the largest organizing element of the development site. Blocks may contain multiple parcels and/or buildings.
1. Framework plans must depict the configuration of blocks.
 2. Blocks may be formed by a combination of streets, natural features, including, but not limited to, rivers, streams, and wooded preserves, large designated open space per Division F.40.040.C or city designation, or other barriers such as railroads.
 3. To reinforce the pedestrian scale, individual block lengths and the total block perimeter are required to comply with the standards in Table F.40.040.A.
 4. Blocks may be uniquely shaped provided that the standards in Table F.40.040.A are met.

Table F.40.040.A: Block Size Standards		
Block Length	Block Perimeter	Depth of Attached Half-Block(s) ¹
500' max.	2,000' max.	250' max.

¹ Distance from street or public ROW to shared property line.

Figure F.40.040.1: Block Size



- B. **Streets and Connectivity.** Existing and/or proposed streets, together with open spaces, are required to comprise a contiguous pedestrian network throughout large development sites and the adjacent public ROW.
1. Framework plans must depict all blocks, open space, public and private streets, and sidewalks provided as part of the street networks. Applicants may also choose to identify any internal pedestrian connections, paths, or alleys that have been determined at the time of the framework plan submittal.
 2. Alleys and drive aisles are not considered streets or components of the public realm for the purpose of these standards and are allowed only along the rear or side of a parcel.

3. Parking, streets, sidewalks, and paths must comply with City dimensional standards as outlined in CC 905, CC 3312, and CC 4307.
4. New dead end and cul-de-sac streets are not allowed, although stub streets to adjacent parcels for the purposes of future connectivity are allowed and should be identified.
5. Trail systems identified within the development site should connect to existing or programmed trails adjacent to the site.
6. Pedestrian circulation may be provided through a Pedestrian Connection that meets the following standards:
 - a. 20 feet minimum and 36 feet maximum width clear between building facades and/or ROW.
 - b. If a primary street frontage exists along the parcel, a pedestrian connection may be considered a side street for all applicable standards of the base zoning district.

C. Open Space

1. On large sites equal to or greater than 10 acres, a minimum of 5 percent of the gross development area (minus existing easements) is required to be set aside as open space.
 - a. Required setbacks do not count toward the minimum open space area requirement.
 - b. The required 5 percent open space for Large Sites is in addition to the amount of open space required by the base district per each dwelling unit.
 - c. Regulated floodway, stream corridor protection zones, and stormwater features, including, but not limited to, ponds and swales do not count toward the minimum open space area requirement.
 - d. Patios, yards, and other areas meant for the benefit of a specific unit or building rather than the broader development site do not count toward the minimum open space area requirement.
 - e. Dog parks, swimming pools, and volleyball sand pits do not count toward the minimum open space requirement.
 - f. Development sites must include one or more of the open space types listed in Table F.40.040.B.
2. Fences up to 42 inches tall are allowed to be installed along the perimeter of parks. Walls greater than 36 inches in height are not allowed. Chain link fencing is prohibited
3. The facade of buildings that abut or face an open space type are required to incorporate at least one frontage type.

Table F.40.040.B: Open Space Types

Description	Standards
-------------	-----------

Green. A landscaped focal point for passive recreation or programmed use.



- a. Minimum of 5,000 square feet in size.
- b. No side narrower than 50 feet.
- c. At least 50 percent of the area is required to be landscaped with trees and plantings.
- d. At least one entire side of the open space must abut and be accessible from the street or sidewalk network.

Plaza. A hardscaped focal point used primarily for civic purposes and commercial activities.



- e. Minimum of 2,500 square feet.
- f. No side narrower than 30 feet.
- g. At least 50 percent of the area is required to be hardscaped.
- h. At least two sides of the open space must abut and be accessible from the street or sidewalk network.

Pedestrian Passage. A pedestrian pathway that extends from a public sidewalk or large site open space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the district.



- i. Min. 20 feet from facade to facade or from facade to side parcel line.
- j. 150 feet max.; unlimited if extending from one public sidewalk or large site open space to another.
- k. No more than 25 percent of the passage surface consists of asphalt or untextured concrete; and,
- l. Seating is provided within or adjacent to the passage at 100-foot maximum intervals.

Article G: Citywide Standards

Chapters:

Chapter G.10: Purpose of Citywide Standards	G.10-1
Chapter G.20: General Site Development Standards	G.20-1
Chapter G.30: Height Bonus Program	G.30-1

This page intentionally left blank

Chapter G.10: Purpose of Citywide Standards

Sections:

G.10.010 Purpose and Applicability

G.10.010 Purpose and Applicability

This Article provides standards which apply to all development in the City regulated by zoning districts established in this Title. If there is a conflict between any standards in this Title, the provisions of Article G (Citywide Standards) shall supersede the provisions of Article E (District Regulations) and Article F (Supplemental District Standards).

This page intentionally left blank

Chapter G.20: General Site Development Standards

Sections:

G.20.010	Purpose and Applicability
G.20.020	Lighting
G.20.030	Landscaping
G.20.040	Screening
G.20.050	Graphic Standards

G.20.010 Purpose and Applicability

This Chapter provides standards which apply to all development regulated in this Title, including standards for lighting, landscaping, and screening.

G.20.020 Lighting

Lighting must conform to the following standards.

- A. Light fixtures must not exceed 18 feet in height from grade.
 - 1. Light fixtures within the CAC and RAC Districts may have a maximum height of 28 feet from grade, except those fixtures within 100 feet of a Residential District may not exceed 18 feet in height.
- B. Lights must have fully shielded, recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.
- C. Canopy lighting must be recessed within the canopy or use an opaque shield around the sides of the light.
- D. Globe style fixtures must be shielded to prevent upward lighting and must not exceed 14 feet.
- E. Any parking lot containing 10 or more parking spaces, which is used during non-daylight hours, must be illuminated during such hours to provide visibility for motorists, pedestrians, and bicyclists.
- F. For aesthetic compatibility, light fixtures in parking lots must be of the same or similar type and color.
- G. Light fixtures must be placed in parking lot islands or solid bases to protect both lights and vehicles from possible damage.
- H. **Decorative/Architectural Lighting**
 - 1. Accent lighting, down-lighting and up-lighting may be used on buildings, so long as the lighting does not shine beyond the extents of the building walls, and the light source is concealed from view.
 - 2. String lighting may be used to illuminate patios, porches, and walkways.

G.20.030 Landscaping

Landscaping must conform to the following standards.

- A. Unit shade trees are required in the CAC and RAC Districts at a rate of one tree per 10 dwelling units, or fraction thereof, and may be located anywhere on the site. Unit shade trees must be deciduous, with a minimum two-inch caliper at the time of planting.
- B. **Parking Lot Shade Trees**
 1. Parking lot shade trees are required at a rate of one tree per 10 parking surface parking spaces, or fraction thereof, and must be dispersed proportionately throughout the parking areas that they serve.
 2. Surface parking lots with 20 parking spaces or less may locate the shade trees anywhere within the parking lot or along its immediate perimeter.
 3. Surface parking lots with 21 or more parking spaces must provide at least 50 percent of the required parking lot shade trees (rounded up) on islands or peninsulas within the parking lot area. The remaining parking lot shade trees may be located within the parking lot or along its immediate perimeter.
 4. Parking lot shade trees must be deciduous, with a minimum two-inch caliper at the time of planting.
 5. Parking lot shade trees must be provided a minimum soil radius of four feet and a minimum soil area of 145 square feet, with average soil depths greater than or equal to three feet.
 6. Planting beds for parking lot shade trees must be arranged and constructed with suitable curbing materials so as to minimize damage to tree trunks and roots from vehicles, pedestrians and parking lot maintenance.

G.20.040 Screening

Screening must conform to the following standards.

- A. **Headlight Screening**
 1. Headlight screening must be provided between all parking areas (parking spaces, maneuvering areas, and drive aisles) and adjacent streets, open spaces, and neighboring Residential Zoning Districts within 80 feet.
 - a. Along streets and open spaces, headlight screening must consist of a combination of landscape shrubs and a metal tube fence or masonry wall. Chain link and wood fencing are prohibited.
 - b. Screening between parking areas and neighboring Residential Zoning Districts can either consist of a combination of landscape shrubs with metal tube fencing or masonry walls, or a wood privacy fence. Chain link fencing is prohibited.
 2. Headlight screening must be located within a landscaped area with a minimum width of four feet.
 3. Headlight screening must provide a minimum height of 36 inches and a minimum year round opacity of 75 percent. Along streets and open spaces, headlight screening must not exceed a height of 48 inches.

B. Dumpster Screening

1. Dumpsters (including compactors) must be located within enclosures that provide 100 percent opaque screening on all sides.
2. Screening must be provided to at least the height of the dumpster.
3. Screening may be provided using any combination of fencing, walls, landscaping, and adjacent building facades. Chain link fencing is prohibited.
4. Dumpster enclosures are subject to building setback requirements and may not be located between a principal building and an adjacent front or side street.

C. Screening of Mechanical and Utility Equipment

1. All heating, ventilating, air conditioning and other building mechanical systems and equipment or other utility hardware on the roof of a building must be screened to the height of the equipment to prevent the equipment from being visible from any adjacent street, public space, or Residential Zoning District. Decorative cornices may be used for screening. The material used to screen the equipment must be consistent with those materials and colors used on the building.
2. Mechanical or other utility equipment on the ground must be fully screened to the height of the equipment by wall, fence, landscape material or a combination thereof to prevent the equipment from being visible from any adjacent street, open space, or Residential Zoning District. When providing fencing and/or walls to screen equipment, the screening must use materials and colors consistent with those used on the nearest building. Chain link fencing is prohibited to be used for screening. Whenever live plants are installed, alone or in combination with other materials for the purposes of this Section, the plants must be selected to achieve the height equal to the height of the equipment, and a density not less than 75 percent opacity within three years of installation.
3. Equipment directly related to the collection of solar energy, along with hot boxes, meter pits, transformer boxes, and EV charging dispensers are not required to be screened.

G.20.050 Graphic Standards

Graphics must conform to the following standards.

- A. Except as provided in this section, graphics within the Mixed-Use Districts must comply with those standards provided in Chapter 3375 (General Provisions) and Chapter 3377 (On-Premises Signs in Institutional, Commercial and Manufacturing Districts).
- B. In addition to signs prohibited in Chapter 3375 (General Provisions), the following types of signs are not allowed: off-premises signs, billboards, signs with flashing lights or bare bulbs, rotating signs, pole signs, automatic changeable copy signs, bench signs, and roof signs.
- C. Ground Sign.
 1. Only one ground sign is allowed per development parcel.
 2. Only a monument type ground sign is allowed.
 3. The sign base must be integral to the overall sign design and compliment the design of the building and landscape.

4. The setback for a ground sign must be equal to the District building setback standard or fifteen (15) feet, whichever is less.
 5. The height of a ground sign must not exceed six feet above grade in the Urban General 1, Urban General 2, Urban Center, and Urban Core Districts.
 6. The height of a ground sign must not exceed 12 feet above grade in the Community Activity and Regional Activity Districts.
 7. When indirectly lighting a ground sign, the light source must be screened from motorist view.
- D. Menu boards must only be allowed as an accessory to a pickup unit and must be subject to the following standards:
1. Each order point may provide an aggregate area of up to 30 square feet for menu boards.
 2. Menu boards must not be located between the building and a street right-of-way.
 3. Menu boards must not be located within 50 feet of a Residential Zoning District.
 4. Freestanding menu boards must not exceed a height of six feet from grade.
 5. Menu boards must not be subject to this overlay's restrictions regarding automatic changeable copy. However, images and messages displayed must be static, and the transition from one static display to another must be instantaneous to the human eye without any transition effects (e.g., wipes, fades, or other special effects).

Article G:

Chapter G.30. Height Bonus Program

G.30.010 Purpose and Intent

This Chapter is intended to promote the affordable housing policy priorities of the City of Columbus through the provision of additional development capacity in the form of increased building heights beyond the limit established in the base zoning district.

G.30.020 Definitions

“Affordable Housing Height Bonus Applicant” A person authorized to transact business in Ohio that intends on building a Development Project as a Project Sponsor, in accordance with the City’s Community Reinvestment Area (“CRA”) Program and O.R.C. 5321.19(B), that has submitted an application seeking a Height Bonus as provided for in this Chapter.

“Affordable Housing Height Bonus Program Participant” An Affordable Housing Height Bonus Applicant that has been approved by both the Department of Development and Department of Building and Zoning Services for the Height Bonus described in this Chapter.

“Development Projects” Has the same meaning as applied in Chapter 4565.

“Director” Director of the Department of Building and Zoning Services or applicable designee.

“Height Bonus” Additional stories allowed for buildings located in specified Zoning Districts in the 2024 Zoning Code in conjunction with a commitment to provide for affordable housing in accordance with the City’s CRA Program.

For additional definitions of terms used in this Chapter, see Chapter 4565 (Affordable Housing and Community Reinvestment Area Incentive Policy).

G.30.030 Applicability

- A. A Height Bonus is available to an Affordable Housing Height Bonus Applicant that agrees to be bound by the affordability requirements described in the City CRA Program.
- B. The rules governing the Citywide CRA program related to this Chapter are found in Chapter 4565 and applicable Rules and Regulations of the Director of the Department of Development.
- C. Nothing in this Chapter will limit the applicability of any provision in Chapter 4565 or Sections 3735.65-.70 of the Ohio Revised Code.
- D. Participation in the Height Bonus Program is voluntary; Project Sponsors approved under Chapter 4565 are not be required to seek the Height Bonus.
- E. The Height Bonus Program will only be applied in conjunction with the City’s CRA Program as established in Chapter 4565, except for provisions relating to a fee-in-lieu, in accordance with Sections 3735.65-.70 of the Ohio Revised Code and as further provided for in Rules and Regulations promulgated by the Director of the Department of Development.
- F. The property for which the Height Bonus is requested must be located within a zoning district included in Table 1 of this Chapter.

G.30.040 Review Authority

- A. The Department of Development has the authority and responsibility for implementing the affordable housing requirements and administering the City CRA Program standards as described in Chapter 4565 and as further provided for in Rules and Regulations of the Director of the Department of Development.
- B. The Department of Building and Zoning Services will administer the Height Bonus Program and issue all applicable certificates of zoning clearance and building permits.
- C. In exercising authority under this Chapter, the Director may consult with other City departments regarding issues within such departments' areas of expertise and will, with respect to the affordable housing requirements and CRA standards under Chapter 4565 or other applicable law, cooperate with the Department of Development.

G.30.050 General Provisions.

- A. The Director is authorized to promulgate Rules and Regulations to establish a process to issue conditional construction permits granting a Height Bonus to Affordable Housing Height Bonus Applicants.
- B. An Affordable Housing Height Bonus Applicant shall make application for a Height Bonus on a form approved by the Director.

G.30.051 Affordable Housing Height Bonus

A. The maximum Height Bonus allowed for Development Projects is provided for in Table 1:

Table 1: Allowed Affordable Height Bonus by District

District Name	Height Bonus ¹
Regional Activity Center (RAC)	3 stories
Community Activity Center	2 stories
Urban Center (UCT)	2 stories
Urban Core (UCR)	4 stories
1. A bonus story shall not exceed twelve (12) feet;	

G.30.070 Application Review Procedures.

The Director may grant a Height Bonus subject to the following procedures:

- A. An Affordable Housing Height Bonus Applicant submits an application form for a Height Bonus along with the applicant’s proposed building and site plan.
- B. The Director will review all proposed building and site plans under its normal review authority for any new proposed developments within the City of Columbus.
- C. Upon its review of initial building and site plans, the Director will issue a conditional construction permit granting the Height Bonus for Affordable Housing Height Bonus Applicants that are determined to provisionally meet the applicability provisions of this Chapter.
- D. A conditional construction permit will trigger any applicable design review required under Title 31 or Title 33 in accordance with the 2024 Zoning Code.
- E. Upon issuance of a conditional construction permit, and issuance of a certificate of appropriateness by any applicable design review board, the Director of the Department of Development, or their designees, will review the Development Project in accordance with the requirements of Chapter 4565, Department of Development Director’s Rules, or other applicable law, for CRA eligibility with an affordable housing component.

Division I: Title, Zoning Districts, and Rules

- F. If the Development Project is approved by the Director of the Department of Development for inclusion in the CRA Program, the Affordable Housing Height Bonus Applicant must enter into a CRA agreement in accordance with the requirements of Chapter 4565, Department of Development Director's Rules, or other applicable law.
- G. After the CRA agreement has been executed, the Department of Building and Zoning Services shall review and approve any additional certificates of zoning clearance or construction permits as required.
- H. Upon construction, the Department of Building and Zoning Services must review any additional permits, conduct a final inspection, and issue a certificate of occupancy in accordance with Title 41, the Columbus Building Code.
- I. Upon the issuance of a final certificate of occupancy and all completed inspections by the Department of Building and Zoning Services, the Department of Development shall conduct a final review of the Development Project to ensure compliance with Chapter 4565, Department of Development Director's Rules, or other applicable law.
- J. If found to be in compliance with applicable CRA Program requirements, the applicant will be accepted into the Affordable Housing Height Bonus Program.

G.30.080 Monitoring and Enforcement

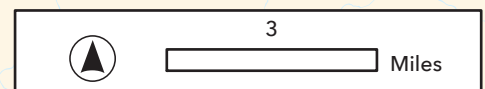
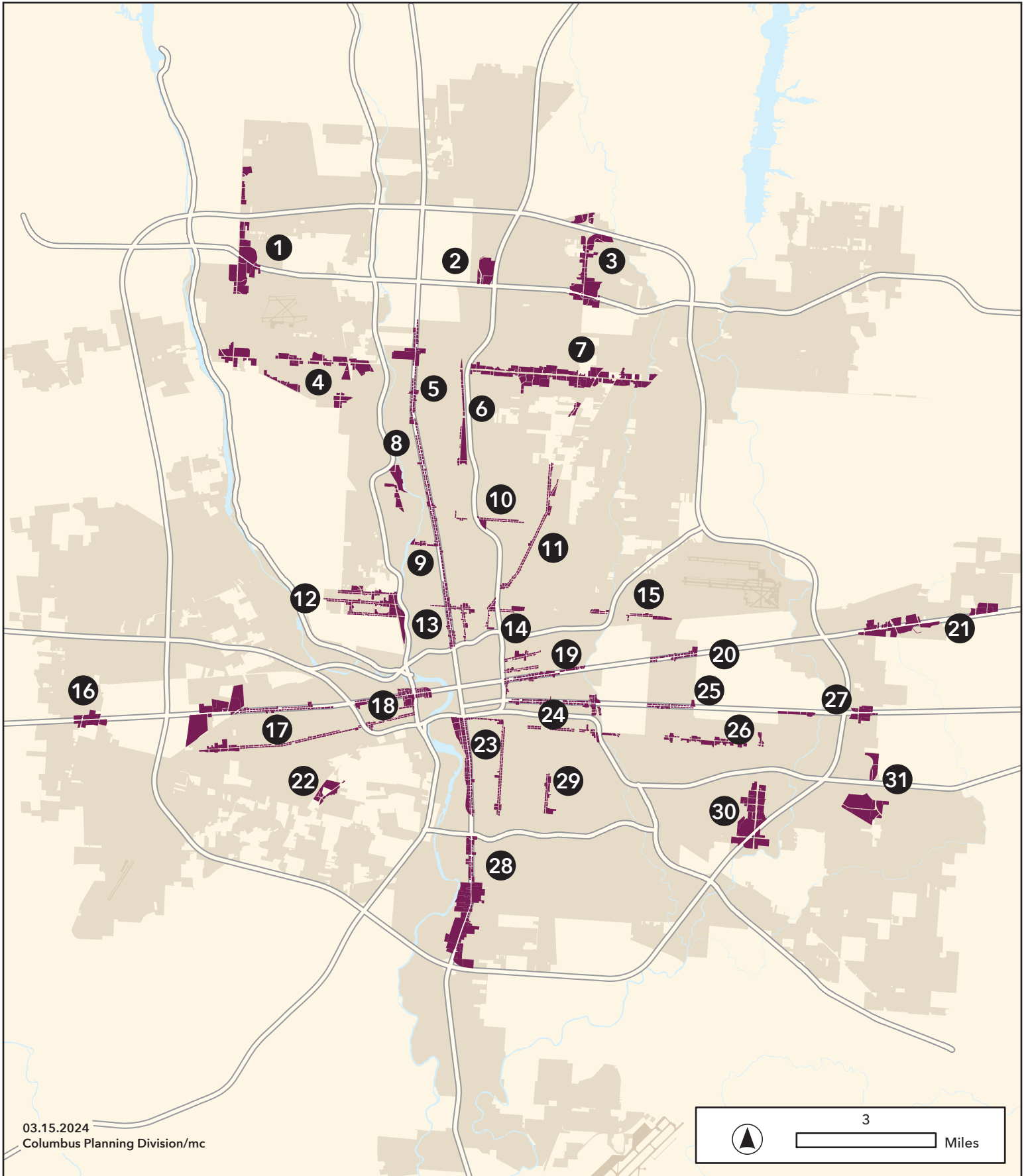
A. Monitoring and Annual Report.

The Affordable Housing Height Bonus Program Participant shall comply with all monitoring and reporting requirements of the City CRA Program as outlined in Chapter 4565, Department of Development Director's Rules, or other applicable law.

B. Noncompliance.

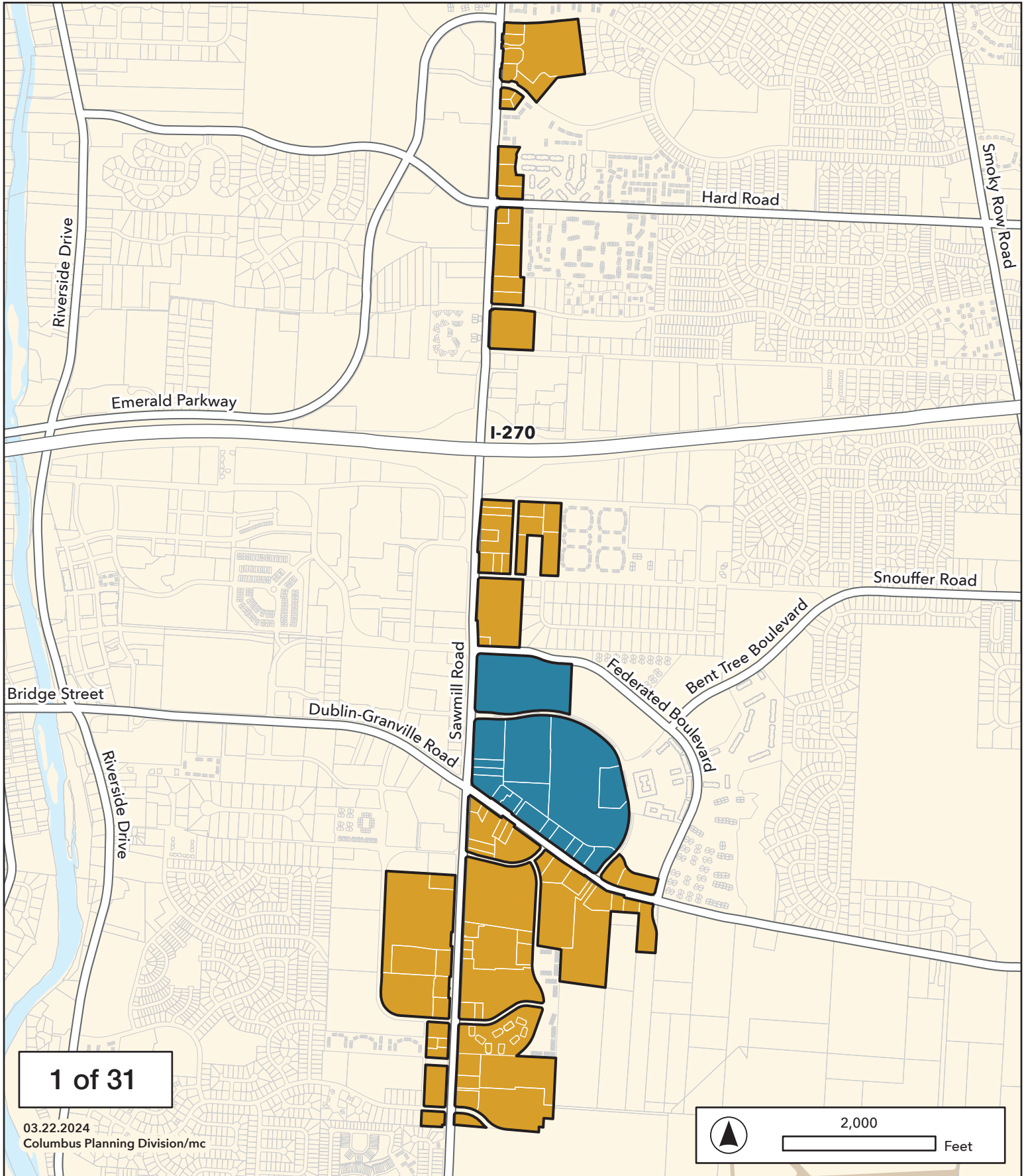
Failure by the Affordable Height Bonus Program Participant to comply with the provisions of the City CRA Program as described in Chapter 4565, Department of Development Director's Rules, or other applicable law will result in a determination of noncompliance. Properties deemed to be noncompliant will be subject to applicable penalties, including revocation of the tax abatement provided for in Chapter 4565 or other applicable law.

Mixed Use Zoning Districts

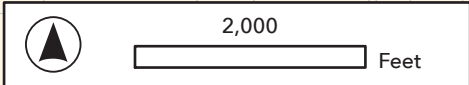


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

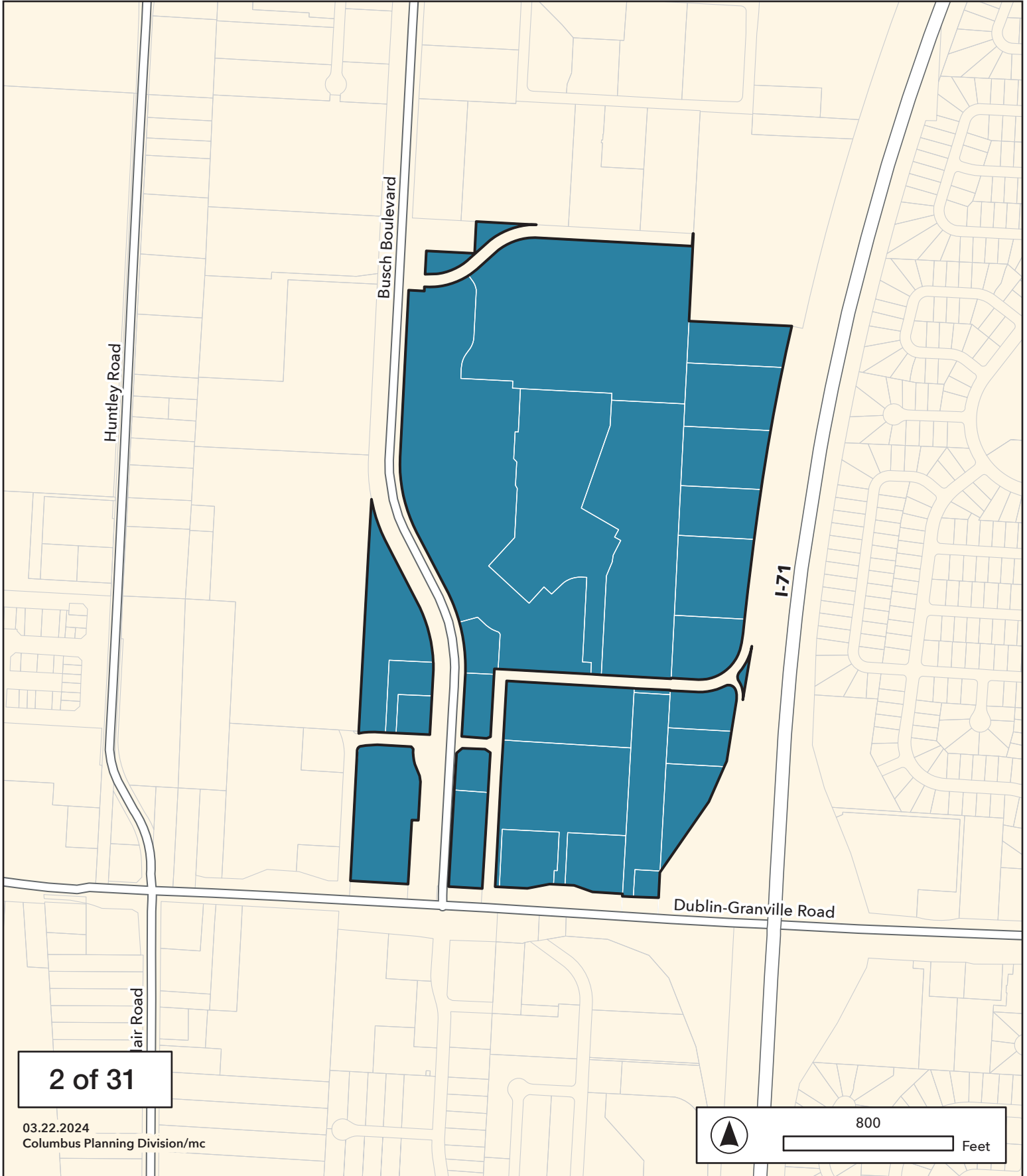


1 of 31

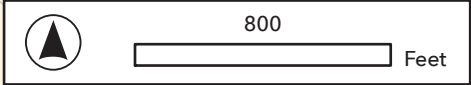


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

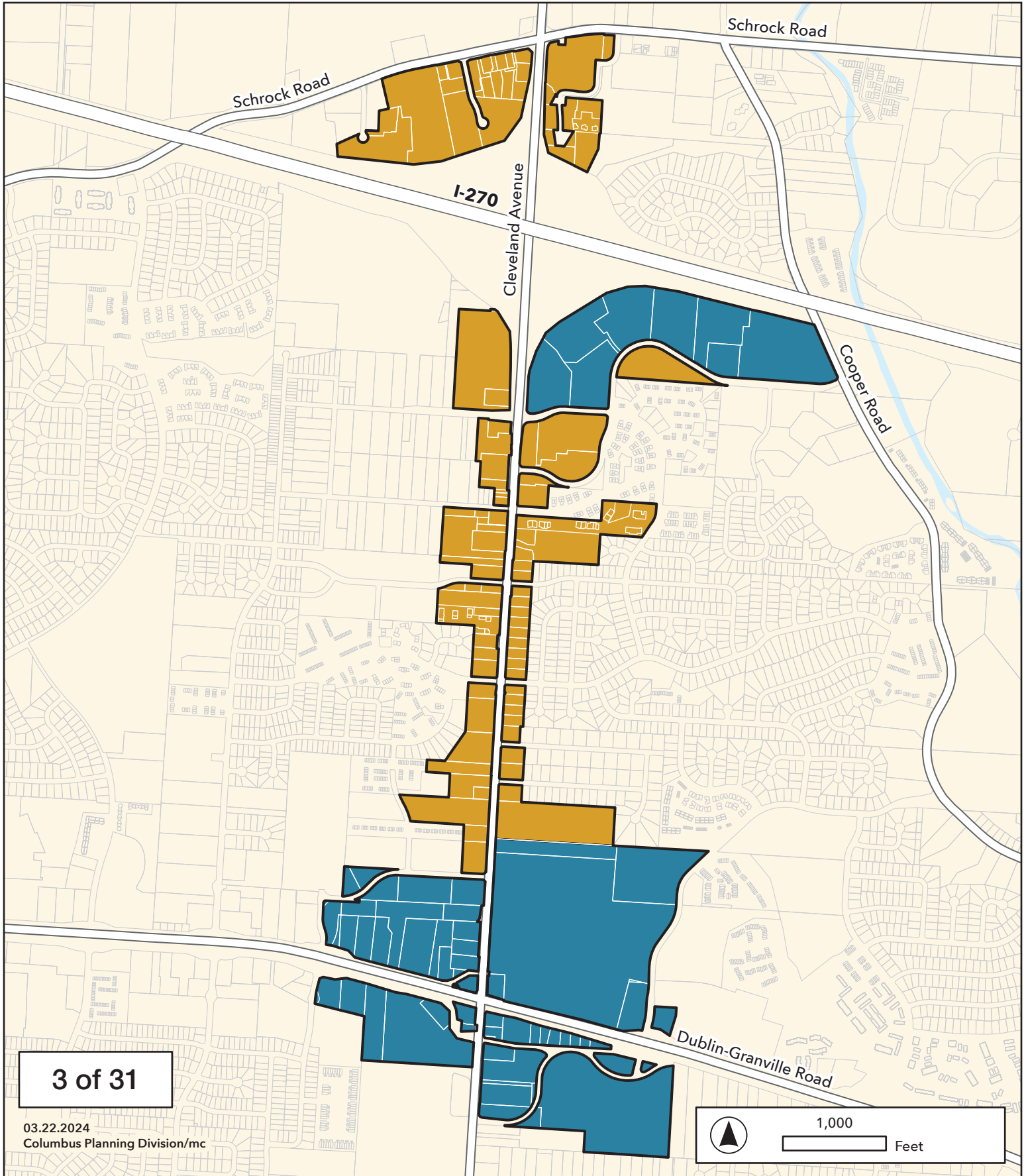


2 of 31

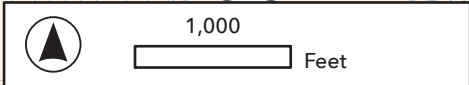


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

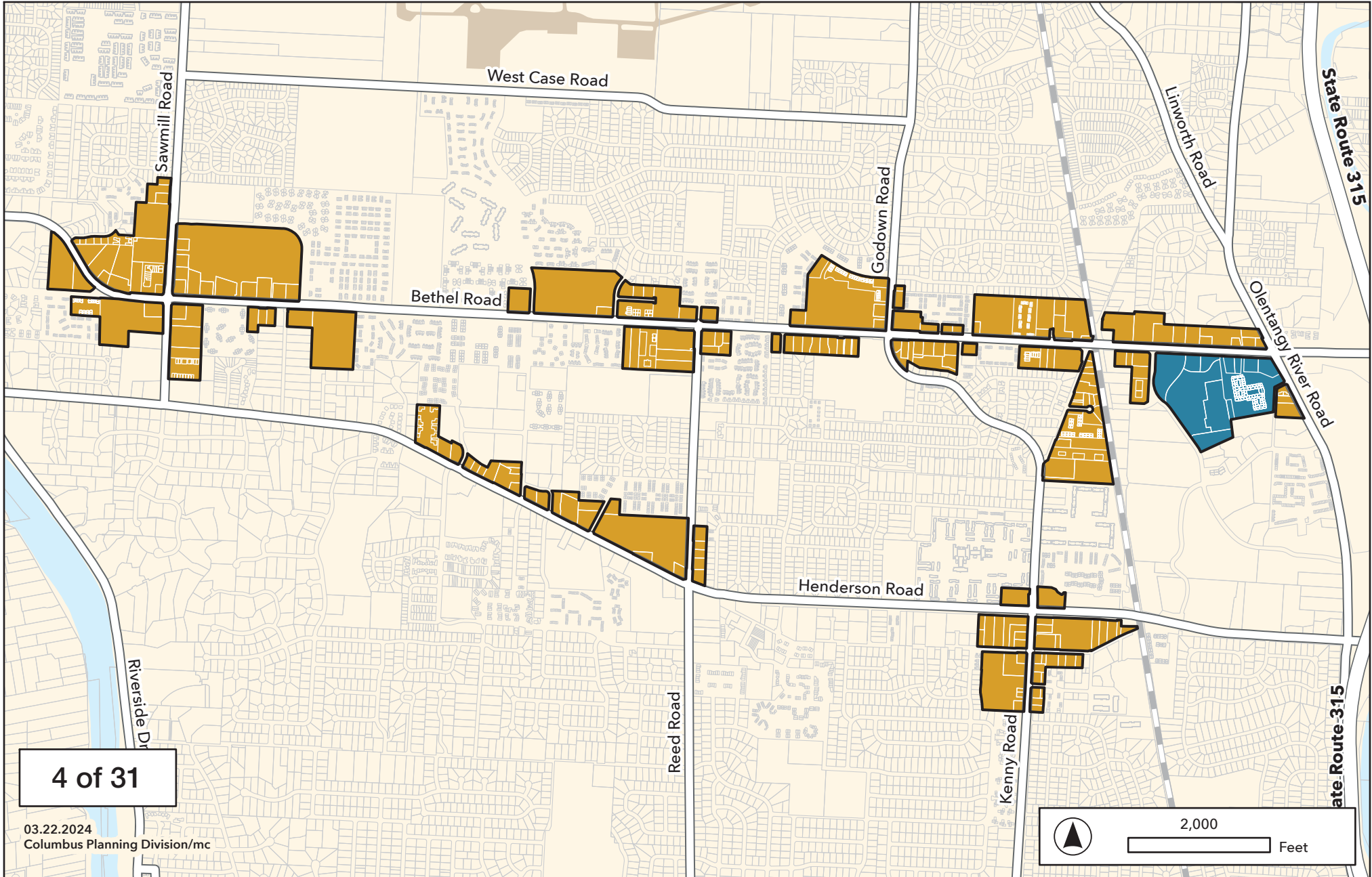


3 of 31



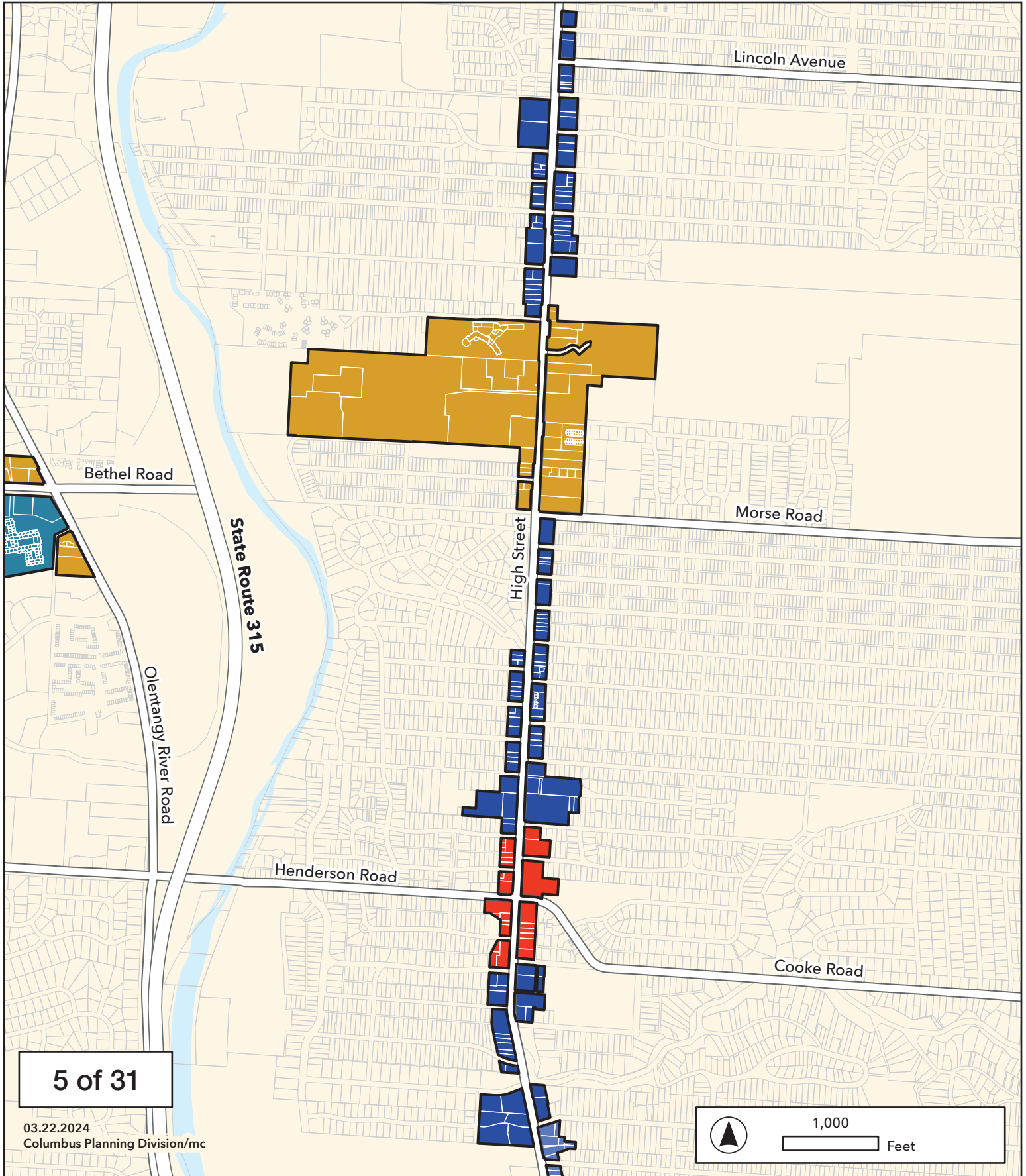
Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC



Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

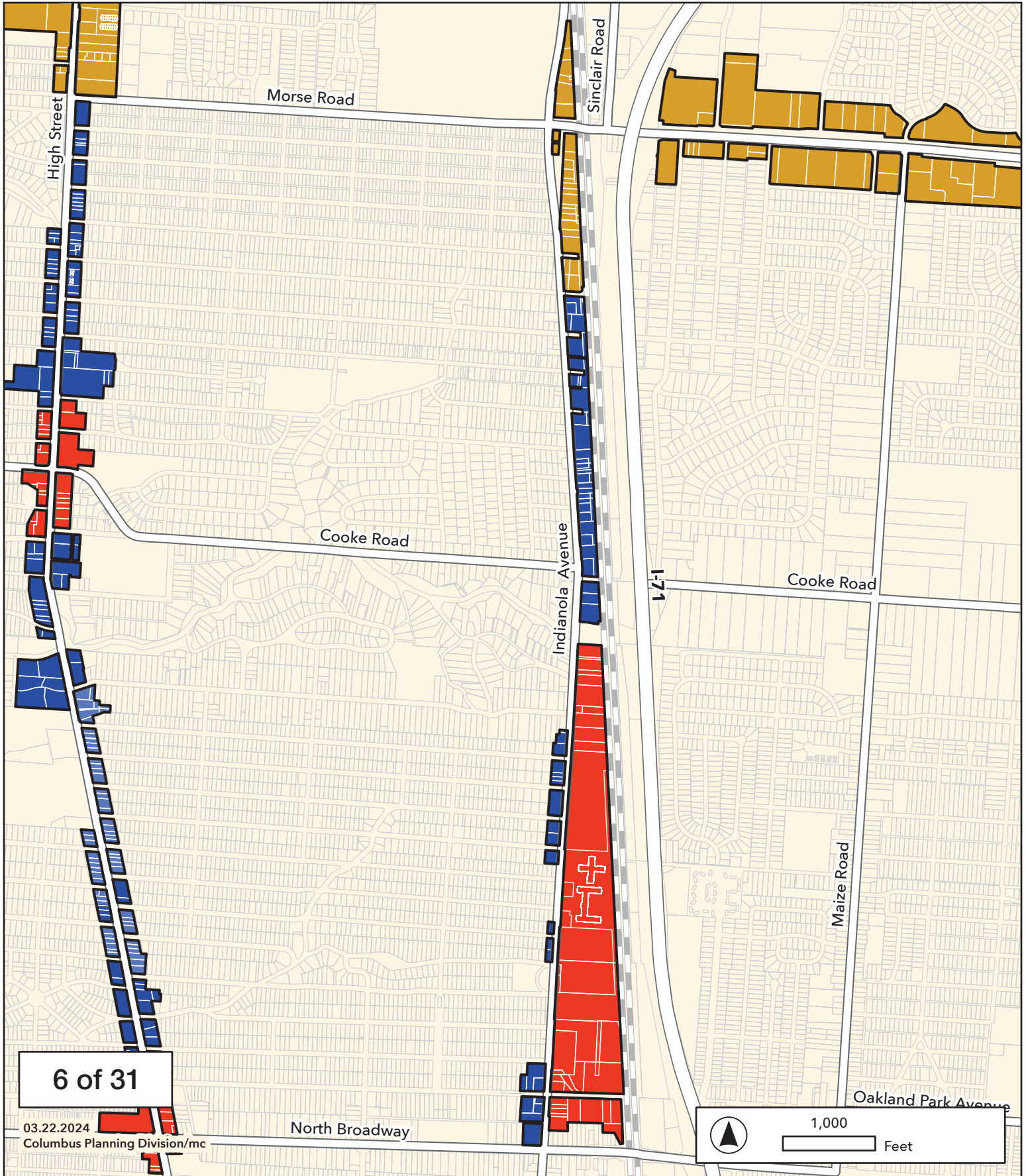


5 of 31

1,000 Feet

Mixed Use Zoning Districts

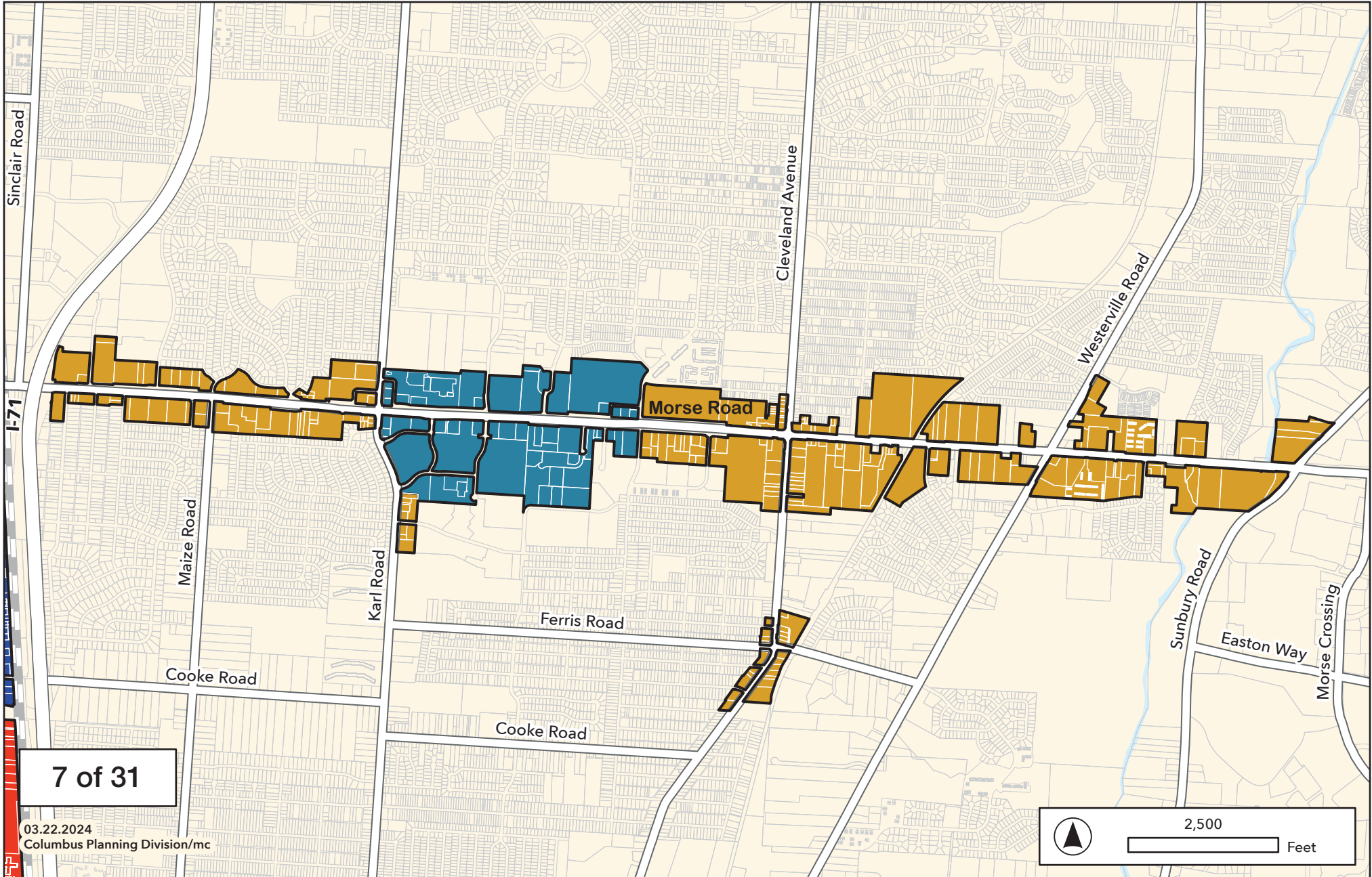
- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC



6 of 31

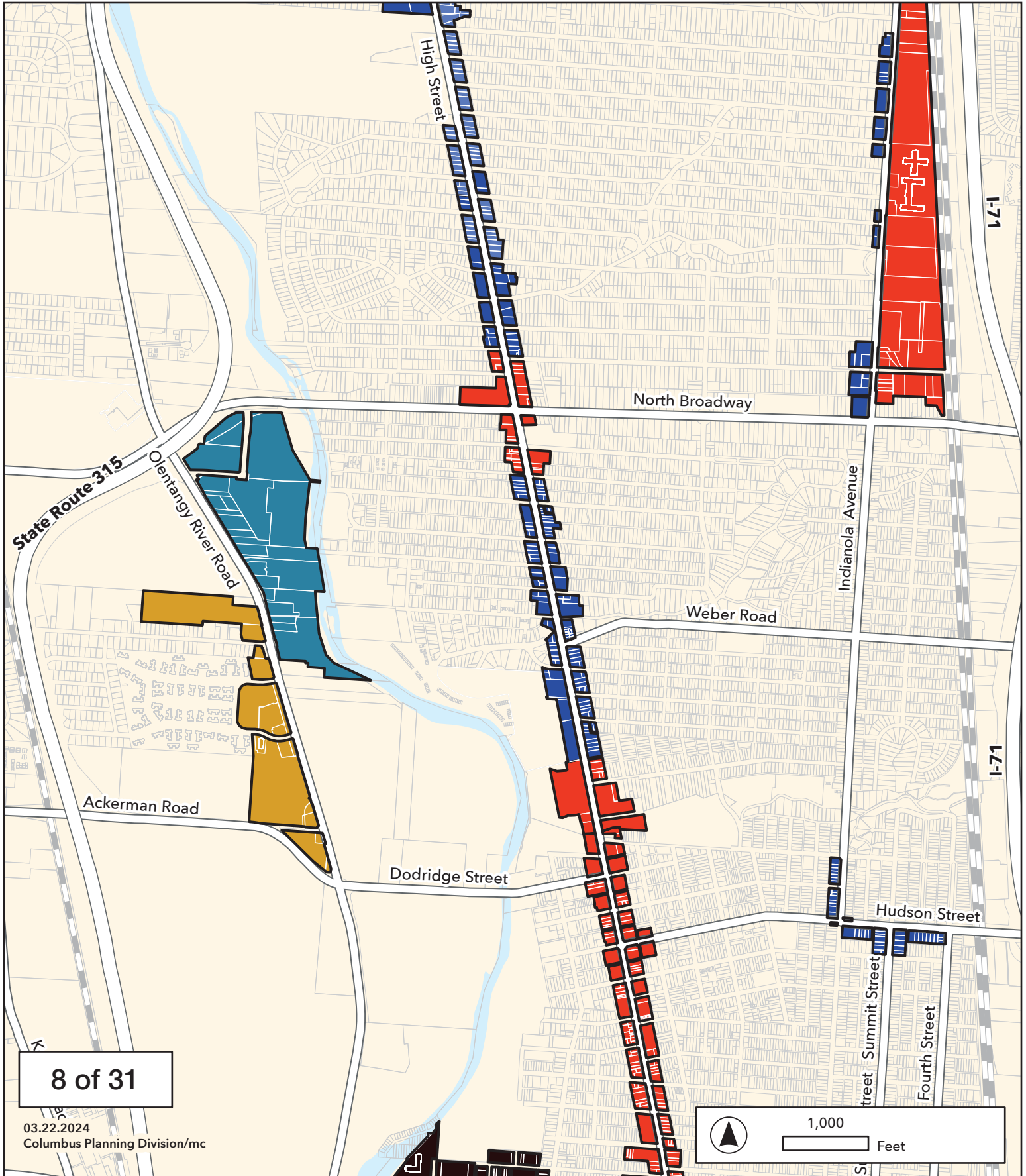
Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

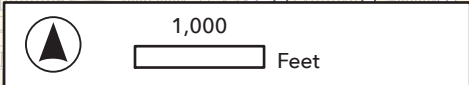


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

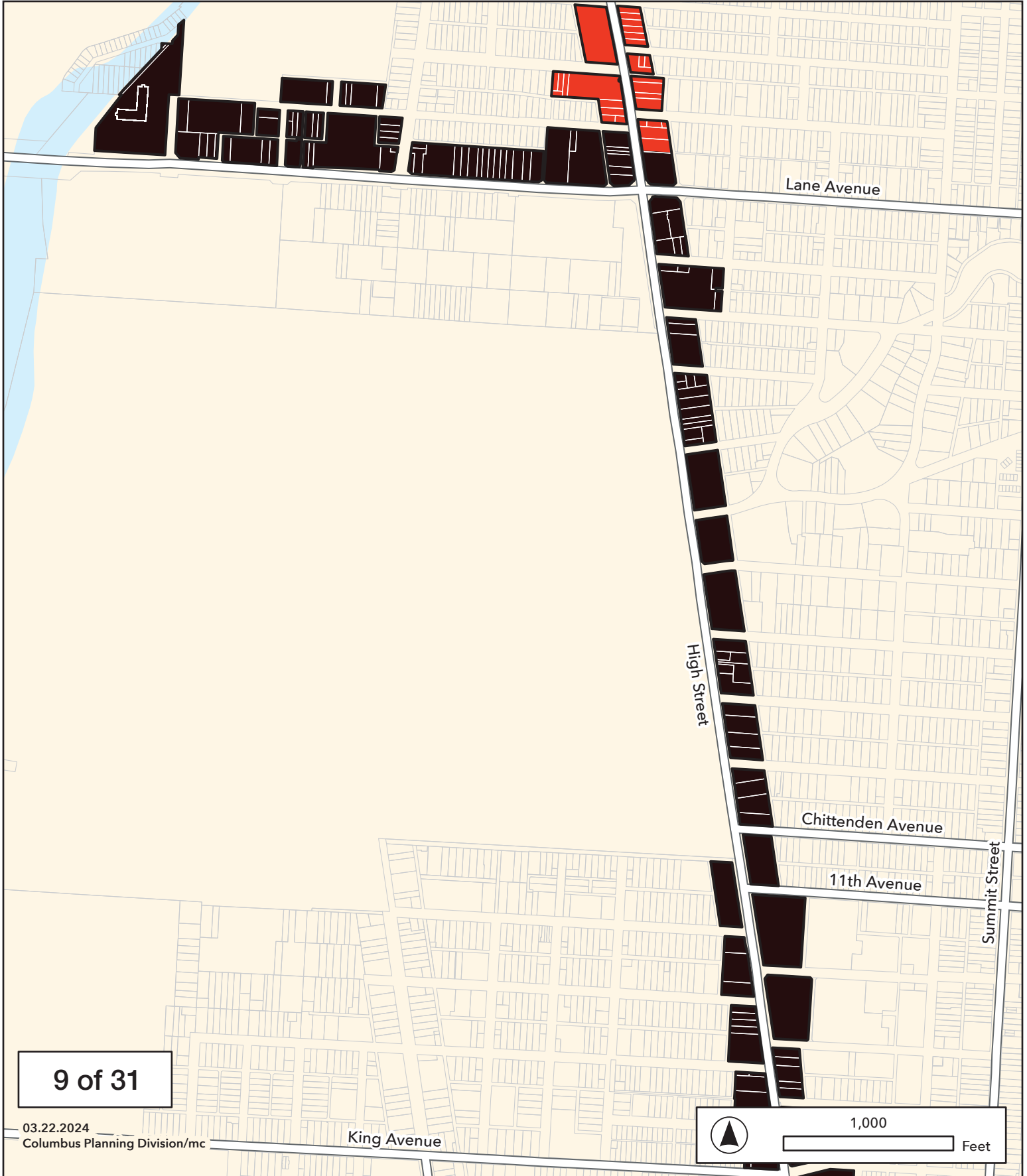


8 of 31



Mixed Use Zoning Districts

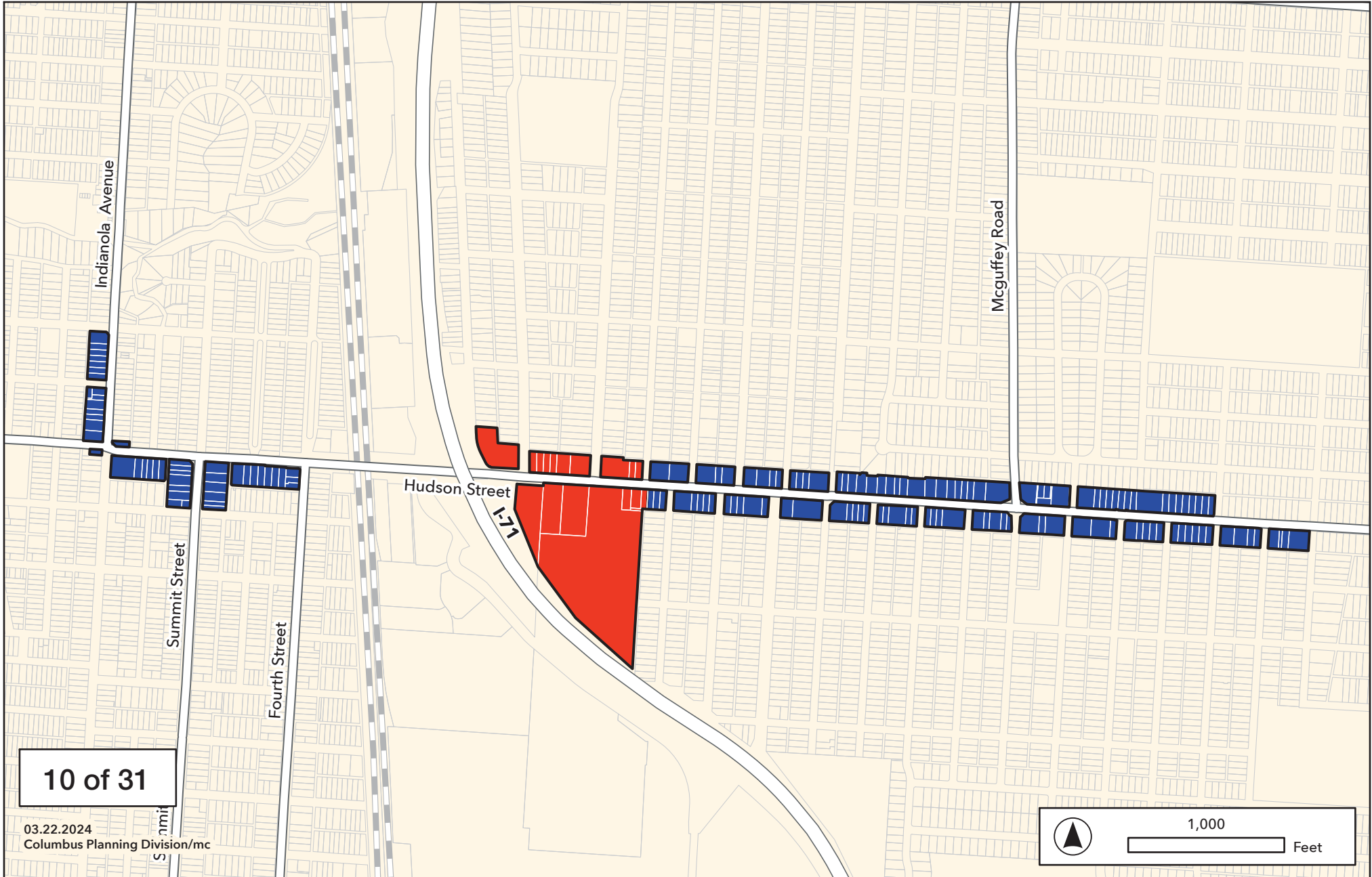
- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC



9 of 31

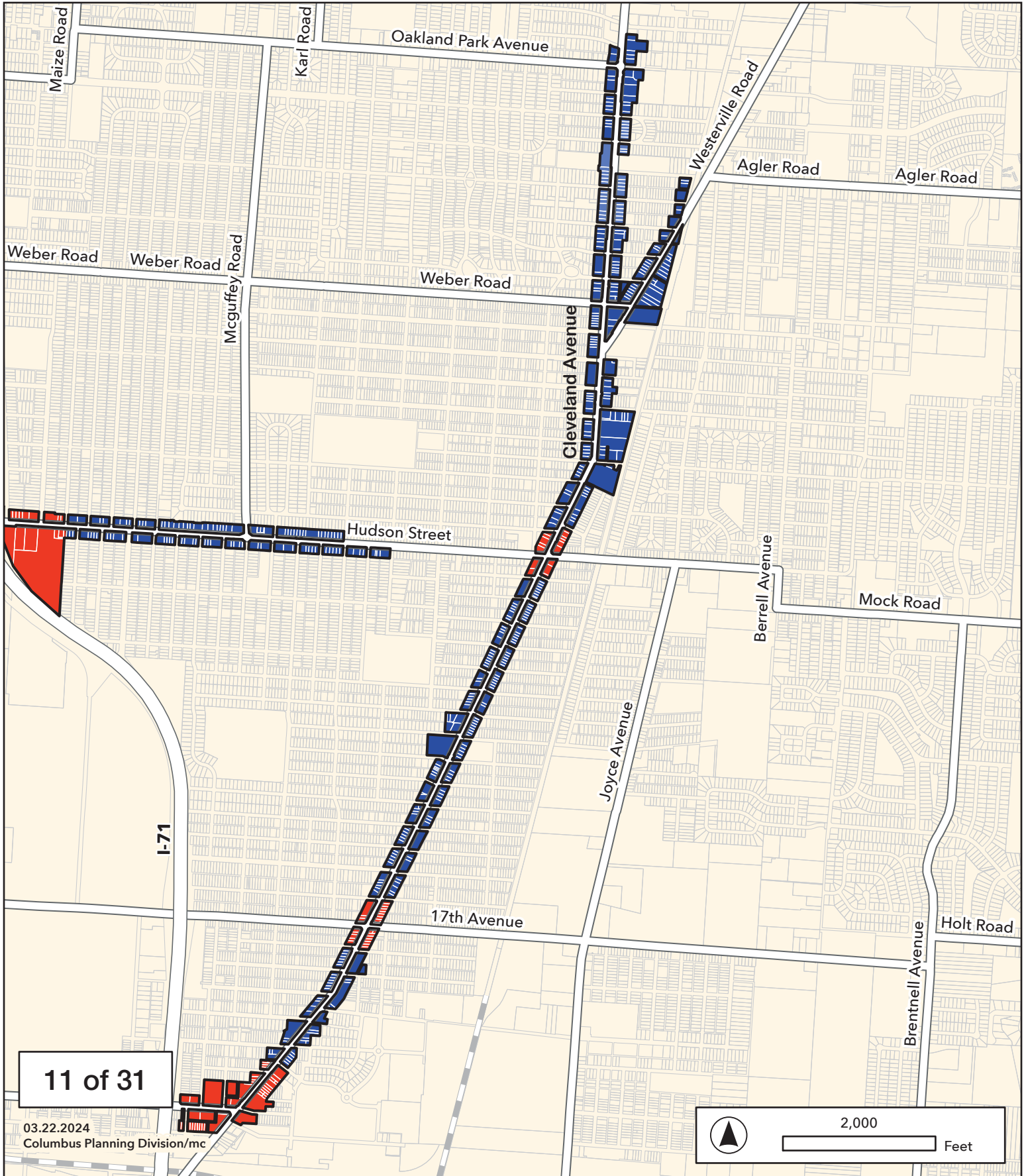
Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

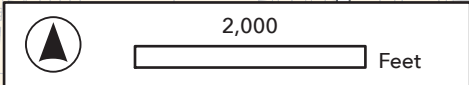


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

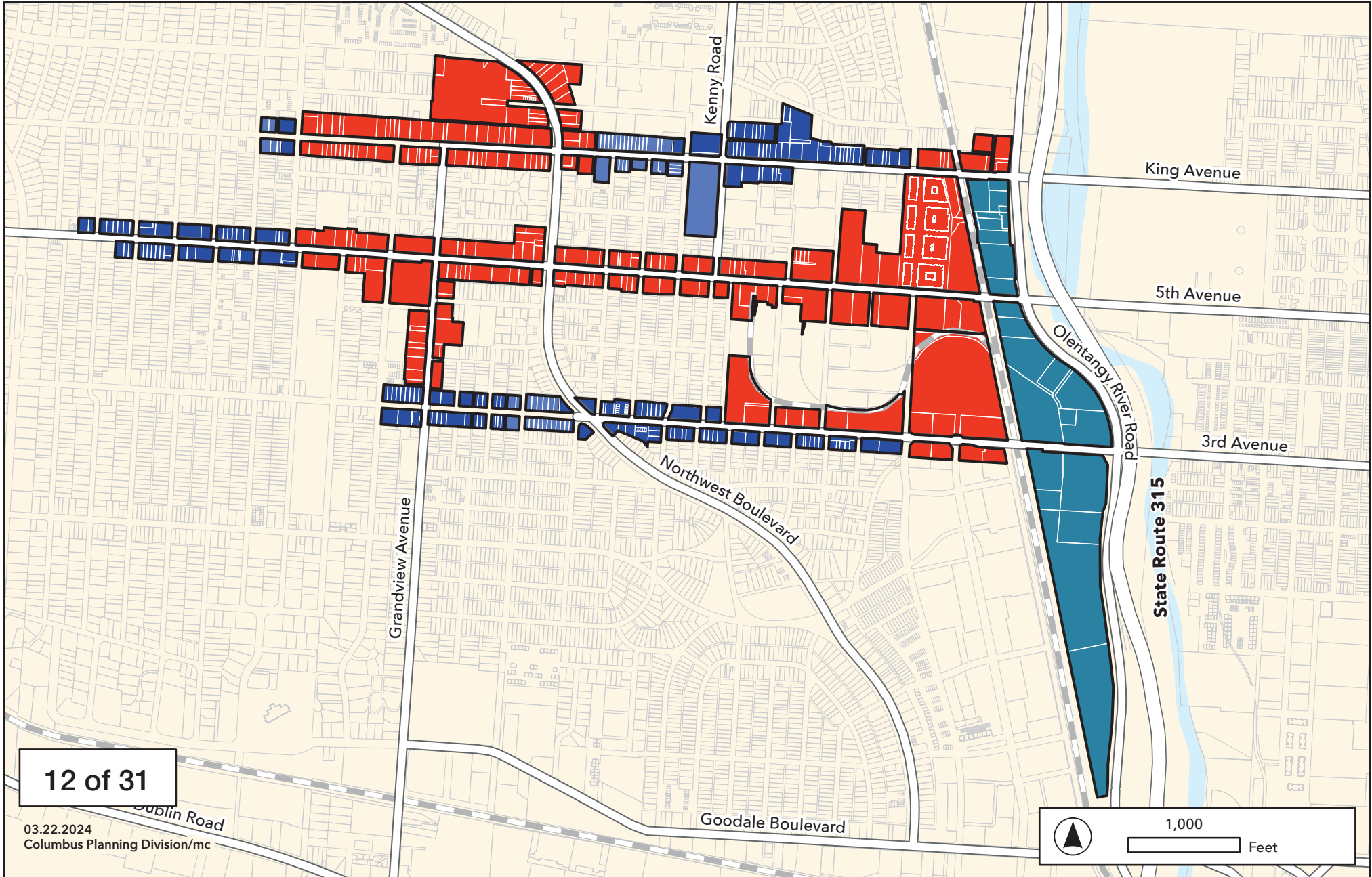


11 of 31



Mixed Use Zoning Districts

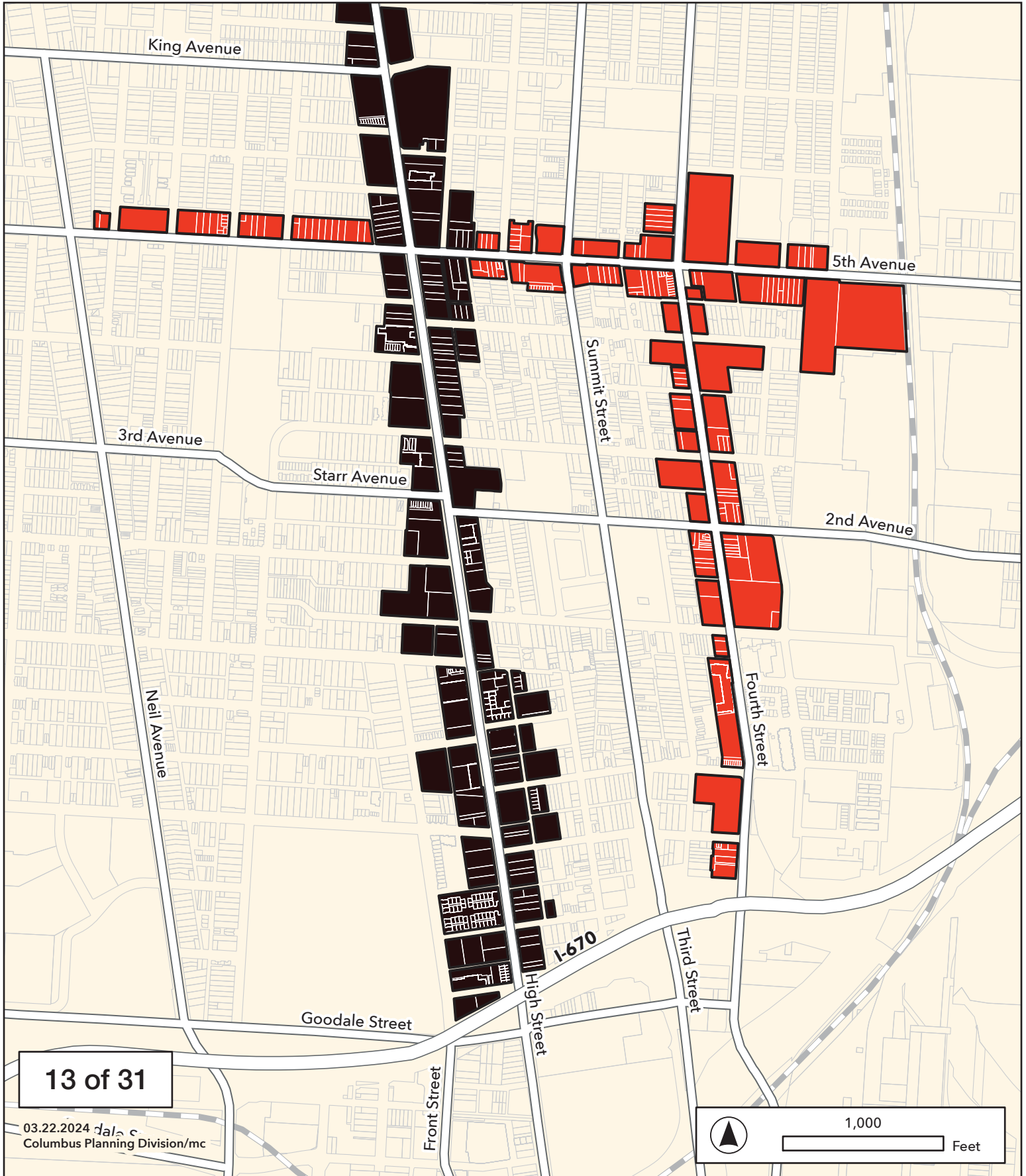
- UCR
- UGN-2
- UCR-R
- CAC
- UCT
- RAC
- UGN-1



12 of 31

Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

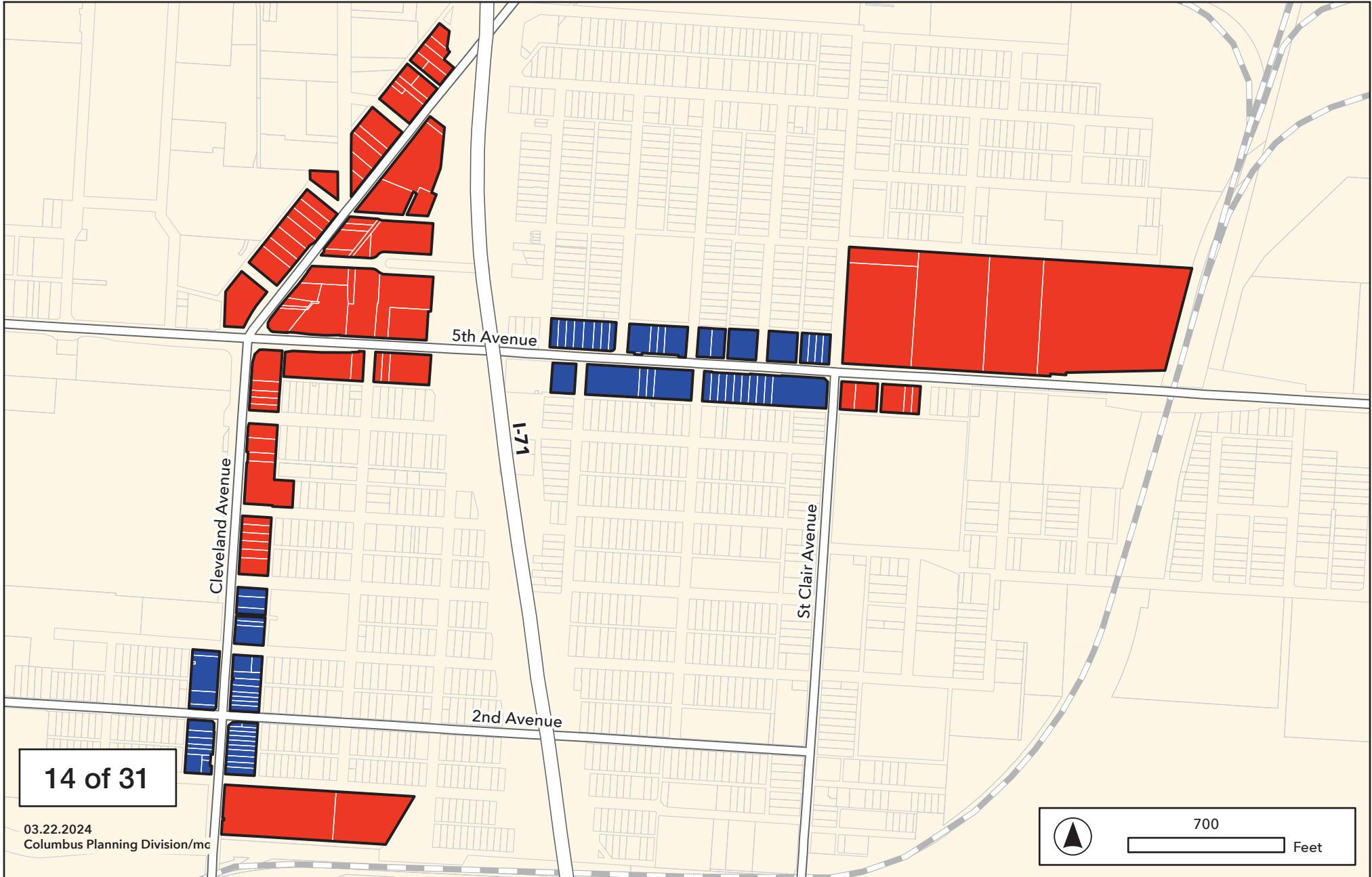


13 of 31

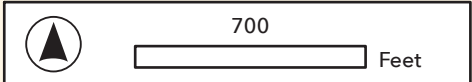
1,000 Feet

Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

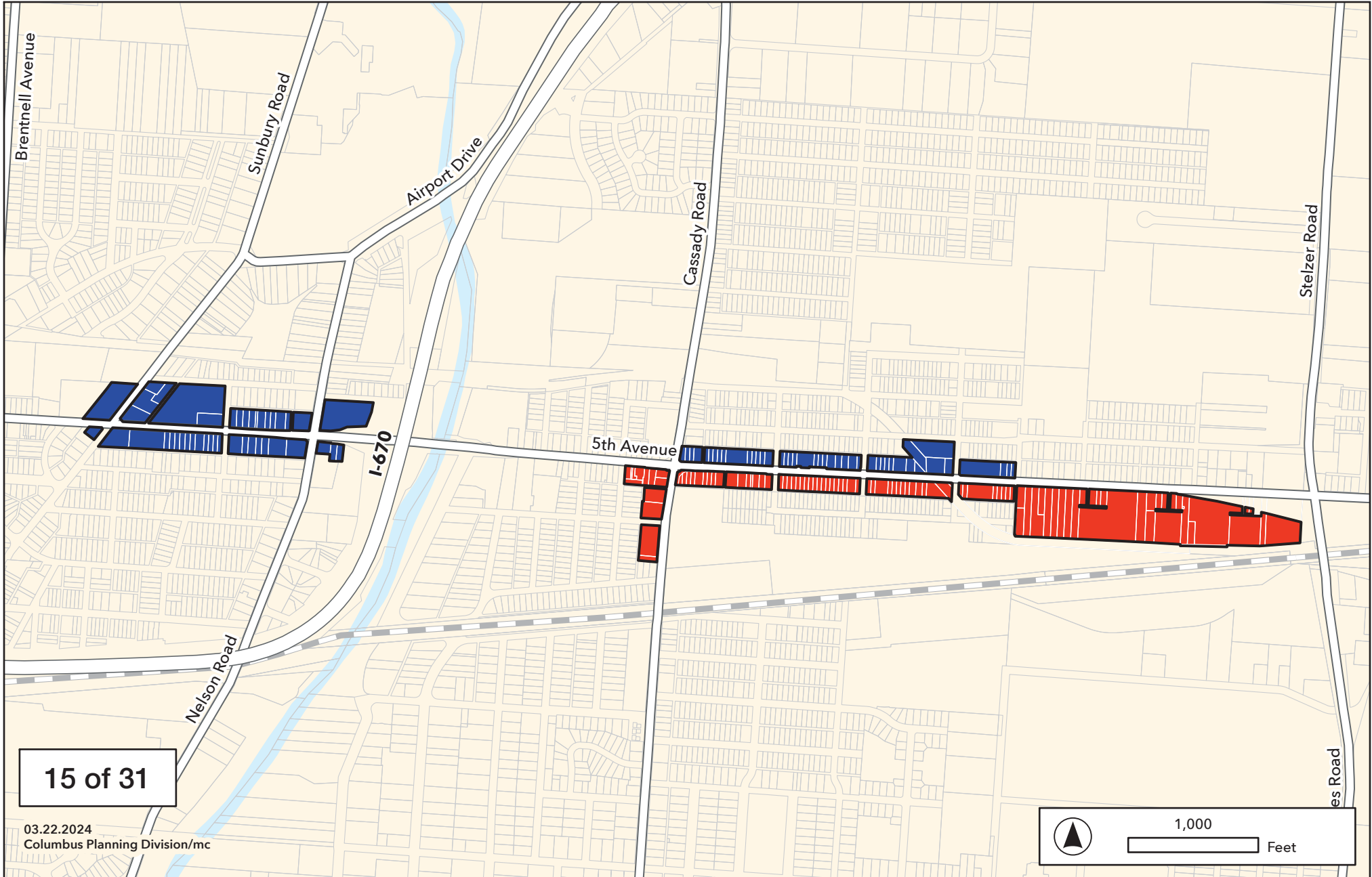


14 of 31

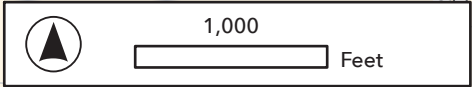


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

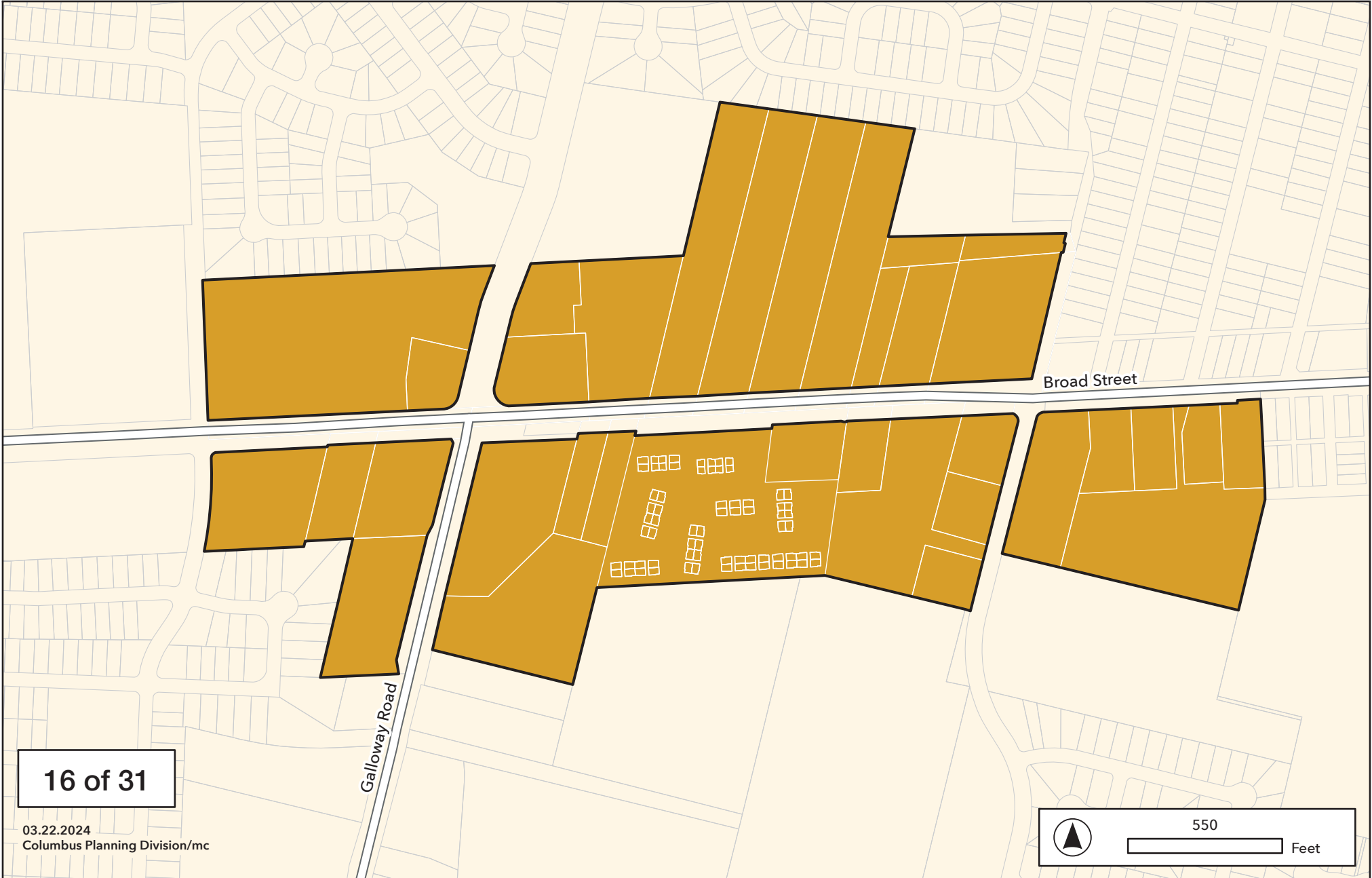


15 of 31

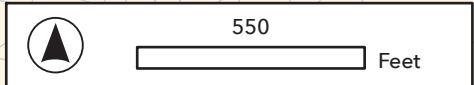


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

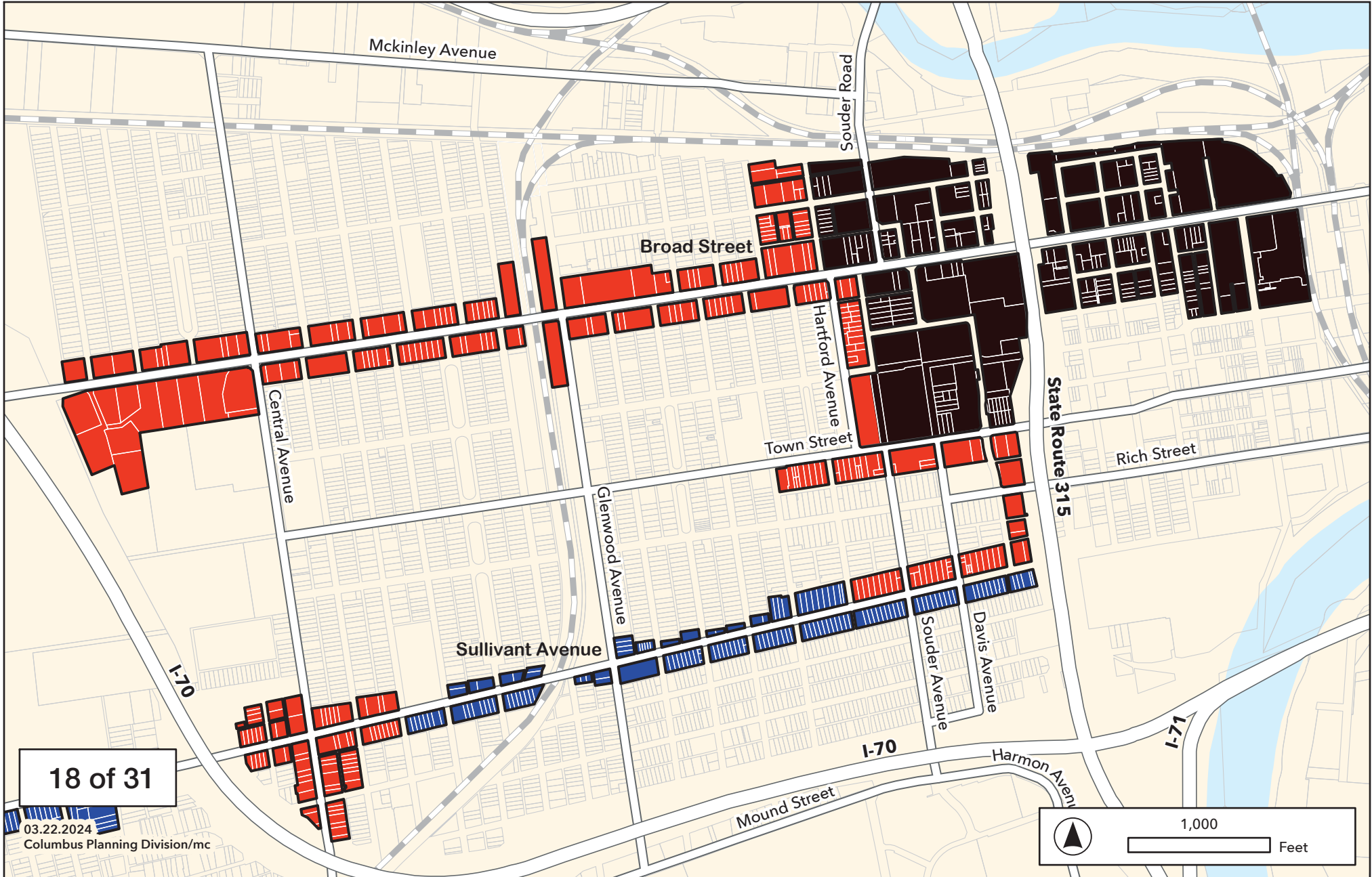


16 of 31



Mixed Use Zoning Districts

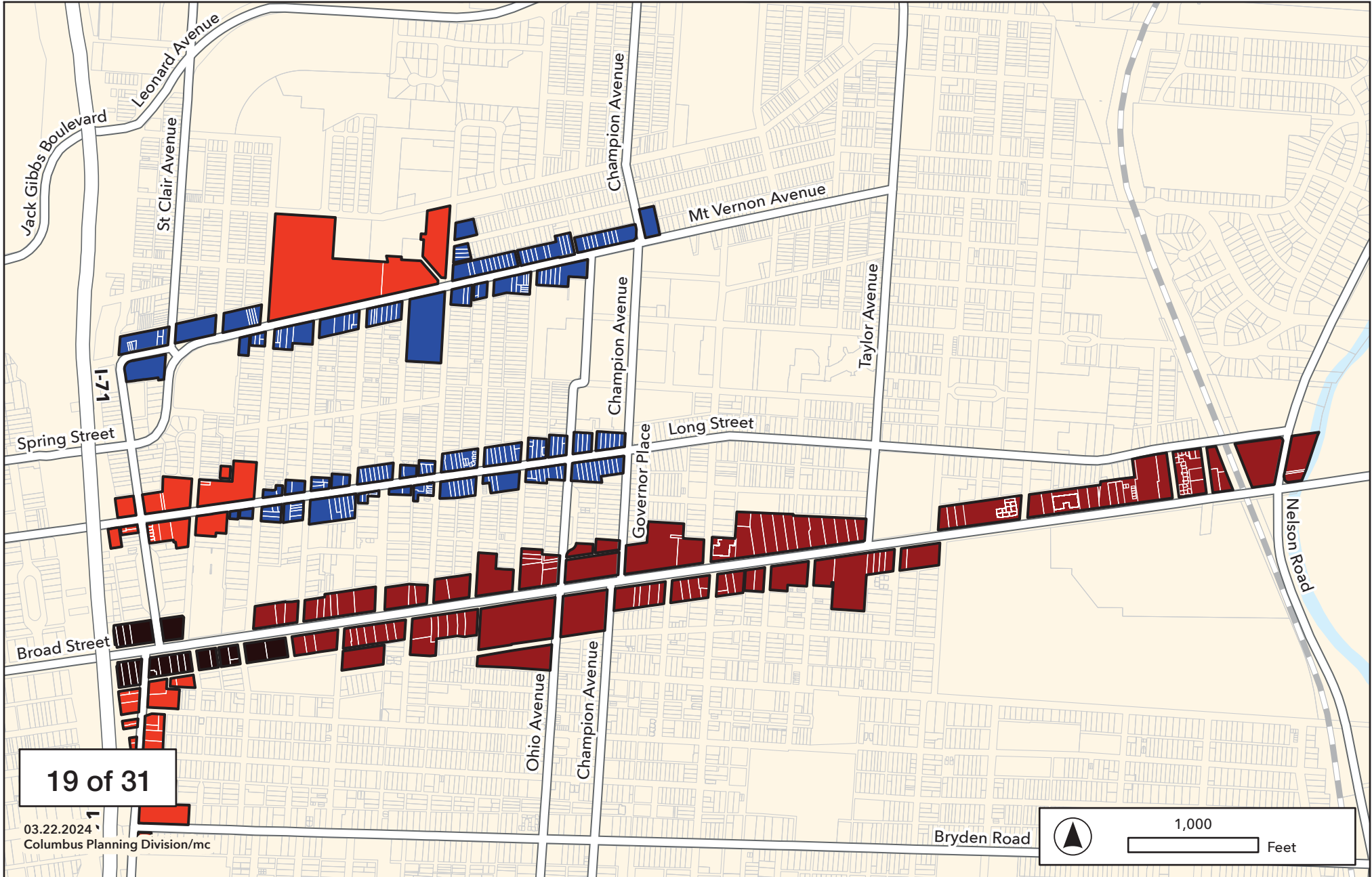
- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC



18 of 31

Mixed Use Zoning Districts

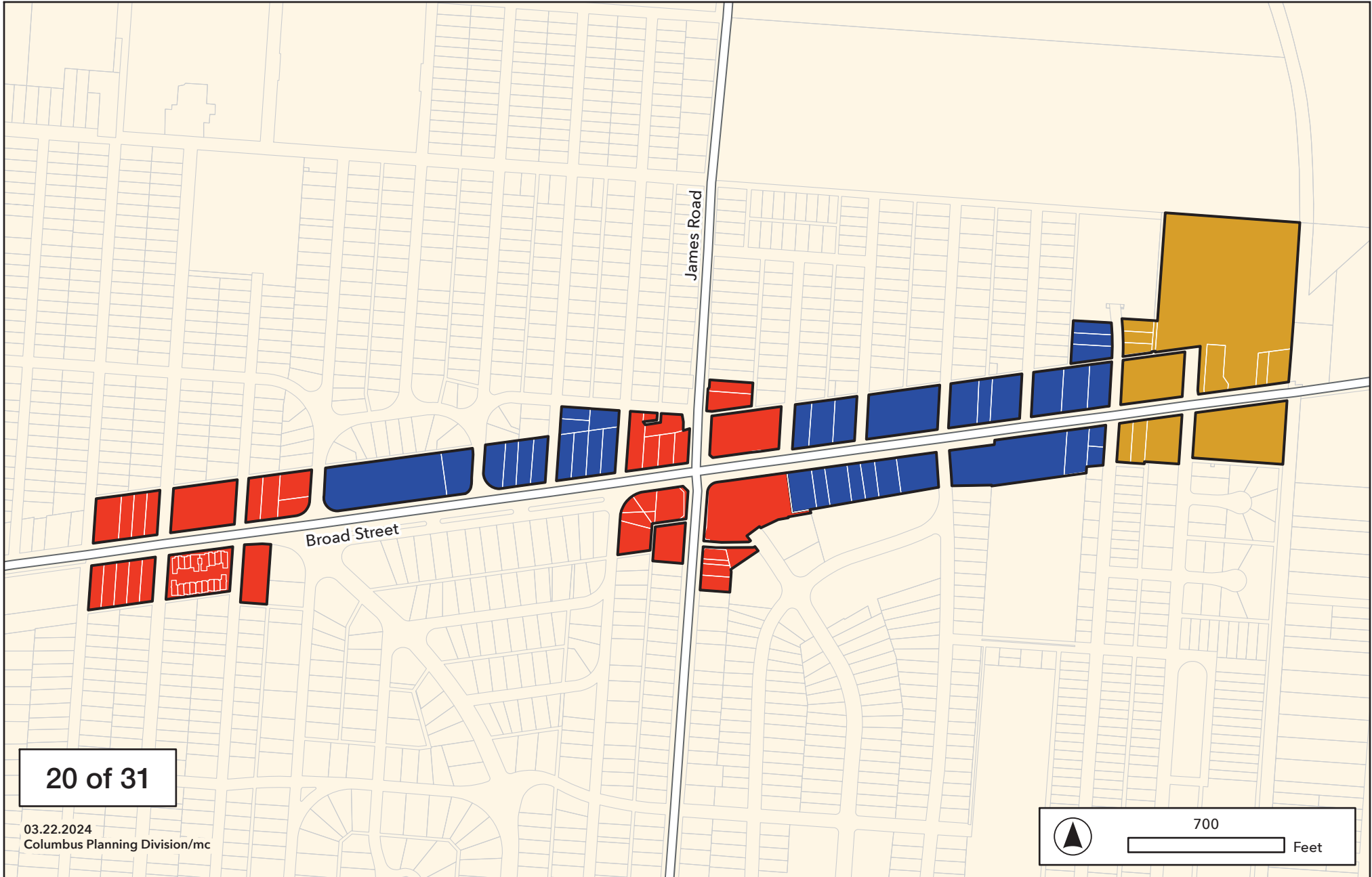
- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC



19 of 31

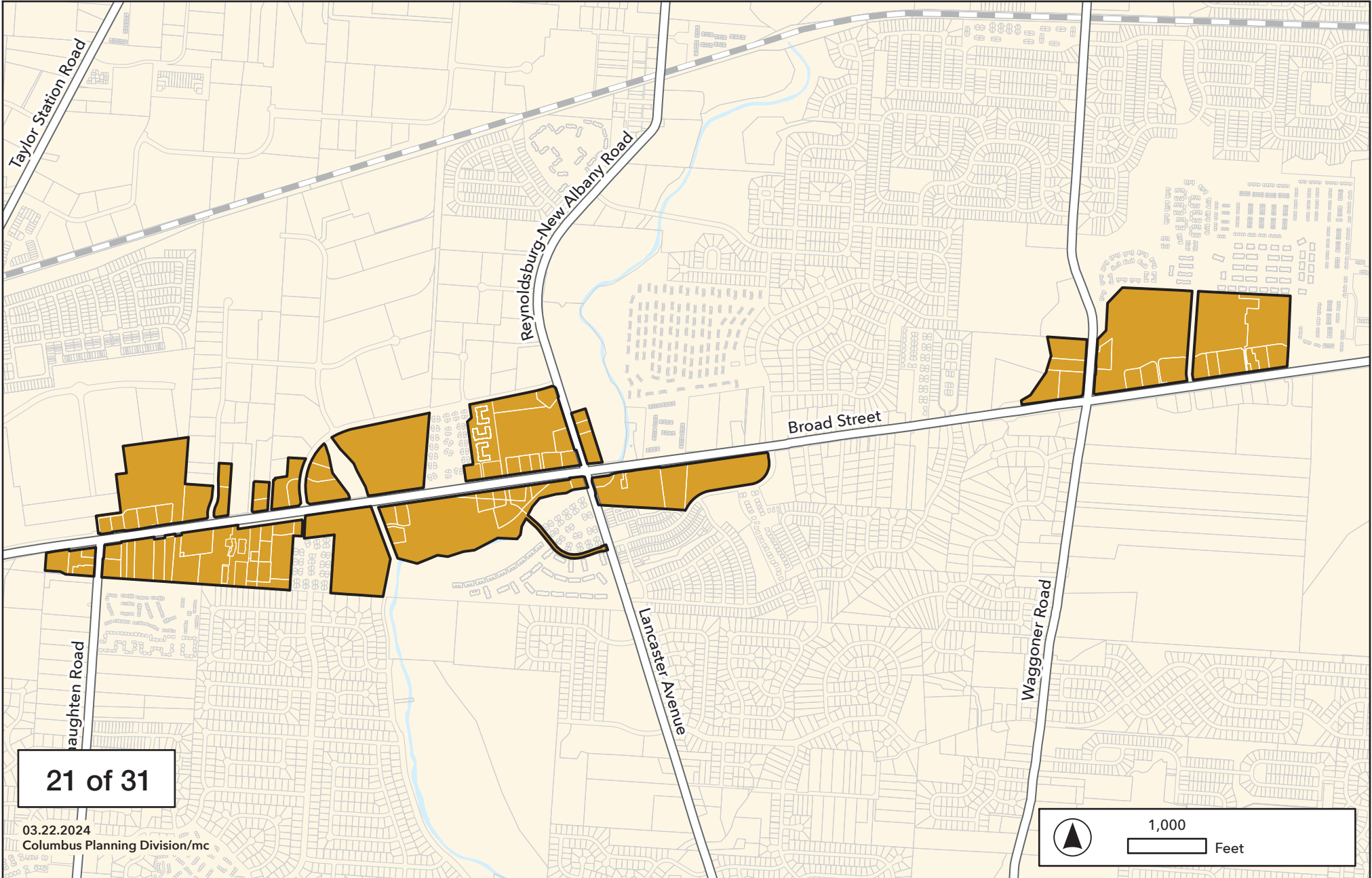
Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

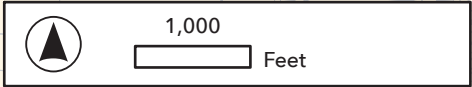


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

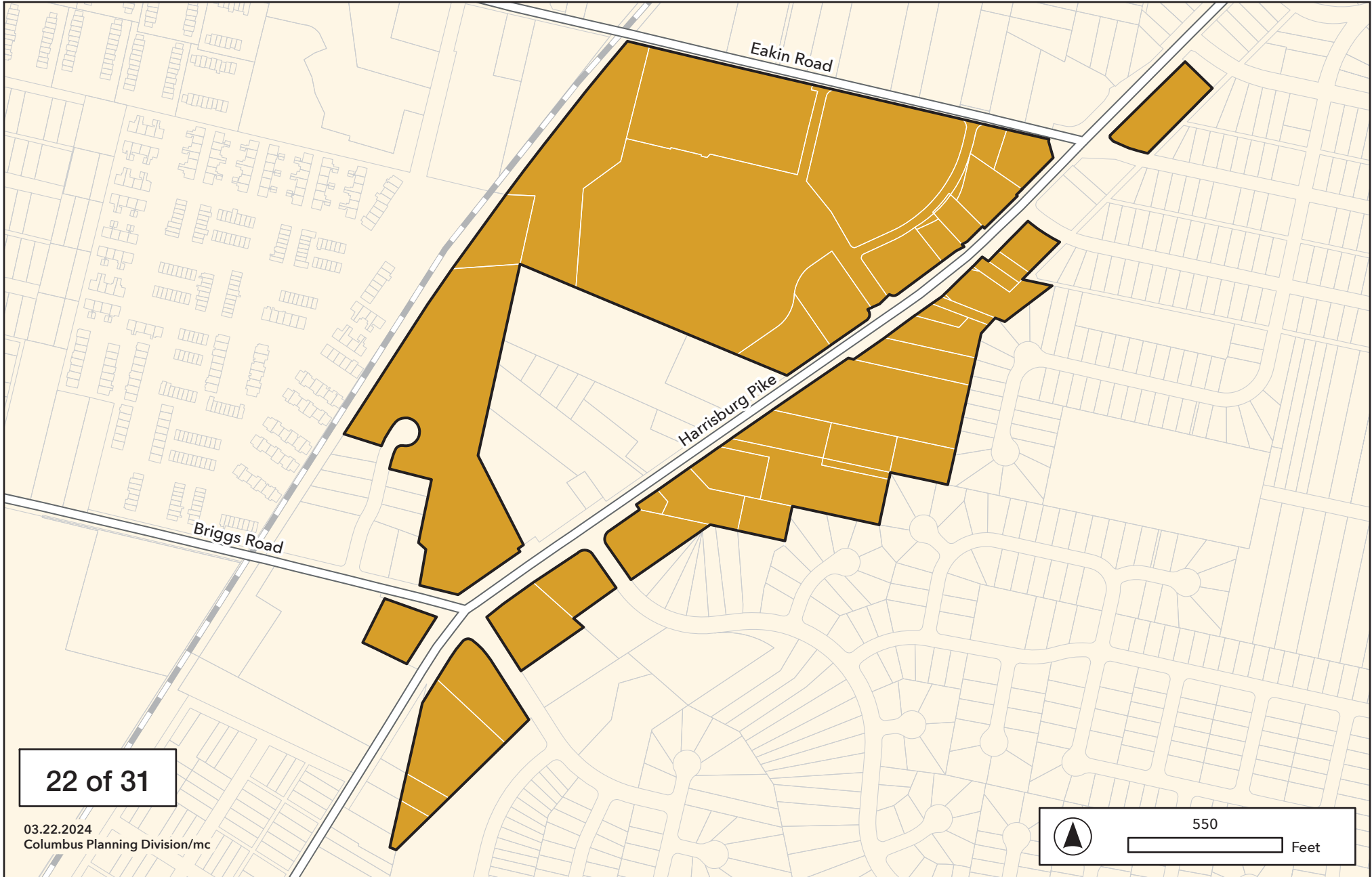


21 of 31



Mixed Use Zoning Districts

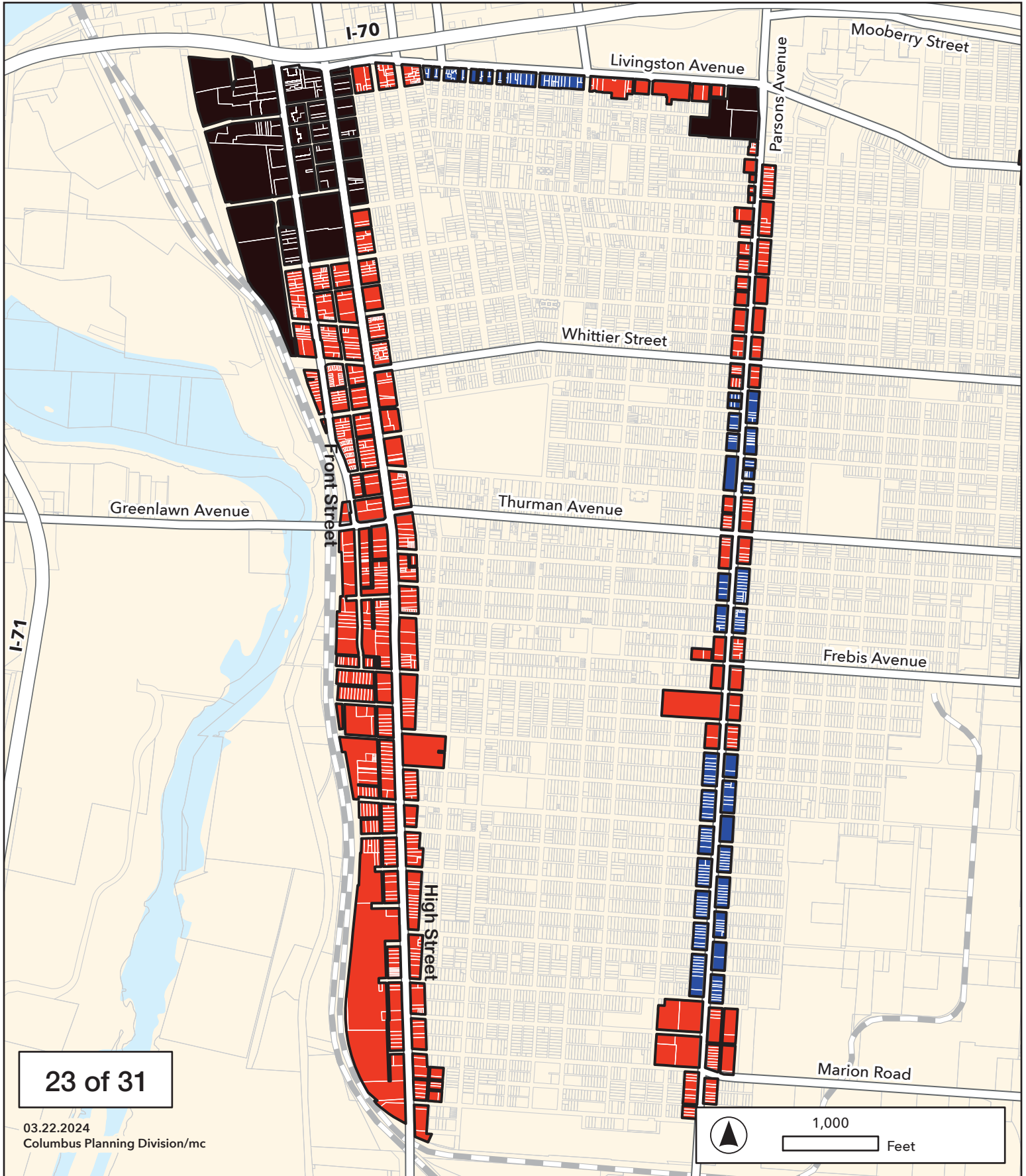
- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC



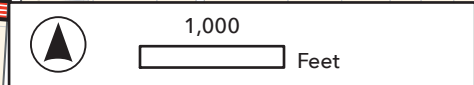
22 of 31

Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

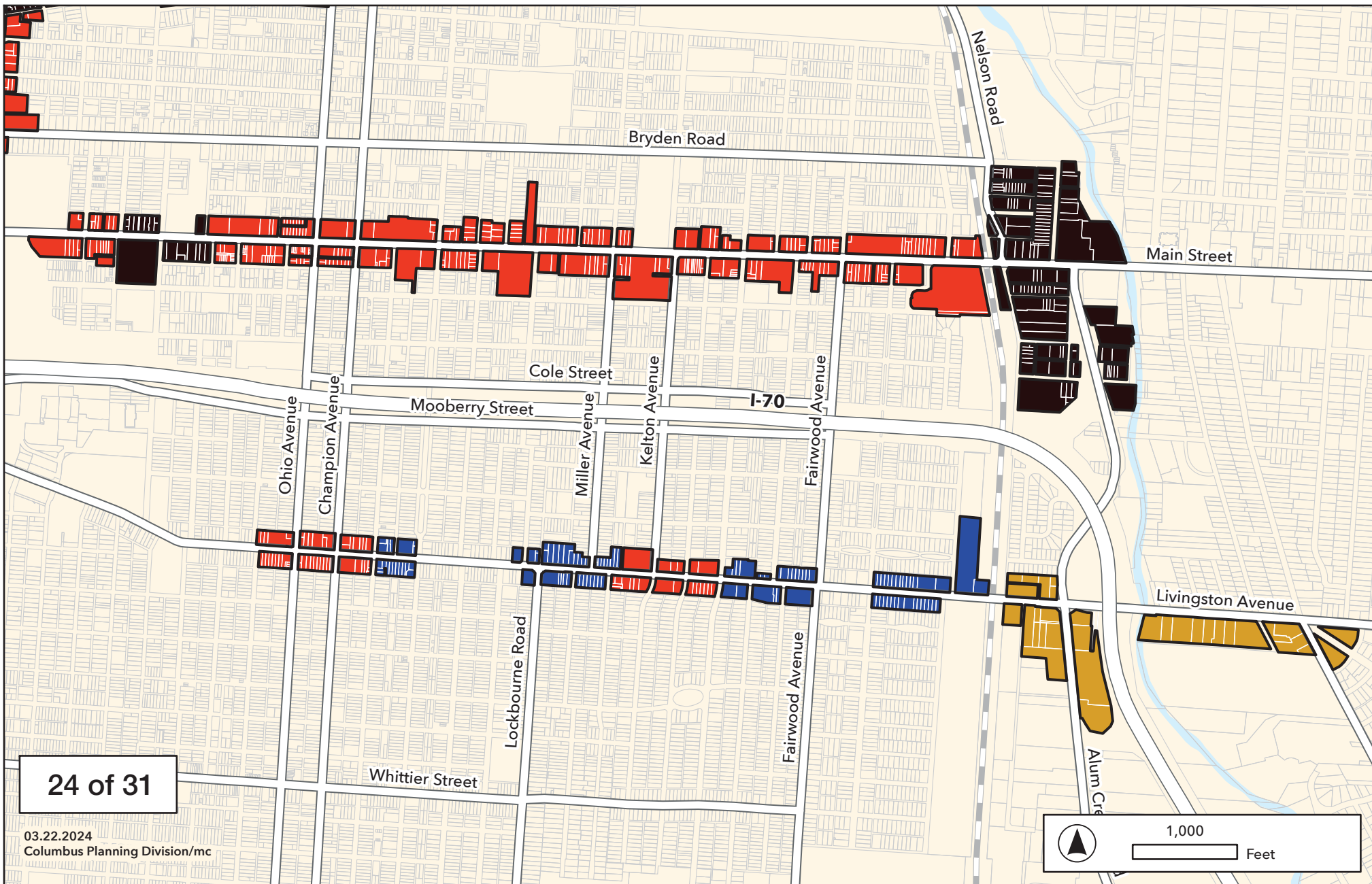


23 of 31



Mixed Use Zoning Districts

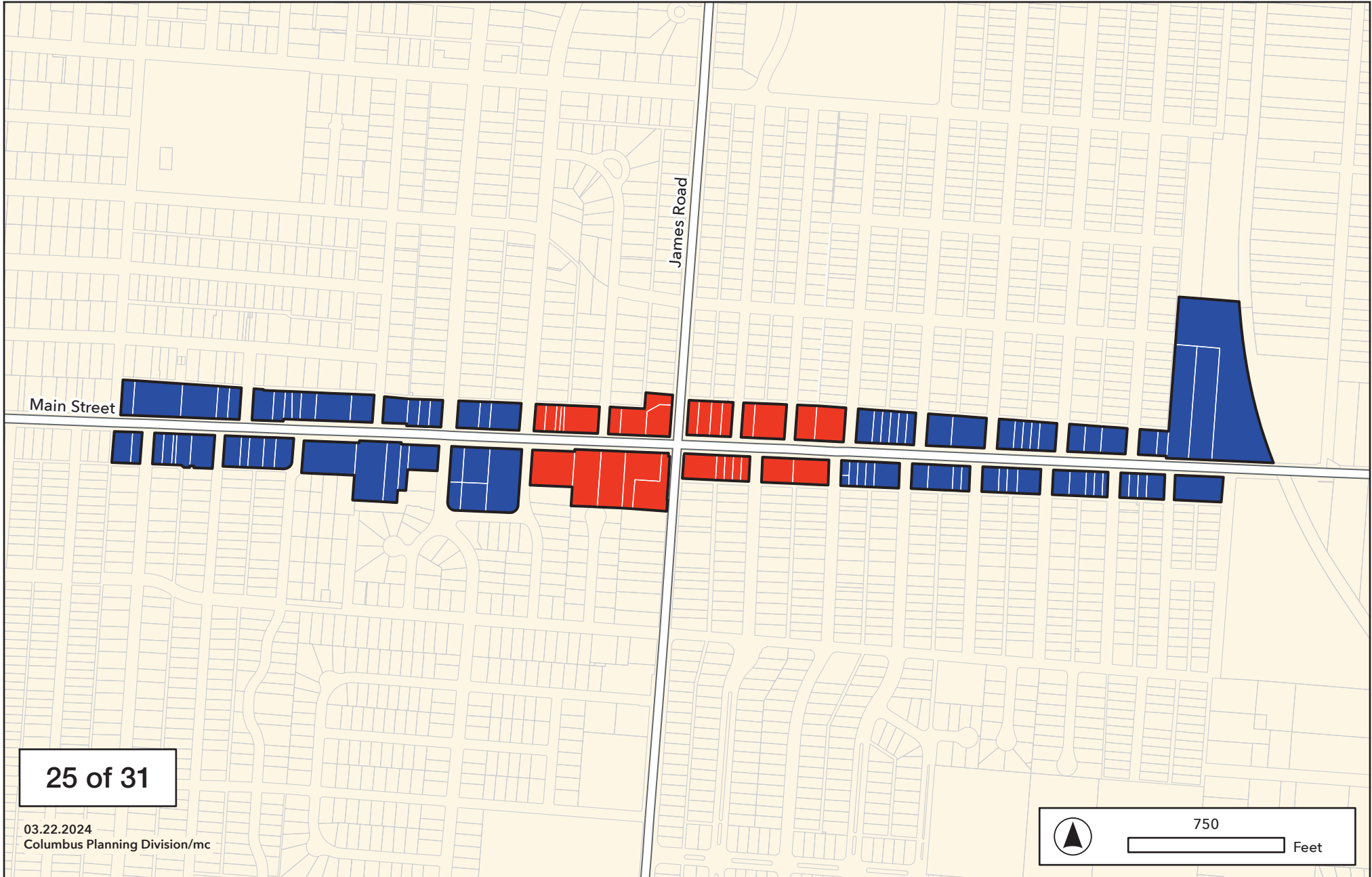
- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC



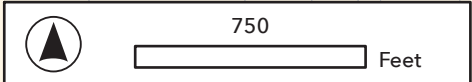
24 of 31

Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

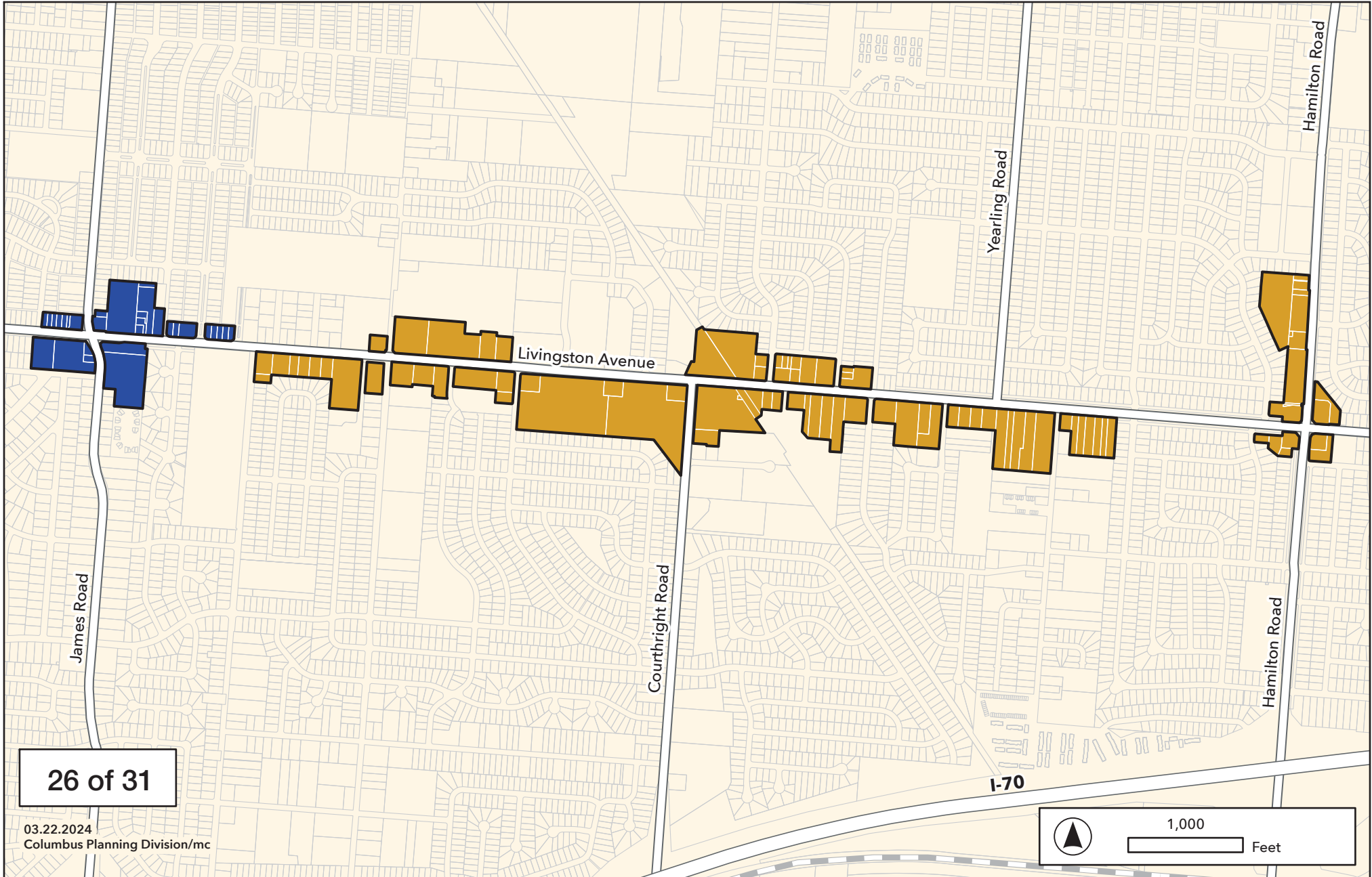


25 of 31

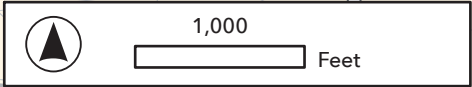


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

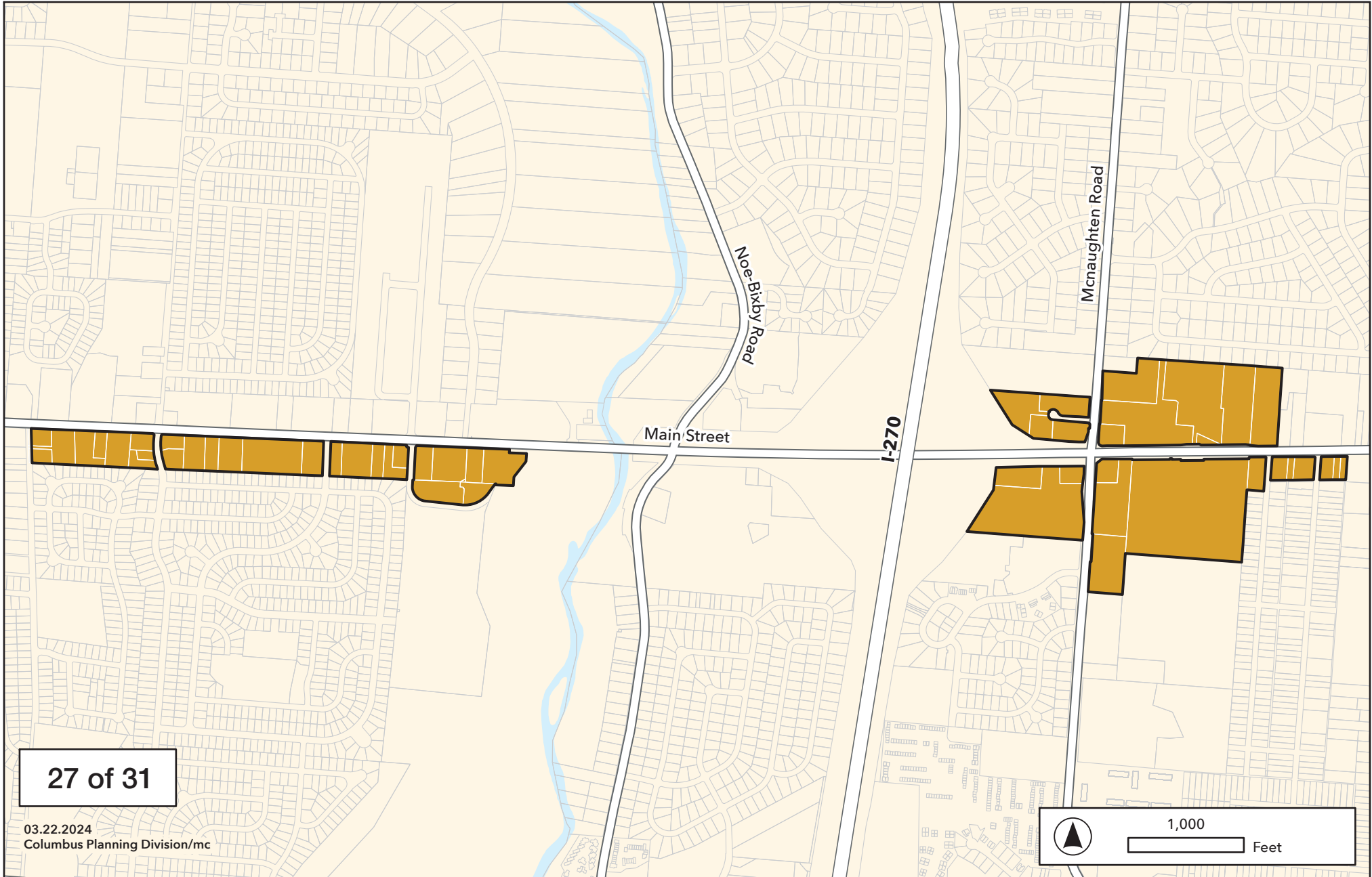


26 of 31

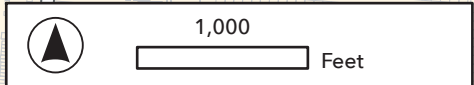


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

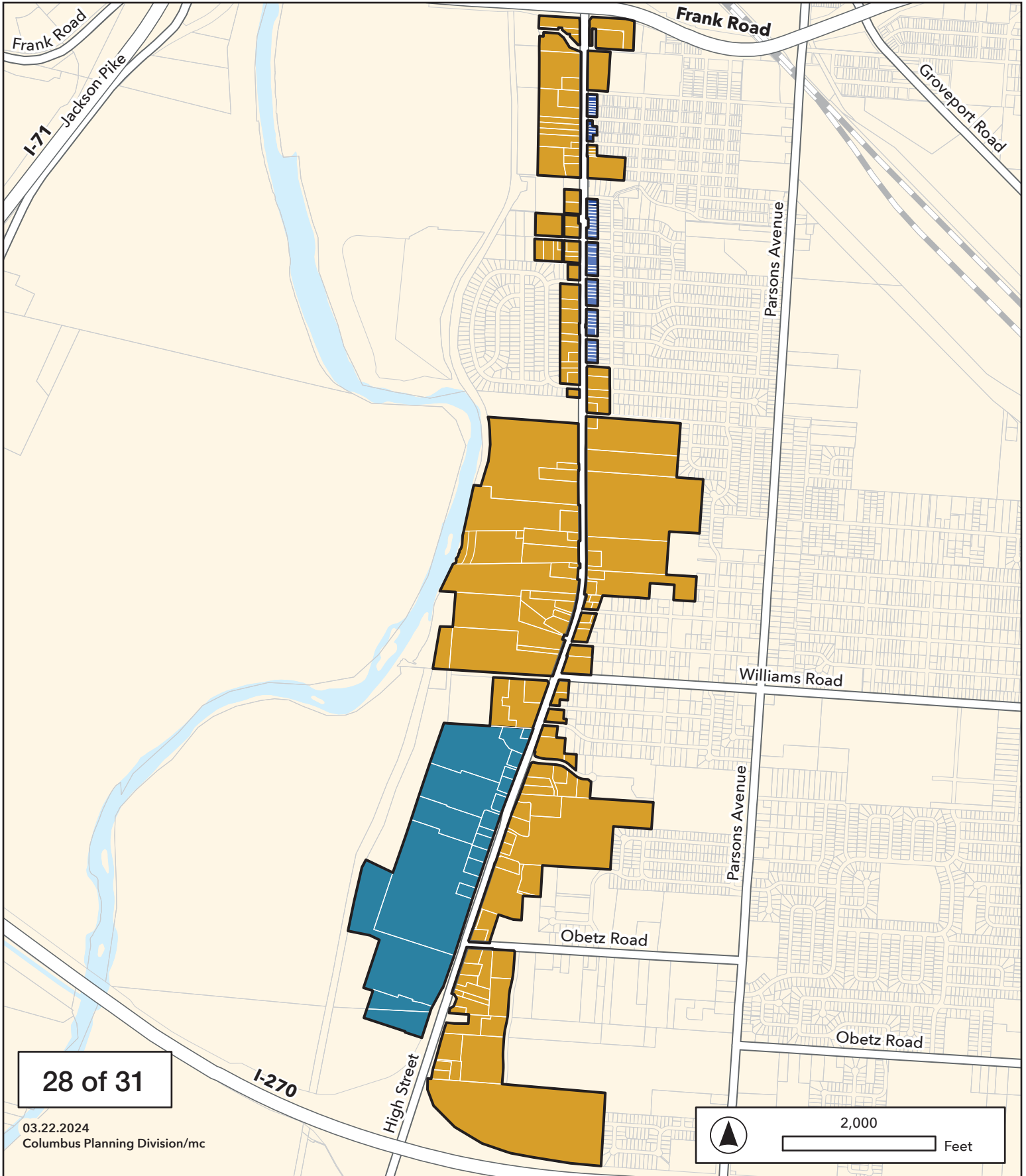


27 of 31

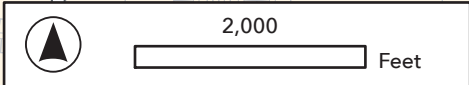


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

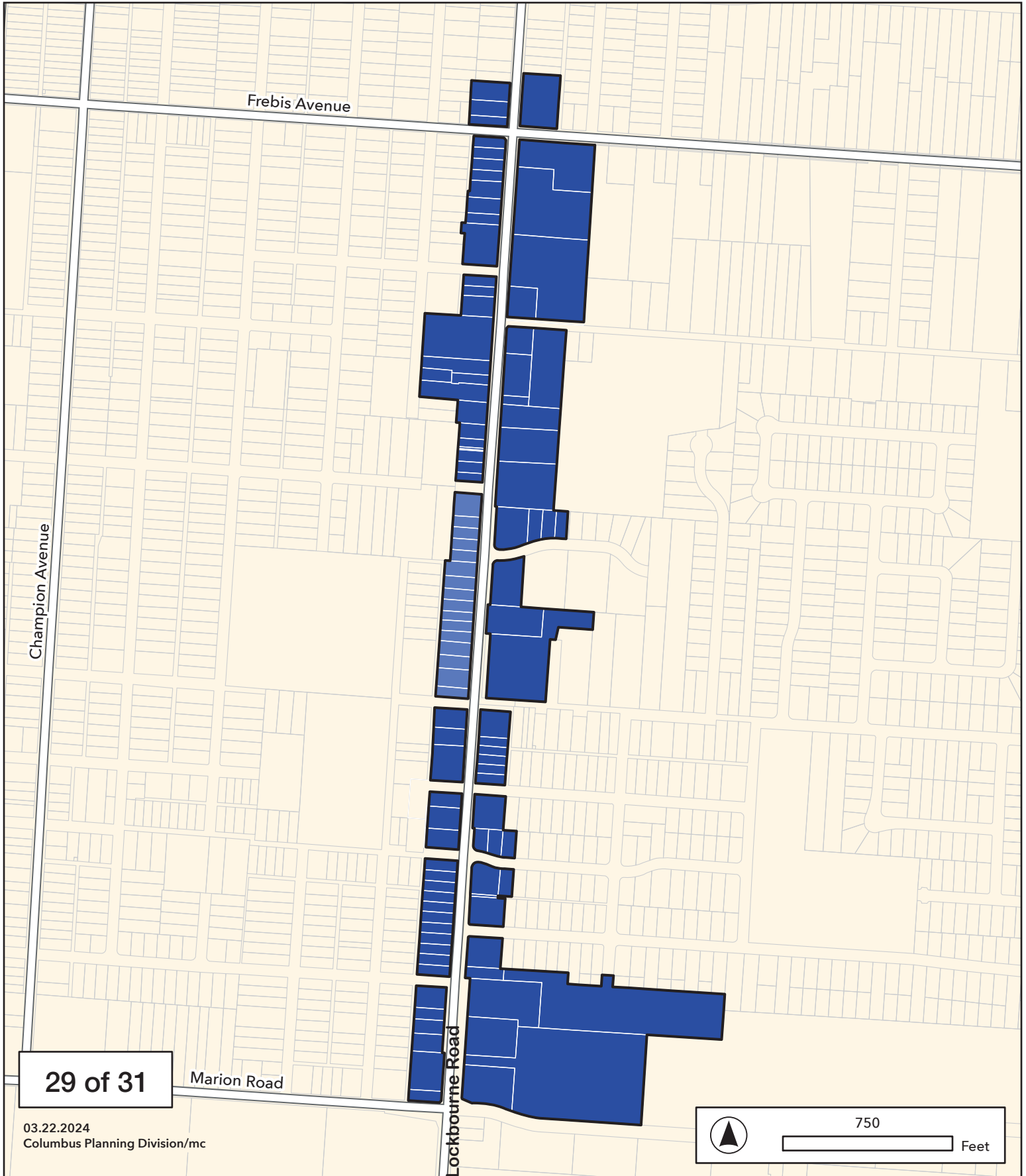


28 of 31

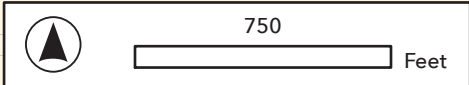


Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

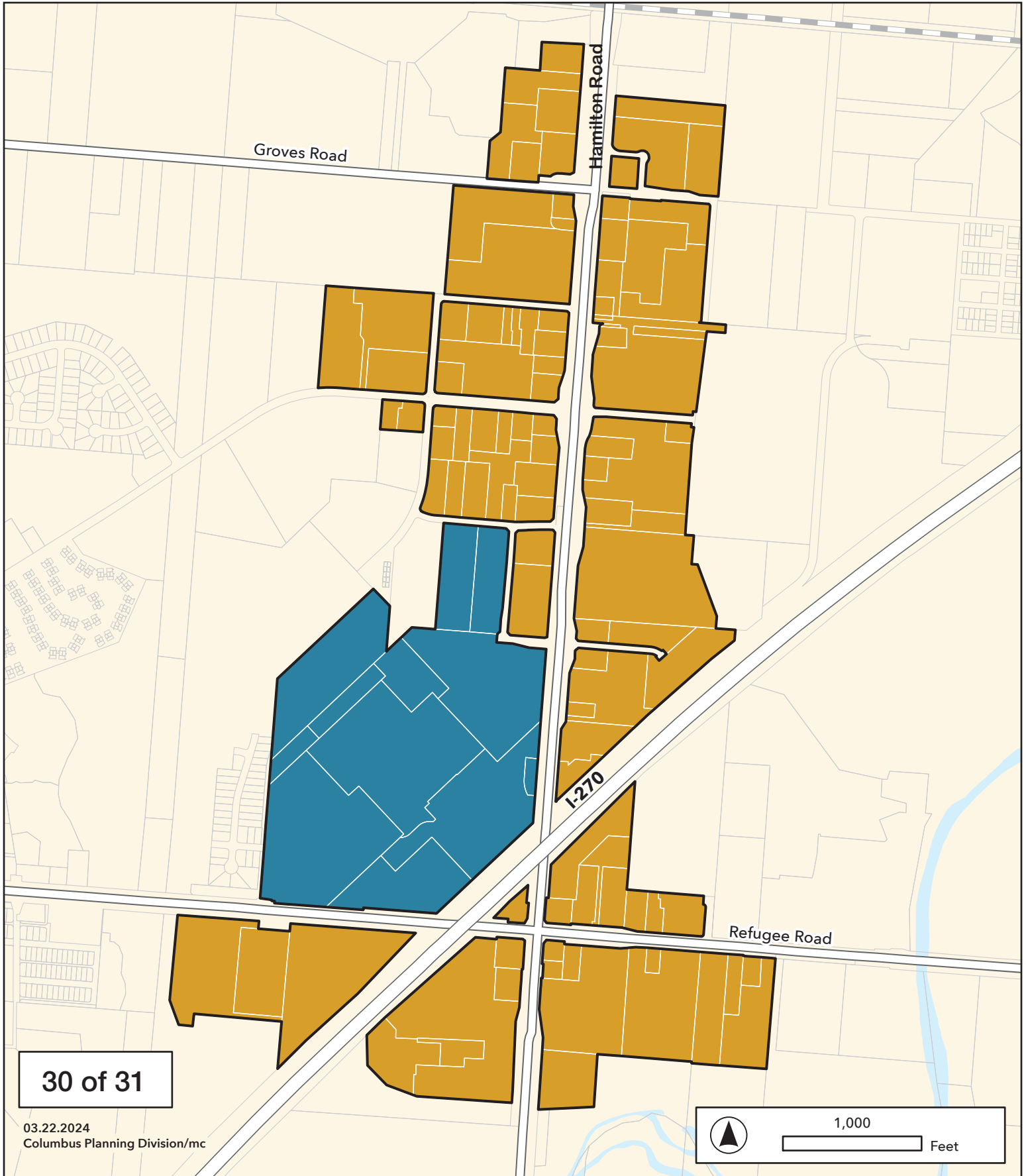


29 of 31



Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC

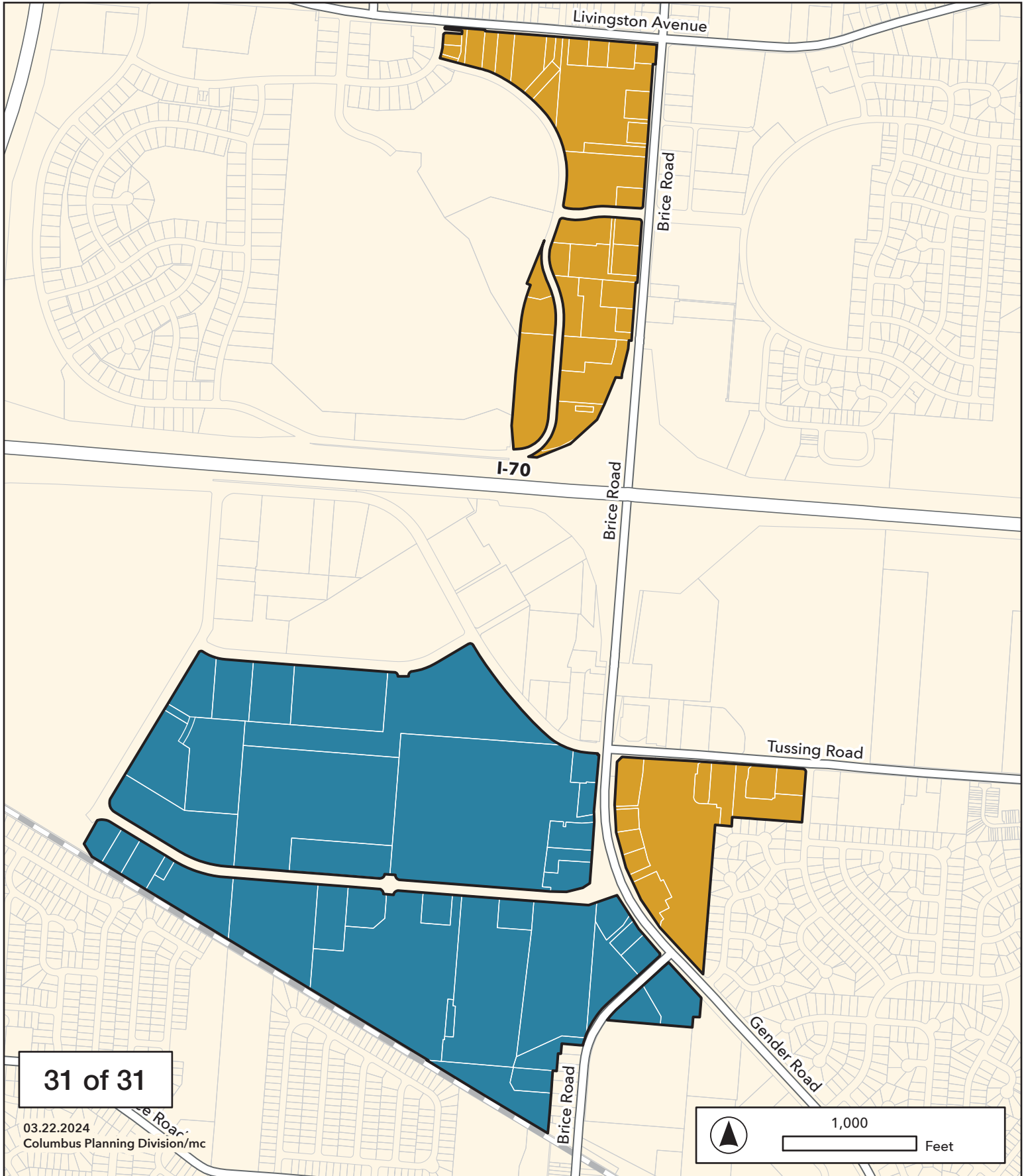


30 of 31

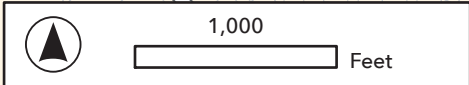
1,000 Feet

Mixed Use Zoning Districts

- UCR
- UCR-R
- UCT
- UGN-1
- UGN-2
- CAC
- RAC



31 of 31



010-000033	010-002181	010-004026	010-005694	010-006938	010-009464	010-011857	010-012209
010-000076	010-002247	010-004066	010-005695	010-006982	010-009507	010-011888	010-012210
010-000098	010-002345	010-004068	010-005696	010-006985	010-009606	010-011889	010-012211
010-000099	010-002348	010-004100	010-005697	010-007012	010-009643	010-011997	010-012212
010-000173	010-002355	010-004148	010-005698	010-007069	010-009885	010-012149	010-012213
010-000334	010-002375	010-004155	010-005699	010-007192	010-009888	010-012150	010-012214
010-000351	010-002498	010-004246	010-005700	010-007224	010-010022	010-012154	010-012215
010-000372	010-002504	010-004288	010-005701	010-007246	010-010080	010-012155	010-012216
010-000559	010-002551	010-004304	010-005702	010-007322	010-010143	010-012156	010-012217
010-000565	010-002587	010-004305	010-005703	010-007503	010-010154	010-012157	010-012332
010-000704	010-002626	010-004339	010-005798	010-007552	010-010247	010-012159	010-012333
010-000746	010-002668	010-004387	010-005943	010-007609	010-010293	010-012160	010-012386
010-000754	010-002690	010-004400	010-005944	010-007733	010-010297	010-012161	010-012431
010-000822	010-002917	010-004425	010-005999	010-007793	010-010406	010-012164	010-012442
010-000830	010-002922	010-004454	010-006000	010-007826	010-010408	010-012165	010-012460
010-000893	010-002934	010-004513	010-006017	010-007846	010-010409	010-012166	010-012524
010-000907	010-002949	010-004516	010-006121	010-007955	010-010464	010-012167	010-012525
010-000971	010-002951	010-004566	010-006158	010-007973	010-010482	010-012168	010-012535
010-000972	010-002955	010-004599	010-006187	010-008012	010-010494	010-012169	010-012685
010-001003	010-002956	010-004633	010-006302	010-008020	010-010584	010-012171	010-012741
010-001080	010-002957	010-004703	010-006311	010-008057	010-010601	010-012174	010-012781
010-001330	010-003021	010-004720	010-006333	010-008114	010-010766	010-012177	010-012782
010-001331	010-003070	010-004722	010-006355	010-008115	010-010777	010-012179	010-012783
010-001410	010-003088	010-004723	010-006371	010-008133	010-010793	010-012180	010-012784
010-001414	010-003101	010-004724	010-006372	010-008176	010-010853	010-012182	010-012785
010-001434	010-003118	010-004905	010-006373	010-008224	010-010854	010-012184	010-012786
010-001479	010-003123	010-004937	010-006375	010-008344	010-010861	010-012185	010-012787
010-001518	010-003170	010-004960	010-006376	010-008398	010-010875	010-012187	010-012788
010-001540	010-003220	010-004980	010-006378	010-008431	010-010876	010-012188	010-012789
010-001584	010-003261	010-005005	010-006379	010-008623	010-010877	010-012189	010-012790
010-001586	010-003272	010-005044	010-006380	010-008820	010-010934	010-012191	010-012791
010-001612	010-003331	010-005087	010-006381	010-008822	010-010983	010-012192	010-012792
010-001614	010-003342	010-005114	010-006382	010-008823	010-011064	010-012194	010-012813
010-001615	010-003421	010-005133	010-006407	010-008825	010-011126	010-012195	010-012860
010-001623	010-003453	010-005217	010-006432	010-008870	010-011254	010-012197	010-012861
010-001631	010-003490	010-005247	010-006460	010-008909	010-011265	010-012198	010-012875
010-001692	010-003528	010-005280	010-006461	010-009023	010-011389	010-012199	010-012891
010-001715	010-003549	010-005304	010-006463	010-009033	010-011390	010-012200	010-012892
010-001780	010-003743	010-005313	010-006553	010-009103	010-011391	010-012201	010-012893
010-001848	010-003749	010-005317	010-006613	010-009230	010-011392	010-012202	010-012900
010-001923	010-003853	010-005565	010-006692	010-009289	010-011393	010-012203	010-012901
010-001971	010-003894	010-005591	010-006699	010-009330	010-011405	010-012205	010-012972
010-002022	010-003918	010-005666	010-006759	010-009342	010-011530	010-012206	010-013060
010-002023	010-003949	010-005667	010-006847	010-009417	010-011566	010-012207	010-013121
010-002143	010-003977	010-005668	010-006925	010-009449	010-011733	010-012208	010-013122

010-013147	010-015191	010-017472	010-019155	010-021149	010-022454	010-024675	010-026734
010-013198	010-015193	010-017476	010-019156	010-021276	010-022455	010-024704	010-026790
010-013282	010-015194	010-017477	010-019205	010-021279	010-022456	010-024705	010-026792
010-013353	010-015195	010-017514	010-019222	010-021282	010-022460	010-024706	010-026793
010-013358	010-015196	010-017543	010-019367	010-021293	010-022494	010-024707	010-026951
010-013381	010-015231	010-017553	010-019398	010-021317	010-022660	010-024750	010-026953
010-013410	010-015418	010-017583	010-019410	010-021392	010-022692	010-024772	010-027010
010-013415	010-015421	010-017702	010-019449	010-021417	010-022707	010-024774	010-027028
010-013534	010-015536	010-017733	010-019452	010-021421	010-022733	010-024795	010-027086
010-013543	010-015629	010-017752	010-019464	010-021486	010-022741	010-024798	010-027175
010-013548	010-015645	010-017753	010-019466	010-021489	010-022835	010-024831	010-027191
010-013598	010-015658	010-017824	010-019505	010-021496	010-022940	010-024853	010-027203
010-013695	010-015659	010-017826	010-019506	010-021511	010-023064	010-025068	010-027242
010-013717	010-015687	010-017853	010-019516	010-021512	010-023170	010-025069	010-027243
010-013721	010-015696	010-017942	010-019625	010-021576	010-023265	010-025095	010-027275
010-013778	010-015765	010-017957	010-019645	010-021598	010-023374	010-025096	010-027305
010-013785	010-015894	010-017965	010-019648	010-021653	010-023396	010-025097	010-027311
010-013802	010-015914	010-018152	010-019652	010-021655	010-023498	010-025187	010-027333
010-013816	010-015998	010-018211	010-019653	010-021656	010-023551	010-025228	010-027334
010-013846	010-016049	010-018215	010-019685	010-021657	010-023576	010-025238	010-027348
010-013959	010-016112	010-018216	010-019846	010-021658	010-023680	010-025300	010-027515
010-013971	010-016156	010-018244	010-020008	010-021700	010-023830	010-025303	010-027691
010-013972	010-016300	010-018245	010-020014	010-021747	010-023885	010-025397	010-027718
010-014000	010-016397	010-018299	010-020022	010-021803	010-023914	010-025437	010-027721
010-014005	010-016548	010-018301	010-020039	010-021805	010-023915	010-025713	010-027811
010-014006	010-016596	010-018309	010-020053	010-021832	010-023973	010-025792	010-027834
010-014025	010-016731	010-018310	010-020232	010-021835	010-023974	010-025793	010-027862
010-014111	010-016765	010-018316	010-020270	010-021938	010-023992	010-025869	010-027863
010-014112	010-016768	010-018351	010-020355	010-021943	010-024010	010-025881	010-027918
010-014113	010-016807	010-018548	010-020390	010-021958	010-024078	010-025935	010-028032
010-014177	010-016822	010-018551	010-020420	010-021984	010-024085	010-025959	010-028086
010-014194	010-016836	010-018558	010-020455	010-021985	010-024160	010-026062	010-028195
010-014197	010-016837	010-018666	010-020468	010-022013	010-024265	010-026083	010-028345
010-014438	010-016860	010-018754	010-020606	010-022130	010-024293	010-026296	010-028445
010-014439	010-016870	010-018888	010-020616	010-022179	010-024384	010-026315	010-028505
010-014466	010-016888	010-018914	010-020619	010-022222	010-024409	010-026331	010-028511
010-014467	010-016920	010-018977	010-020633	010-022223	010-024421	010-026344	010-028564
010-014514	010-016930	010-019018	010-020812	010-022224	010-024442	010-026352	010-028591
010-014529	010-016972	010-019024	010-020849	010-022225	010-024486	010-026462	010-028712
010-014777	010-017136	010-019033	010-020895	010-022226	010-024496	010-026489	010-028727
010-014945	010-017264	010-019046	010-020910	010-022227	010-024621	010-026491	010-028735
010-015101	010-017374	010-019056	010-021023	010-022234	010-024633	010-026515	010-028739
010-015125	010-017381	010-019072	010-021058	010-022254	010-024634	010-026516	010-028740
010-015128	010-017390	010-019073	010-021097	010-022262	010-024635	010-026677	010-029022
010-015187	010-017395	010-019116	010-021133	010-022390	010-024641	010-026700	010-029060

010-029106	010-031386	010-033532	010-034927	010-037314	010-038551	010-040569	010-042060
010-029120	010-031387	010-033534	010-034938	010-037315	010-038609	010-040593	010-042076
010-029135	010-031389	010-033562	010-034965	010-037316	010-038743	010-040638	010-042088
010-029298	010-031390	010-033571	010-035073	010-037317	010-038792	010-040639	010-042096
010-029306	010-031391	010-033728	010-035133	010-037335	010-038850	010-040646	010-042099
010-029321	010-031392	010-033882	010-035170	010-037553	010-038914	010-040700	010-042116
010-029410	010-031393	010-033901	010-035225	010-037576	010-038965	010-040753	010-042229
010-029460	010-031394	010-033919	010-035241	010-037720	010-038967	010-040814	010-042275
010-029463	010-031445	010-034005	010-035245	010-037768	010-039000	010-040826	010-042331
010-029484	010-031566	010-034006	010-035262	010-037769	010-039025	010-040836	010-042408
010-029507	010-031567	010-034025	010-035300	010-037770	010-039028	010-040872	010-042411
010-029515	010-031623	010-034156	010-035425	010-037771	010-039029	010-040993	010-042510
010-029601	010-031662	010-034157	010-035435	010-037772	010-039049	010-041015	010-042577
010-029770	010-031763	010-034158	010-035459	010-037773	010-039090	010-041102	010-042597
010-029815	010-031764	010-034159	010-035674	010-037774	010-039124	010-041191	010-042715
010-029889	010-031767	010-034160	010-035695	010-037775	010-039190	010-041192	010-042773
010-029915	010-031798	010-034161	010-035709	010-037777	010-039191	010-041193	010-042854
010-029916	010-031806	010-034162	010-035804	010-037929	010-039197	010-041255	010-042856
010-029968	010-031977	010-034163	010-035992	010-037944	010-039346	010-041256	010-042857
010-030018	010-031995	010-034166	010-035995	010-037945	010-039404	010-041258	010-042858
010-030056	010-032031	010-034167	010-035996	010-037947	010-039405	010-041262	010-042859
010-030057	010-032084	010-034168	010-036072	010-037949	010-039407	010-041271	010-042860
010-030115	010-032139	010-034170	010-036074	010-037950	010-039421	010-041317	010-042861
010-030170	010-032158	010-034179	010-036116	010-037951	010-039694	010-041357	010-042862
010-030264	010-032159	010-034180	010-036126	010-037954	010-039847	010-041454	010-042863
010-030348	010-032656	010-034181	010-036134	010-037964	010-039918	010-041479	010-042864
010-030458	010-032658	010-034183	010-036191	010-037990	010-039928	010-041482	010-043164
010-030484	010-032698	010-034184	010-036297	010-037997	010-039973	010-041483	010-043175
010-030494	010-032703	010-034185	010-036330	010-038004	010-039979	010-041485	010-043207
010-030544	010-032717	010-034316	010-036404	010-038037	010-040085	010-041714	010-043224
010-030601	010-032803	010-034317	010-036442	010-038254	010-040086	010-041716	010-043270
010-030661	010-032872	010-034356	010-036522	010-038263	010-040087	010-041724	010-043286
010-030796	010-032902	010-034363	010-036527	010-038270	010-040137	010-041737	010-043509
010-030864	010-032952	010-034614	010-036542	010-038296	010-040241	010-041743	010-043591
010-030973	010-033009	010-034630	010-036878	010-038338	010-040313	010-041744	010-043726
010-030996	010-033094	010-034642	010-036936	010-038348	010-040314	010-041788	010-043814
010-031024	010-033107	010-034645	010-036992	010-038349	010-040364	010-041789	010-043830
010-031050	010-033141	010-034646	010-037000	010-038350	010-040399	010-041925	010-043847
010-031063	010-033259	010-034647	010-037049	010-038355	010-040481	010-041989	010-043908
010-031180	010-033318	010-034656	010-037073	010-038356	010-040489	010-042007	010-044088
010-031233	010-033417	010-034682	010-037077	010-038428	010-040490	010-042008	010-044106
010-031382	010-033493	010-034693	010-037143	010-038439	010-040521	010-042032	010-044146
010-031383	010-033498	010-034694	010-037144	010-038470	010-040522	010-042057	010-044211
010-031384	010-033504	010-034799	010-037151	010-038471	010-040547	010-042058	010-044280
010-031385	010-033527	010-034926	010-037292	010-038478	010-040563	010-042059	010-044314

010-044326	010-045755	010-047479	010-049469	010-051290	010-052881	010-055231	010-057259
010-044332	010-045790	010-047519	010-049482	010-051291	010-052884	010-055232	010-057272
010-044351	010-045848	010-047653	010-049483	010-051292	010-052969	010-055233	010-057281
010-044352	010-045863	010-047666	010-049484	010-051293	010-053137	010-055344	010-057282
010-044353	010-045909	010-047696	010-049485	010-051294	010-053162	010-055408	010-057283
010-044354	010-045916	010-047740	010-049486	010-051295	010-053181	010-055476	010-057326
010-044355	010-045950	010-047893	010-049487	010-051296	010-053196	010-055524	010-057381
010-044357	010-045952	010-047941	010-049497	010-051297	010-053213	010-055528	010-057403
010-044358	010-045972	010-047943	010-049575	010-051298	010-053268	010-055555	010-057570
010-044399	010-046043	010-048054	010-049582	010-051299	010-053337	010-055615	010-057657
010-044422	010-046062	010-048074	010-049689	010-051300	010-053446	010-055631	010-057709
010-044472	010-046070	010-048075	010-049829	010-051442	010-053510	010-055647	010-057710
010-044536	010-046142	010-048123	010-049831	010-051544	010-053511	010-055697	010-057717
010-044665	010-046147	010-048222	010-049886	010-051554	010-053554	010-055903	010-057733
010-044666	010-046163	010-048244	010-050070	010-051622	010-053555	010-055904	010-057757
010-044667	010-046250	010-048314	010-050155	010-051669	010-053574	010-055905	010-057766
010-044668	010-046251	010-048315	010-050207	010-051728	010-053621	010-055906	010-057795
010-044669	010-046283	010-048316	010-050236	010-051795	010-053716	010-055907	010-057819
010-044671	010-046313	010-048317	010-050374	010-051955	010-053738	010-055908	010-057834
010-044673	010-046314	010-048318	010-050376	010-051959	010-053824	010-055910	010-057841
010-044674	010-046318	010-048319	010-050377	010-052020	010-053825	010-055936	010-057870
010-044675	010-046403	010-048320	010-050382	010-052021	010-053829	010-055942	010-057959
010-044677	010-046521	010-048321	010-050424	010-052048	010-053842	010-055946	010-057975
010-044685	010-046584	010-048322	010-050437	010-052095	010-053988	010-056045	010-057979
010-044732	010-046615	010-048323	010-050468	010-052101	010-054016	010-056092	010-057980
010-044763	010-046708	010-048324	010-050486	010-052142	010-054100	010-056196	010-057981
010-044856	010-046709	010-048325	010-050498	010-052149	010-054125	010-056210	010-057982
010-045008	010-046717	010-048327	010-050582	010-052150	010-054183	010-056328	010-057983
010-045010	010-046719	010-048329	010-050583	010-052266	010-054254	010-056360	010-057985
010-045061	010-046720	010-048758	010-050627	010-052402	010-054343	010-056375	010-057986
010-045076	010-046724	010-048882	010-050637	010-052414	010-054358	010-056376	010-057987
010-045130	010-046778	010-048888	010-050766	010-052415	010-054592	010-056557	010-057988
010-045272	010-046799	010-048889	010-050838	010-052416	010-054612	010-056564	010-058168
010-045287	010-046838	010-048916	010-050864	010-052417	010-054622	010-056657	010-058179
010-045310	010-047043	010-048954	010-050904	010-052418	010-054625	010-056724	010-058314
010-045319	010-047049	010-049053	010-051041	010-052594	010-054865	010-056774	010-058315
010-045369	010-047135	010-049101	010-051050	010-052657	010-054878	010-056915	010-058317
010-045426	010-047145	010-049136	010-051277	010-052715	010-054887	010-056958	010-058319
010-045434	010-047244	010-049170	010-051278	010-052721	010-054906	010-056977	010-058320
010-045525	010-047352	010-049218	010-051283	010-052758	010-054954	010-057010	010-058571
010-045531	010-047369	010-049219	010-051284	010-052794	010-054958	010-057013	010-058621
010-045546	010-047383	010-049221	010-051285	010-052796	010-054987	010-057016	010-058689
010-045615	010-047384	010-049297	010-051286	010-052797	010-055025	010-057017	010-058697
010-045680	010-047391	010-049448	010-051287	010-052809	010-055028	010-057032	010-058701
010-045681	010-047478	010-049460	010-051288	010-052814	010-055104	010-057174	010-058704

010-059061	010-059510	010-060065	010-060346	010-060789	010-061957	010-062275	010-062685
010-059079	010-059513	010-060080	010-060347	010-060792	010-061962	010-062277	010-062697
010-059086	010-059551	010-060082	010-060674	010-060793	010-061965	010-062278	010-062711
010-059116	010-059554	010-060088	010-060675	010-060794	010-061966	010-062282	010-062713
010-059130	010-059555	010-060125	010-060676	010-060795	010-061969	010-062349	010-062716
010-059152	010-059556	010-060156	010-060677	010-060796	010-061971	010-062351	010-062724
010-059167	010-059558	010-060167	010-060678	010-060942	010-061972	010-062353	010-062767
010-059168	010-059565	010-060175	010-060679	010-060948	010-061973	010-062372	010-062769
010-059169	010-059566	010-060176	010-060680	010-060956	010-061980	010-062383	010-062782
010-059173	010-059572	010-060177	010-060681	010-060963	010-061981	010-062387	010-062787
010-059174	010-059573	010-060178	010-060682	010-061005	010-061982	010-062392	010-062794
010-059175	010-059575	010-060179	010-060737	010-061013	010-061983	010-062394	010-062795
010-059182	010-059576	010-060180	010-060749	010-061014	010-061986	010-062395	010-062803
010-059188	010-059577	010-060207	010-060750	010-061058	010-061989	010-062396	010-062804
010-059189	010-059578	010-060227	010-060751	010-061060	010-062000	010-062398	010-062831
010-059211	010-059579	010-060229	010-060752	010-061061	010-062002	010-062406	010-062862
010-059233	010-059580	010-060236	010-060753	010-061064	010-062003	010-062419	010-062878
010-059253	010-059581	010-060254	010-060754	010-061065	010-062004	010-062429	010-062906
010-059268	010-059585	010-060258	010-060755	010-061066	010-062005	010-062496	010-062933
010-059275	010-059597	010-060265	010-060756	010-061067	010-062009	010-062503	010-062944
010-059282	010-059599	010-060285	010-060757	010-061070	010-062011	010-062506	010-062945
010-059283	010-059639	010-060311	010-060761	010-061075	010-062026	010-062508	010-062948
010-059284	010-059668	010-060312	010-060764	010-061077	010-062031	010-062514	010-062949
010-059292	010-059702	010-060315	010-060765	010-061079	010-062032	010-062526	010-062950
010-059293	010-059708	010-060317	010-060766	010-061082	010-062036	010-062533	010-062954
010-059294	010-059709	010-060318	010-060767	010-061083	010-062038	010-062546	010-062956
010-059304	010-059722	010-060321	010-060768	010-061084	010-062039	010-062566	010-062957
010-059306	010-059725	010-060324	010-060769	010-061146	010-062041	010-062591	010-062958
010-059317	010-059772	010-060325	010-060770	010-061153	010-062043	010-062615	010-062959
010-059341	010-059794	010-060327	010-060771	010-061163	010-062055	010-062616	010-062960
010-059355	010-059797	010-060328	010-060772	010-061187	010-062061	010-062618	010-062962
010-059357	010-059873	010-060331	010-060773	010-061192	010-062073	010-062636	010-062963
010-059370	010-059881	010-060332	010-060774	010-061193	010-062081	010-062638	010-063019
010-059413	010-059882	010-060333	010-060775	010-061194	010-062083	010-062639	010-063020
010-059416	010-059888	010-060334	010-060777	010-061195	010-062084	010-062640	010-063021
010-059417	010-059901	010-060335	010-060778	010-061206	010-062086	010-062641	010-063097
010-059454	010-059911	010-060336	010-060779	010-061210	010-062090	010-062642	010-063104
010-059462	010-059912	010-060337	010-060780	010-061212	010-062103	010-062649	010-063176
010-059487	010-059914	010-060338	010-060781	010-061226	010-062114	010-062655	010-063181
010-059488	010-059920	010-060339	010-060782	010-061523	010-062119	010-062657	010-063187
010-059490	010-059921	010-060340	010-060783	010-061589	010-062120	010-062665	010-063192
010-059497	010-060033	010-060342	010-060784	010-061930	010-062157	010-062674	010-063193
010-059498	010-060036	010-060343	010-060786	010-061931	010-062248	010-062675	010-063195
010-059500	010-060043	010-060344	010-060787	010-061935	010-062260	010-062680	010-063241
010-059507	010-060046	010-060345	010-060788	010-061954	010-062271	010-062684	010-063242

010-063243	010-064200	010-065223	010-067148	010-069964	010-072721	010-074780	010-076516
010-063278	010-064256	010-065224	010-067152	010-070049	010-072729	010-074781	010-076542
010-063287	010-064259	010-065225	010-067227	010-070190	010-072749	010-074782	010-076544
010-063293	010-064325	010-065227	010-067324	010-070191	010-072828	010-074784	010-076545
010-063295	010-064361	010-065228	010-067397	010-070196	010-072831	010-074786	010-076548
010-063296	010-064362	010-065232	010-067424	010-070240	010-072871	010-074787	010-076555
010-063297	010-064363	010-065235	010-067433	010-070264	010-072876	010-074788	010-076570
010-063299	010-064364	010-065263	010-067450	010-070269	010-072877	010-074789	010-076572
010-063300	010-064390	010-065265	010-067451	010-070270	010-072878	010-074790	010-076574
010-063301	010-064391	010-065266	010-067455	010-070430	010-072903	010-074794	010-076575
010-063461	010-064392	010-065269	010-067485	010-070457	010-072930	010-074795	010-076576
010-063468	010-064393	010-065471	010-067497	010-070870	010-072993	010-074797	010-076577
010-063478	010-064394	010-065472	010-067543	010-070871	010-073000	010-074799	010-076578
010-063500	010-064414	010-065475	010-067593	010-070872	010-073008	010-074800	010-076579
010-063516	010-064417	010-065476	010-067594	010-070874	010-073500	010-074801	010-076581
010-063528	010-064729	010-065559	010-068998	010-071131	010-073697	010-074802	010-076600
010-063535	010-064732	010-065560	010-069001	010-071132	010-073704	010-074805	010-076761
010-063549	010-064751	010-065586	010-069002	010-071152	010-073713	010-074806	010-076843
010-063591	010-064778	010-065640	010-069020	010-071153	010-073772	010-074809	010-077113
010-063609	010-064795	010-065643	010-069021	010-071154	010-073793	010-074812	010-077115
010-063620	010-064796	010-065697	010-069022	010-071155	010-074076	010-074815	010-077116
010-063653	010-064833	010-065698	010-069023	010-071156	010-074079	010-074817	010-077137
010-063654	010-064834	010-065699	010-069024	010-071204	010-074268	010-074818	010-077139
010-063659	010-064839	010-065797	010-069025	010-071267	010-074274	010-075327	010-077140
010-063715	010-064842	010-065881	010-069026	010-071291	010-074277	010-075340	010-077141
010-063716	010-064889	010-065948	010-069219	010-071306	010-074286	010-075341	010-077142
010-063724	010-064917	010-066062	010-069220	010-071323	010-074289	010-075342	010-077144
010-063733	010-064918	010-066218	010-069222	010-071324	010-074299	010-075343	010-077213
010-063779	010-064919	010-066269	010-069223	010-071343	010-074300	010-075344	010-077219
010-063798	010-064920	010-066294	010-069224	010-071344	010-074301	010-075345	010-077352
010-063812	010-064926	010-066296	010-069225	010-071346	010-074302	010-075346	010-077415
010-063856	010-064966	010-066393	010-069236	010-071469	010-074303	010-075347	010-077416
010-063871	010-064992	010-066547	010-069240	010-071697	010-074305	010-075348	010-077442
010-063872	010-065016	010-066573	010-069241	010-071698	010-074306	010-075350	010-077503
010-063873	010-065017	010-066732	010-069243	010-071975	010-074307	010-075352	010-077819
010-063875	010-065031	010-066756	010-069278	010-072471	010-074310	010-075353	010-077861
010-063876	010-065050	010-066794	010-069280	010-072473	010-074458	010-075354	010-077873
010-063883	010-065206	010-066800	010-069296	010-072504	010-074459	010-075355	010-077878
010-063884	010-065207	010-066925	010-069755	010-072508	010-074460	010-075356	010-077920
010-063885	010-065208	010-066946	010-069756	010-072510	010-074461	010-075358	010-077949
010-063997	010-065209	010-067022	010-069757	010-072511	010-074772	010-075461	010-077951
010-064032	010-065211	010-067036	010-069758	010-072518	010-074776	010-075893	010-077952
010-064033	010-065214	010-067039	010-069914	010-072524	010-074777	010-076503	010-077957
010-064041	010-065219	010-067045	010-069917	010-072527	010-074778	010-076505	010-078471
010-064198	010-065222	010-067080	010-069918	010-072637	010-074779	010-076506	010-078472

010-078473	010-079303	010-080440	010-084909	010-086513	010-088371	010-089706	010-092271
010-078474	010-079500	010-080470	010-084910	010-086514	010-088373	010-089707	010-092778
010-078514	010-079506	010-080477	010-084912	010-086515	010-088380	010-089709	010-092932
010-078515	010-079508	010-080483	010-084913	010-086636	010-088457	010-089710	010-092934
010-078517	010-079509	010-080518	010-084948	010-086638	010-088513	010-089711	010-092935
010-078518	010-079510	010-080524	010-085002	010-086964	010-088562	010-089712	010-092936
010-078548	010-079511	010-080525	010-085305	010-087010	010-088563	010-089836	010-092938
010-078549	010-079512	010-081033	010-085309	010-087139	010-088565	010-090001	010-092943
010-078550	010-079621	010-081034	010-085469	010-087164	010-088576	010-090034	010-092944
010-078552	010-079638	010-081036	010-085517	010-087271	010-088579	010-090035	010-092946
010-078554	010-079668	010-081813	010-085522	010-087364	010-088581	010-090054	010-093057
010-078583	010-079669	010-081903	010-085535	010-087368	010-088601	010-090055	010-093058
010-078607	010-079670	010-081934	010-085590	010-087405	010-088602	010-090056	010-093059
010-078608	010-079672	010-081996	010-085593	010-087407	010-088610	010-090057	010-093085
010-078612	010-079755	010-081998	010-085606	010-087613	010-088618	010-090058	010-093086
010-078613	010-079779	010-082000	010-085607	010-087842	010-088707	010-090196	010-093087
010-078643	010-079780	010-082407	010-085641	010-087944	010-088708	010-090560	010-093088
010-078644	010-079788	010-082416	010-085671	010-087947	010-088738	010-090561	010-093089
010-078645	010-079789	010-083824	010-085704	010-087960	010-088743	010-090562	010-093155
010-078646	010-079790	010-083828	010-085705	010-087975	010-088806	010-090882	010-093253
010-078647	010-079821	010-083830	010-085894	010-088087	010-088809	010-091068	010-093255
010-078648	010-079826	010-083833	010-085936	010-088233	010-088813	010-091069	010-093270
010-078649	010-079838	010-083835	010-086017	010-088235	010-088850	010-091071	010-093277
010-078703	010-079839	010-083839	010-086026	010-088236	010-088950	010-091072	010-093339
010-078704	010-079841	010-083843	010-086045	010-088239	010-088966	010-091073	010-093441
010-078705	010-079889	010-083846	010-086064	010-088243	010-088967	010-091113	010-093479
010-078706	010-079922	010-083860	010-086186	010-088293	010-089022	010-091379	010-093773
010-078707	010-080215	010-084069	010-086208	010-088294	010-089023	010-091380	010-093776
010-078708	010-080216	010-084122	010-086264	010-088296	010-089062	010-091381	010-093789
010-078709	010-080217	010-084123	010-086273	010-088297	010-089076	010-091474	010-093801
010-078710	010-080218	010-084124	010-086274	010-088298	010-089079	010-091475	010-093802
010-079232	010-080219	010-084376	010-086276	010-088300	010-089132	010-091476	010-093803
010-079234	010-080220	010-084377	010-086278	010-088304	010-089133	010-091477	010-093804
010-079235	010-080221	010-084378	010-086279	010-088309	010-089134	010-091478	010-093957
010-079236	010-080222	010-084465	010-086280	010-088325	010-089135	010-091877	010-094037
010-079237	010-080224	010-084478	010-086281	010-088328	010-089544	010-091885	010-094064
010-079239	010-080226	010-084560	010-086283	010-088332	010-089561	010-091886	010-094079
010-079241	010-080227	010-084562	010-086285	010-088335	010-089568	010-091887	010-094108
010-079242	010-080228	010-084563	010-086288	010-088342	010-089604	010-092031	010-094109
010-079246	010-080229	010-084703	010-086289	010-088351	010-089652	010-092146	010-094279
010-079247	010-080230	010-084706	010-086290	010-088353	010-089665	010-092147	010-094392
010-079248	010-080231	010-084709	010-086291	010-088356	010-089694	010-092152	010-094836
010-079249	010-080232	010-084711	010-086510	010-088359	010-089703	010-092188	010-094837
010-079251	010-080265	010-084713	010-086511	010-088364	010-089704	010-092189	010-094978
010-079302	010-080392	010-084732	010-086512	010-088366	010-089705	010-092263	010-094979

010-095302	010-110783	010-112615	010-115299	010-181621	010-280522	010-286307	010-298144
010-095305	010-110784	010-112619	010-115415	010-181622	010-280523	010-286308	010-298145
010-095368	010-110785	010-112640	010-115432	010-184532	010-280524	010-286309	010-298146
010-095369	010-110793	010-112860	010-115468	010-192330	010-280525	010-286310	010-298147
010-095370	010-110803	010-112922	010-115469	010-195794	010-280526	010-286311	010-298461
010-095783	010-110804	010-112933	010-116111	010-197792	010-280527	010-288539	010-301434
010-095792	010-110829	010-112962	010-116143	010-199990	010-280528	010-288540	010-301435
010-095803	010-110830	010-112963	010-117304	010-201401	010-280529	010-288541	010-301436
010-096177	010-110833	010-112964	010-119934	010-201456	010-280530	010-288542	010-301437
010-096253	010-110835	010-113307	010-119943	010-204268	010-280531	010-288543	010-301903
010-096905	010-110840	010-113308	010-123448	010-207687	010-280532	010-289115	010-301904
010-096925	010-110841	010-113377	010-123457	010-209194	010-280533	010-289116	010-301905
010-096926	010-110851	010-113389	010-123458	010-211488	010-280534	010-289117	010-302540
010-099465	010-110854	010-113473	010-123459	010-212710	010-280535	010-289118	010-303625
010-100686	010-110856	010-113475	010-126285	010-218229	010-280536	010-289119	010-303626
010-100721	010-110857	010-113476	010-126687	010-218917	010-280555	010-289120	010-303627
010-100769	010-110858	010-113763	010-129768	010-219246	010-280556	010-289121	010-303628
010-101006	010-110859	010-113764	010-129769	010-227034	010-280557	010-289122	010-303629
010-101167	010-110860	010-113898	010-129771	010-227845	010-280558	010-289123	010-303630
010-101569	010-110861	010-113899	010-129772	010-228994	010-280559	010-289124	010-303631
010-103176	010-110862	010-113900	010-129773	010-231113	010-281412	010-289125	010-303632
010-103598	010-110867	010-113901	010-129774	010-231116	010-281413	010-289126	010-303633
010-105300	010-110868	010-114007	010-129775	010-234239	010-281614	010-289127	010-303634
010-109639	010-111755	010-114008	010-129776	010-238869	010-283375	010-289128	010-303737
010-109728	010-111756	010-114009	010-129780	010-239330	010-283529	010-289129	010-303746
010-110379	010-111757	010-114010	010-129781	010-240440	010-283801	010-289130	010-305898
010-110574	010-111758	010-114484	010-129783	010-248757	010-285928	010-289131	010-306038
010-110596	010-111760	010-114485	010-129784	010-249656	010-285929	010-289132	010-306395
010-110603	010-111888	010-114486	010-129912	010-255303	010-285930	010-289133	010-306396
010-110628	010-112125	010-114487	010-134706	010-256820	010-285931	010-289134	010-306397
010-110741	010-112215	010-114488	010-134708	010-259217	010-286292	010-290812	010-306398
010-110742	010-112216	010-114489	010-134709	010-260947	010-286293	010-290813	010-306399
010-110743	010-112217	010-114490	010-134969	010-260948	010-286294	010-291234	010-306400
010-110745	010-112275	010-114491	010-178511	010-260949	010-286295	010-291235	010-307904
010-110746	010-112279	010-114492	010-178512	010-260950	010-286296	010-291236	010-307905
010-110747	010-112312	010-114493	010-178515	010-260951	010-286297	010-291237	010-307906
010-110749	010-112357	010-114494	010-178516	010-261146	010-286298	010-291238	010-308782
010-110773	010-112368	010-114495	010-181613	010-270609	010-286299	010-291239	010-309016
010-110775	010-112370	010-114498	010-181614	010-274082	010-286300	010-291240	010-318446
010-110776	010-112419	010-114500	010-181615	010-276117	010-286301	010-291241	010-318661
010-110777	010-112484	010-114503	010-181616	010-280517	010-286302	010-291242	010-322565
010-110779	010-112490	010-114504	010-181617	010-280518	010-286303	010-296463	
010-110780	010-112492	010-114694	010-181618	010-280519	010-286304	010-297071	
010-110781	010-112577	010-115112	010-181619	010-280520	010-286305	010-297072	
010-110782	010-112601	010-115222	010-181620	010-280521	010-286306	010-297949	

010-034264	010-062937	010-071353	010-073077	010-112246	010-115111
010-058193	010-062938	010-071806	010-073762	010-112247	010-115158
010-058194	010-062939	010-071820	010-074204	010-112248	010-115225
010-058219	010-062940	010-071855	010-074205	010-112276	010-115883
010-058227	010-062941	010-071857	010-074208	010-112306	010-116059
010-059043	010-062942	010-071862	010-074413	010-112314	010-186467
010-059044	010-062943	010-071882	010-075334	010-112523	010-192088
010-059045	010-069908	010-071894	010-075335	010-112524	010-221291
010-060329	010-069909	010-071921	010-075336	010-112525	010-272009
010-060683	010-069910	010-071928	010-075337	010-112526	
010-061617	010-069911	010-071959	010-075338	010-112532	
010-061716	010-069912	010-071967	010-076492	010-112593	
010-061785	010-069913	010-071983	010-076498	010-112602	
010-061786	010-069994	010-071993	010-079010	010-112621	
010-061787	010-070738	010-072008	010-079252	010-112622	
010-061788	010-070740	010-072013	010-079253	010-112624	
010-061831	010-070741	010-072014	010-079254	010-112625	
010-061846	010-070742	010-072054	010-079255	010-112652	
010-061847	010-070743	010-072055	010-079256	010-112664	
010-061848	010-070745	010-072056	010-079257	010-112665	
010-061849	010-070746	010-072057	010-079258	010-112726	
010-061925	010-070747	010-072058	010-079259	010-112728	
010-061937	010-070748	010-072397	010-079261	010-112750	
010-061938	010-070750	010-072410	010-079262	010-112758	
010-061939	010-070751	010-072411	010-079263	010-112762	
010-061940	010-070753	010-072434	010-079264	010-112763	
010-061941	010-070755	010-072435	010-079265	010-112764	
010-061942	010-070756	010-072436	010-079266	010-112765	
010-061975	010-070758	010-072437	010-079267	010-112918	
010-061988	010-070760	010-072438	010-079673	010-113120	
010-061992	010-071197	010-072439	010-079822	010-113128	
010-061993	010-071207	010-072440	010-079840	010-113183	
010-061994	010-071212	010-072441	010-079973	010-113238	
010-061995	010-071221	010-072455	010-081023	010-113253	
010-061996	010-071223	010-072503	010-081024	010-113271	
010-062008	010-071236	010-072825	010-081026	010-113318	
010-062014	010-071237	010-072866	010-081027	010-113342	
010-062015	010-071299	010-072867	010-081028	010-113350	
010-062065	010-071305	010-072868	010-081029	010-113385	
010-062112	010-071308	010-072869	010-081030	010-113442	
010-062320	010-071340	010-072870	010-081031	010-114012	
010-062888	010-071341	010-072872	010-081032	010-114013	
010-062934	010-071349	010-072873	010-087165	010-114014	
010-062935	010-071351	010-072874	010-087166	010-114015	
010-062936	010-071352	010-072875	010-112245	010-114016	

010-000010	010-001764	010-003095	010-004453	010-005457	010-006680	010-008058	010-009653
010-000052	010-001769	010-003103	010-004457	010-005458	010-006682	010-008081	010-009656
010-000066	010-001772	010-003165	010-004477	010-005459	010-006690	010-008082	010-009697
010-000078	010-001795	010-003182	010-004493	010-005505	010-006697	010-008106	010-009723
010-000144	010-001796	010-003190	010-004506	010-005514	010-006707	010-008108	010-009792
010-000206	010-001816	010-003196	010-004523	010-005516	010-006708	010-008109	010-009796
010-000243	010-001879	010-003204	010-004544	010-005517	010-006709	010-008134	010-009797
010-000274	010-001880	010-003206	010-004577	010-005529	010-006711	010-008137	010-009914
010-000316	010-001906	010-003221	010-004580	010-005563	010-006735	010-008164	010-009922
010-000323	010-001930	010-003226	010-004583	010-005606	010-006772	010-008165	010-009956
010-000324	010-001931	010-003228	010-004585	010-005616	010-006805	010-008253	010-009957
010-000467	010-001968	010-003231	010-004594	010-005645	010-006830	010-008304	010-009976
010-000518	010-001975	010-003260	010-004629	010-005655	010-006832	010-008305	010-009978
010-000532	010-001976	010-003440	010-004637	010-005660	010-006834	010-008306	010-010023
010-000584	010-001978	010-003502	010-004652	010-005848	010-006944	010-008358	010-010034
010-000604	010-002040	010-003522	010-004755	010-005849	010-006984	010-008359	010-010068
010-000616	010-002090	010-003590	010-004801	010-005858	010-007019	010-008360	010-010075
010-000778	010-002122	010-003698	010-004811	010-005876	010-007044	010-008404	010-010078
010-000862	010-002124	010-003704	010-004812	010-005974	010-007076	010-008434	010-010103
010-000864	010-002126	010-003708	010-004825	010-005991	010-007088	010-008444	010-010106
010-000878	010-002144	010-003709	010-004875	010-006021	010-007190	010-008458	010-010133
010-000925	010-002194	010-003741	010-004891	010-006022	010-007260	010-008569	010-010134
010-001193	010-002228	010-003785	010-004901	010-006036	010-007297	010-008614	010-010136
010-001197	010-002236	010-003796	010-004927	010-006042	010-007307	010-008615	010-010137
010-001210	010-002286	010-003891	010-005033	010-006045	010-007355	010-008656	010-010193
010-001214	010-002454	010-003939	010-005054	010-006062	010-007435	010-008669	010-010275
010-001222	010-002455	010-003994	010-005128	010-006073	010-007469	010-008688	010-010316
010-001274	010-002471	010-004022	010-005134	010-006161	010-007515	010-008832	010-010335
010-001281	010-002477	010-004028	010-005181	010-006243	010-007536	010-008833	010-010405
010-001288	010-002508	010-004029	010-005226	010-006244	010-007594	010-008865	010-010415
010-001320	010-002576	010-004056	010-005227	010-006248	010-007599	010-008963	010-010453
010-001325	010-002578	010-004057	010-005228	010-006270	010-007695	010-008965	010-010495
010-001378	010-002605	010-004065	010-005229	010-006274	010-007739	010-009073	010-010535
010-001392	010-002685	010-004072	010-005230	010-006308	010-007741	010-009127	010-010562
010-001400	010-002699	010-004087	010-005231	010-006335	010-007770	010-009140	010-010614
010-001428	010-002712	010-004115	010-005232	010-006370	010-007809	010-009144	010-010845
010-001429	010-002721	010-004143	010-005260	010-006410	010-007814	010-009232	010-010916
010-001472	010-002735	010-004199	010-005277	010-006412	010-007866	010-009249	010-010924
010-001482	010-002742	010-004219	010-005329	010-006431	010-007919	010-009252	010-011018
010-001489	010-002819	010-004239	010-005335	010-006522	010-007946	010-009301	010-011073
010-001589	010-002844	010-004252	010-005338	010-006550	010-007952	010-009387	010-011081
010-001597	010-002855	010-004264	010-005344	010-006599	010-007953	010-009472	010-011082
010-001607	010-002859	010-004281	010-005379	010-006615	010-007981	010-009519	010-011086
010-001707	010-002945	010-004320	010-005382	010-006633	010-007985	010-009587	010-011091
010-001743	010-002947	010-004381	010-005421	010-006656	010-008009	010-009648	010-011092

010-011132	010-012822	010-014102	010-015465	010-016783	010-018141	010-019044	010-020183
010-011147	010-012865	010-014103	010-015466	010-016788	010-018191	010-019085	010-020305
010-011177	010-012926	010-014148	010-015469	010-016818	010-018200	010-019105	010-020310
010-011182	010-012984	010-014175	010-015566	010-016881	010-018246	010-019133	010-020312
010-011216	010-013018	010-014176	010-015610	010-016882	010-018252	010-019135	010-020321
010-011274	010-013110	010-014185	010-015631	010-016889	010-018253	010-019145	010-020324
010-011303	010-013115	010-014239	010-015648	010-016910	010-018273	010-019158	010-020326
010-011341	010-013126	010-014241	010-015653	010-016941	010-018279	010-019225	010-020388
010-011409	010-013127	010-014275	010-015663	010-017011	010-018288	010-019245	010-020472
010-011457	010-013142	010-014339	010-015768	010-017068	010-018340	010-019246	010-020481
010-011464	010-013162	010-014350	010-015769	010-017081	010-018358	010-019248	010-020483
010-011541	010-013226	010-014373	010-015780	010-017188	010-018359	010-019258	010-020563
010-011562	010-013245	010-014374	010-015829	010-017193	010-018360	010-019301	010-020564
010-011674	010-013246	010-014392	010-015929	010-017198	010-018361	010-019343	010-020592
010-011736	010-013284	010-014423	010-015933	010-017202	010-018362	010-019349	010-020654
010-011737	010-013319	010-014458	010-015972	010-017412	010-018363	010-019350	010-020656
010-011739	010-013403	010-014488	010-015973	010-017418	010-018364	010-019372	010-020704
010-011767	010-013404	010-014530	010-015999	010-017435	010-018365	010-019417	010-020779
010-011773	010-013407	010-014545	010-016026	010-017442	010-018366	010-019457	010-020781
010-011944	010-013409	010-014659	010-016031	010-017448	010-018367	010-019530	010-020827
010-011957	010-013488	010-014779	010-016068	010-017452	010-018368	010-019565	010-020848
010-011977	010-013546	010-014796	010-016145	010-017459	010-018369	010-019584	010-020866
010-012028	010-013547	010-015112	010-016188	010-017468	010-018380	010-019590	010-020912
010-012080	010-013557	010-015114	010-016257	010-017511	010-018488	010-019597	010-020915
010-012083	010-013558	010-015137	010-016263	010-017596	010-018517	010-019634	010-020918
010-012136	010-013575	010-015162	010-016268	010-017597	010-018530	010-019650	010-020924
010-012139	010-013578	010-015168	010-016326	010-017598	010-018541	010-019666	010-020947
010-012140	010-013581	010-015212	010-016342	010-017616	010-018580	010-019669	010-020996
010-012143	010-013604	010-015218	010-016359	010-017627	010-018592	010-019805	010-021001
010-012144	010-013613	010-015249	010-016369	010-017631	010-018594	010-019830	010-021068
010-012145	010-013641	010-015266	010-016410	010-017684	010-018606	010-019831	010-021121
010-012396	010-013648	010-015268	010-016433	010-017713	010-018636	010-019881	010-021157
010-012397	010-013718	010-015283	010-016439	010-017714	010-018673	010-019882	010-021188
010-012402	010-013724	010-015293	010-016521	010-017777	010-018683	010-019883	010-021224
010-012409	010-013757	010-015294	010-016522	010-017832	010-018698	010-019917	010-021225
010-012412	010-013780	010-015326	010-016525	010-017861	010-018703	010-019937	010-021227
010-012432	010-013783	010-015343	010-016572	010-017885	010-018742	010-019938	010-021243
010-012450	010-013791	010-015359	010-016584	010-017899	010-018874	010-019967	010-021250
010-012487	010-013825	010-015360	010-016614	010-017900	010-018890	010-019972	010-021252
010-012488	010-013891	010-015384	010-016635	010-017962	010-018893	010-019987	010-021253
010-012588	010-013893	010-015407	010-016655	010-018025	010-018900	010-020013	010-021274
010-012608	010-013896	010-015436	010-016656	010-018052	010-018959	010-020065	010-021275
010-012700	010-013897	010-015461	010-016657	010-018107	010-018995	010-020084	010-021277
010-012733	010-013946	010-015463	010-016668	010-018134	010-019011	010-020120	010-021289
010-012821	010-013995	010-015464	010-016706	010-018135	010-019012	010-020182	010-021334

010-021356	010-022670	010-024150	010-025330	010-026347	010-028158	010-029455	010-030914
010-021360	010-022720	010-024156	010-025331	010-026349	010-028160	010-029459	010-030928
010-021364	010-022731	010-024157	010-025332	010-026391	010-028209	010-029462	010-030934
010-021399	010-022738	010-024159	010-025333	010-026394	010-028259	010-029464	010-030971
010-021467	010-022739	010-024193	010-025334	010-026395	010-028260	010-029489	010-030986
010-021468	010-022758	010-024201	010-025352	010-026473	010-028267	010-029516	010-031113
010-021469	010-022797	010-024209	010-025526	010-026492	010-028274	010-029532	010-031181
010-021499	010-022826	010-024210	010-025531	010-026514	010-028351	010-029649	010-031221
010-021556	010-022839	010-024246	010-025535	010-026625	010-028365	010-029656	010-031252
010-021569	010-022969	010-024287	010-025536	010-026695	010-028379	010-029690	010-031324
010-021764	010-023065	010-024297	010-025553	010-026796	010-028496	010-029701	010-031326
010-021902	010-023090	010-024307	010-025585	010-026797	010-028581	010-029714	010-031378
010-021914	010-023147	010-024356	010-025603	010-026814	010-028636	010-029736	010-031380
010-021920	010-023149	010-024402	010-025608	010-026947	010-028639	010-029762	010-031381
010-021994	010-023159	010-024464	010-025631	010-026986	010-028654	010-029827	010-031433
010-022068	010-023172	010-024483	010-025645	010-026988	010-028725	010-029855	010-031578
010-022092	010-023259	010-024540	010-025658	010-026996	010-028726	010-029883	010-031730
010-022126	010-023303	010-024677	010-025662	010-027000	010-028737	010-029885	010-031853
010-022129	010-023334	010-024747	010-025665	010-027021	010-028760	010-029897	010-031855
010-022131	010-023339	010-024748	010-025666	010-027029	010-028761	010-029984	010-031962
010-022181	010-023359	010-024749	010-025671	010-027061	010-028792	010-030001	010-032017
010-022195	010-023367	010-024751	010-025701	010-027066	010-028800	010-030007	010-032033
010-022197	010-023391	010-024753	010-025728	010-027088	010-028815	010-030008	010-032057
010-022201	010-023394	010-024754	010-025742	010-027161	010-028817	010-030009	010-032074
010-022202	010-023446	010-024757	010-025763	010-027195	010-029038	010-030024	010-032093
010-022210	010-023513	010-024758	010-025809	010-027198	010-029039	010-030059	010-032169
010-022218	010-023534	010-024759	010-025848	010-027217	010-029044	010-030116	010-032217
010-022219	010-023559	010-024760	010-025859	010-027219	010-029083	010-030129	010-032267
010-022285	010-023605	010-024761	010-025898	010-027252	010-029092	010-030201	010-032488
010-022306	010-023635	010-024832	010-025947	010-027266	010-029093	010-030234	010-032507
010-022309	010-023642	010-024895	010-025972	010-027281	010-029098	010-030509	010-032652
010-022310	010-023670	010-024896	010-025985	010-027562	010-029230	010-030521	010-032665
010-022320	010-023702	010-024899	010-025986	010-027607	010-029234	010-030586	010-032699
010-022369	010-023739	010-024901	010-025988	010-027678	010-029307	010-030591	010-032700
010-022387	010-023745	010-024912	010-025990	010-027699	010-029337	010-030605	010-032709
010-022400	010-023819	010-024973	010-026054	010-027705	010-029348	010-030612	010-032781
010-022544	010-023820	010-024997	010-026090	010-027730	010-029355	010-030648	010-032788
010-022552	010-023821	010-025005	010-026093	010-027749	010-029356	010-030676	010-032801
010-022561	010-023852	010-025024	010-026158	010-027764	010-029414	010-030690	010-032842
010-022613	010-023873	010-025029	010-026187	010-027794	010-029415	010-030700	010-032910
010-022622	010-023933	010-025045	010-026226	010-027961	010-029423	010-030729	010-033015
010-022631	010-023980	010-025046	010-026266	010-027983	010-029432	010-030730	010-033146
010-022643	010-024092	010-025047	010-026341	010-027985	010-029436	010-030734	010-033154
010-022650	010-024124	010-025218	010-026342	010-028014	010-029444	010-030863	010-033271
010-022655	010-024149	010-025225	010-026345	010-028054	010-029445	010-030896	010-033285

010-033287	010-035159	010-036944	010-038347	010-039884	010-041127	010-042083	010-043523
010-033335	010-035164	010-036974	010-038366	010-039920	010-041151	010-042101	010-043546
010-033338	010-035183	010-036975	010-038448	010-040024	010-041176	010-042141	010-043579
010-033474	010-035192	010-036990	010-038473	010-040062	010-041196	010-042192	010-043580
010-033492	010-035193	010-036991	010-038480	010-040102	010-041207	010-042193	010-043583
010-033496	010-035212	010-036994	010-038483	010-040151	010-041208	010-042223	010-043635
010-033582	010-035243	010-037123	010-038526	010-040166	010-041225	010-042258	010-043722
010-033624	010-035244	010-037148	010-038570	010-040167	010-041236	010-042273	010-043738
010-033648	010-035257	010-037152	010-038599	010-040208	010-041239	010-042344	010-043747
010-033682	010-035273	010-037215	010-038637	010-040211	010-041257	010-042399	010-043763
010-033721	010-035319	010-037225	010-038638	010-040222	010-041275	010-042465	010-043778
010-033726	010-035366	010-037257	010-038651	010-040235	010-041284	010-042503	010-043787
010-033799	010-035382	010-037259	010-038686	010-040244	010-041302	010-042541	010-043817
010-033938	010-035444	010-037296	010-038719	010-040246	010-041332	010-042570	010-043826
010-033962	010-035445	010-037298	010-038821	010-040256	010-041340	010-042625	010-043827
010-034174	010-035509	010-037302	010-038822	010-040257	010-041407	010-042626	010-043829
010-034175	010-035580	010-037305	010-038823	010-040258	010-041414	010-042632	010-043831
010-034176	010-035661	010-037307	010-038837	010-040343	010-041595	010-042681	010-043843
010-034203	010-035708	010-037312	010-038844	010-040572	010-041612	010-042689	010-043851
010-034364	010-035774	010-037354	010-038906	010-040657	010-041627	010-042705	010-043853
010-034369	010-035785	010-037422	010-038929	010-040672	010-041708	010-042733	010-043876
010-034500	010-035800	010-037455	010-038945	010-040673	010-041747	010-042740	010-043884
010-034522	010-035901	010-037483	010-038951	010-040674	010-041773	010-042761	010-043890
010-034595	010-035916	010-037491	010-038996	010-040675	010-041778	010-042782	010-044101
010-034596	010-035939	010-037492	010-039035	010-040695	010-041780	010-042812	010-044169
010-034597	010-035943	010-037842	010-039102	010-040733	010-041781	010-042880	010-044187
010-034599	010-035967	010-037886	010-039112	010-040745	010-041802	010-042982	010-044196
010-034617	010-035990	010-037915	010-039119	010-040778	010-041821	010-042986	010-044233
010-034627	010-036000	010-037978	010-039128	010-040862	010-041823	010-043074	010-044235
010-034629	010-036048	010-037993	010-039135	010-040863	010-041832	010-043106	010-044239
010-034638	010-036057	010-037998	010-039137	010-040864	010-041833	010-043191	010-044243
010-034648	010-036059	010-037999	010-039169	010-040896	010-041837	010-043192	010-044309
010-034678	010-036103	010-038001	010-039179	010-040897	010-041873	010-043197	010-044404
010-034725	010-036111	010-038005	010-039184	010-040975	010-041895	010-043210	010-044421
010-034805	010-036115	010-038034	010-039221	010-040976	010-041906	010-043227	010-044428
010-034808	010-036168	010-038098	010-039253	010-040980	010-041917	010-043234	010-044436
010-034826	010-036172	010-038108	010-039353	010-040982	010-041932	010-043244	010-044437
010-034942	010-036213	010-038132	010-039373	010-040986	010-041935	010-043292	010-044459
010-034964	010-036250	010-038134	010-039413	010-040990	010-042024	010-043338	010-044467
010-034983	010-036361	010-038137	010-039662	010-040995	010-042025	010-043354	010-044478
010-034994	010-036399	010-038183	010-039670	010-040996	010-042030	010-043397	010-044505
010-035076	010-036405	010-038199	010-039761	010-041056	010-042033	010-043434	010-044566
010-035117	010-036437	010-038240	010-039834	010-041078	010-042038	010-043479	010-044567
010-035136	010-036529	010-038262	010-039838	010-041087	010-042041	010-043480	010-044639
010-035158	010-036912	010-038280	010-039871	010-041109	010-042082	010-043483	010-044693

010-044711	010-046238	010-047497	010-049090	010-050200	010-052030	010-053331	010-054755
010-044712	010-046270	010-047503	010-049092	010-050221	010-052050	010-053346	010-054769
010-044741	010-046284	010-047504	010-049119	010-050233	010-052052	010-053399	010-054886
010-044830	010-046327	010-047512	010-049236	010-050234	010-052059	010-053405	010-054892
010-044866	010-046344	010-047526	010-049258	010-050243	010-052121	010-053447	010-054947
010-044867	010-046350	010-047528	010-049265	010-050244	010-052158	010-053448	010-054955
010-044897	010-046379	010-047560	010-049272	010-050251	010-052161	010-053450	010-054965
010-044952	010-046386	010-047561	010-049322	010-050260	010-052181	010-053451	010-054990
010-045016	010-046409	010-047573	010-049324	010-050411	010-052182	010-053452	010-054993
010-045044	010-046423	010-047574	010-049334	010-050413	010-052194	010-053550	010-055020
010-045074	010-046501	010-047580	010-049442	010-050427	010-052281	010-053551	010-055037
010-045153	010-046510	010-047619	010-049443	010-050448	010-052320	010-053552	010-055051
010-045203	010-046569	010-047620	010-049444	010-050462	010-052363	010-053617	010-055065
010-045206	010-046659	010-047633	010-049445	010-050618	010-052364	010-053659	010-055068
010-045214	010-046741	010-047662	010-049446	010-050619	010-052407	010-053706	010-055108
010-045236	010-046752	010-047669	010-049473	010-050653	010-052621	010-053730	010-055109
010-045246	010-046755	010-047680	010-049480	010-050745	010-052653	010-053793	010-055249
010-045247	010-046769	010-047681	010-049498	010-050823	010-052658	010-053809	010-055260
010-045436	010-046777	010-047682	010-049499	010-050849	010-052676	010-053826	010-055291
010-045454	010-046805	010-047723	010-049504	010-050887	010-052678	010-053827	010-055323
010-045491	010-046806	010-047728	010-049542	010-050901	010-052679	010-053836	010-055345
010-045519	010-046810	010-047733	010-049558	010-050916	010-052728	010-053986	010-055346
010-045567	010-046818	010-047789	010-049563	010-050941	010-052760	010-053996	010-055365
010-045587	010-046820	010-047810	010-049587	010-050963	010-052838	010-054055	010-055389
010-045592	010-046830	010-047812	010-049608	010-051008	010-052851	010-054056	010-055440
010-045619	010-046844	010-047824	010-049619	010-051020	010-052873	010-054063	010-055462
010-045625	010-046865	010-047838	010-049625	010-051021	010-052876	010-054103	010-055484
010-045644	010-046871	010-047892	010-049667	010-051452	010-052885	010-054104	010-055513
010-045667	010-046934	010-047919	010-049706	010-051497	010-052886	010-054108	010-055557
010-045669	010-046952	010-047949	010-049739	010-051511	010-052887	010-054128	010-055618
010-045697	010-046962	010-047954	010-049741	010-051512	010-052890	010-054129	010-055621
010-045698	010-047029	010-048030	010-049861	010-051599	010-052913	010-054134	010-055674
010-045727	010-047094	010-048168	010-049965	010-051602	010-052915	010-054191	010-055818
010-045795	010-047095	010-048205	010-049967	010-051632	010-052929	010-054228	010-055837
010-045819	010-047132	010-048289	010-049973	010-051635	010-052940	010-054229	010-055869
010-045826	010-047134	010-048296	010-050039	010-051637	010-053019	010-054231	010-055928
010-045845	010-047138	010-048297	010-050049	010-051714	010-053023	010-054348	010-055929
010-045869	010-047166	010-048664	010-050050	010-051715	010-053026	010-054362	010-055956
010-045874	010-047167	010-048747	010-050051	010-051718	010-053034	010-054382	010-055972
010-045946	010-047203	010-048865	010-050052	010-051727	010-053035	010-054450	010-056003
010-046026	010-047290	010-048872	010-050096	010-051743	010-053063	010-054456	010-056070
010-046030	010-047295	010-048874	010-050106	010-051798	010-053068	010-054505	010-056112
010-046096	010-047404	010-048902	010-050117	010-051852	010-053176	010-054615	010-056122
010-046105	010-047470	010-048985	010-050167	010-051891	010-053241	010-054618	010-056137
010-046165	010-047495	010-049088	010-050174	010-052013	010-053265	010-054719	010-056158

010-056172	010-057341	010-061052	010-061810	010-062042	010-063486	010-065448	010-066867
010-056207	010-057344	010-061053	010-061811	010-062111	010-063538	010-065627	010-066873
010-056239	010-057349	010-061054	010-061813	010-062130	010-063539	010-065668	010-066888
010-056261	010-057553	010-061055	010-061834	010-062132	010-063541	010-065671	010-066913
010-056288	010-057575	010-061057	010-061835	010-062144	010-063542	010-066051	010-066922
010-056292	010-057587	010-061150	010-061839	010-062237	010-063626	010-066068	010-066951
010-056327	010-057624	010-061223	010-061840	010-062369	010-063782	010-066104	010-066962
010-056341	010-057626	010-061548	010-061842	010-062373	010-063795	010-066108	010-066966
010-056353	010-057633	010-061577	010-061843	010-062378	010-063800	010-066209	010-067003
010-056408	010-057646	010-061607	010-061844	010-062495	010-063834	010-066210	010-067023
010-056410	010-057655	010-061635	010-061851	010-062505	010-063888	010-066278	010-067053
010-056411	010-057662	010-061636	010-061853	010-062512	010-063893	010-066279	010-067069
010-056416	010-057707	010-061641	010-061854	010-062542	010-064034	010-066293	010-067076
010-056421	010-057763	010-061645	010-061855	010-062564	010-064043	010-066295	010-067094
010-056458	010-057797	010-061654	010-061856	010-062565	010-064044	010-066360	010-067109
010-056474	010-057851	010-061656	010-061875	010-062568	010-064202	010-066361	010-067133
010-056536	010-057852	010-061657	010-061920	010-062587	010-064283	010-066362	010-067143
010-056625	010-057853	010-061675	010-061923	010-062690	010-064304	010-066363	010-067154
010-056696	010-057871	010-061678	010-061926	010-062694	010-064308	010-066364	010-067165
010-056698	010-057881	010-061680	010-061927	010-062695	010-064434	010-066379	010-067186
010-056699	010-057887	010-061681	010-061934	010-062736	010-064730	010-066389	010-067189
010-056704	010-057892	010-061683	010-061936	010-062760	010-064750	010-066401	010-067203
010-056705	010-057976	010-061684	010-061943	010-062776	010-064790	010-066405	010-067229
010-056706	010-058031	010-061685	010-061944	010-062830	010-064794	010-066445	010-067235
010-056780	010-058085	010-061686	010-061956	010-062845	010-064823	010-066446	010-067363
010-056798	010-058147	010-061688	010-061958	010-062855	010-064853	010-066543	010-067378
010-056799	010-058155	010-061689	010-061959	010-062876	010-064938	010-066555	010-067444
010-056869	010-058158	010-061693	010-061961	010-062918	010-064941	010-066558	010-067445
010-056881	010-058177	010-061694	010-061963	010-062920	010-065018	010-066572	010-067449
010-056892	010-058361	010-061705	010-061968	010-063046	010-065021	010-066582	010-067481
010-056914	010-059051	010-061713	010-061979	010-063052	010-065022	010-066595	010-067528
010-056980	010-059107	010-061717	010-061990	010-063054	010-065023	010-066640	010-067545
010-056981	010-059164	010-061719	010-062007	010-063085	010-065024	010-066657	010-068223
010-057014	010-059170	010-061721	010-062016	010-063088	010-065025	010-066662	010-068347
010-057021	010-059445	010-061740	010-062019	010-063098	010-065047	010-066692	010-068348
010-057065	010-060047	010-061760	010-062020	010-063103	010-065058	010-066700	010-068349
010-057120	010-060166	010-061762	010-062021	010-063113	010-065108	010-066724	010-068370
010-057122	010-060174	010-061773	010-062022	010-063117	010-065109	010-066779	010-068475
010-057189	010-060734	010-061780	010-062023	010-063158	010-065166	010-066796	010-068711
010-057199	010-060762	010-061795	010-062028	010-063159	010-065202	010-066797	010-068712
010-057205	010-060939	010-061801	010-062029	010-063185	010-065301	010-066799	010-068713
010-057250	010-060958	010-061804	010-062033	010-063224	010-065422	010-066803	010-068714
010-057290	010-061018	010-061805	010-062034	010-063290	010-065423	010-066833	010-068715
010-057333	010-061047	010-061806	010-062035	010-063302	010-065424	010-066847	010-068716
010-057339	010-061048	010-061807	010-062040	010-063308	010-065426	010-066866	010-068739

010-068741	010-072509	010-080513	010-087457	010-089854	010-094032	010-136765	010-199948
010-068742	010-072515	010-080514	010-087458	010-089969	010-094033	010-136835	010-199994
010-068743	010-072516	010-080515	010-087459	010-089970	010-094043	010-137135	010-201393
010-068744	010-072549	010-080516	010-087460	010-089971	010-094291	010-137557	010-206060
010-068745	010-072552	010-080517	010-087461	010-089972	010-094305	010-137578	010-207020
010-069294	010-072819	010-080768	010-087462	010-090000	010-094335	010-137613	010-207715
010-069295	010-072990	010-081909	010-087463	010-090060	010-094336	010-137625	010-209340
010-069824	010-073088	010-081953	010-087464	010-090061	010-094387	010-139490	010-209341
010-069846	010-073501	010-081955	010-087465	010-090062	010-094828	010-139496	010-209342
010-069847	010-074370	010-081978	010-087468	010-090069	010-094899	010-143108	010-209343
010-069871	010-074637	010-082011	010-087472	010-090073	010-094913	010-143147	010-209344
010-069872	010-075326	010-082247	010-087473	010-090104	010-094915	010-147407	010-209345
010-069875	010-075907	010-083048	010-087633	010-090106	010-094927	010-180060	010-209346
010-069894	010-076526	010-083076	010-087832	010-090150	010-094928	010-180811	010-209347
010-069895	010-076527	010-083121	010-087929	010-090153	010-094938	010-183816	010-209348
010-069922	010-076530	010-083741	010-087953	010-090154	010-094946	010-184062	010-213089
010-069927	010-076919	010-083819	010-087961	010-090155	010-094977	010-185203	010-214608
010-069940	010-077036	010-083821	010-087962	010-090200	010-095027	010-185389	010-214970
010-069948	010-077042	010-083825	010-087969	010-090201	010-095048	010-186182	010-216928
010-069949	010-077118	010-083826	010-087973	010-090202	010-095785	010-190408	010-218840
010-069950	010-077438	010-083849	010-087974	010-090203	010-096196	010-192256	010-220110
010-069951	010-077455	010-084213	010-088238	010-090207	010-096226	010-192257	010-221805
010-069952	010-077458	010-086573	010-088280	010-090647	010-096252	010-192258	010-221808
010-069953	010-077467	010-086576	010-088308	010-090995	010-097116	010-192262	010-222596
010-069954	010-077469	010-086577	010-088330	010-090997	010-098163	010-192266	010-222660
010-069956	010-077785	010-086629	010-088348	010-090998	010-098176	010-192268	010-223460
010-069957	010-077822	010-086630	010-088368	010-091002	010-099011	010-193916	010-227528
010-070079	010-077823	010-086631	010-088370	010-091109	010-099024	010-195375	010-227724
010-070141	010-077824	010-086632	010-088372	010-091124	010-099054	010-195797	010-230800
010-070142	010-077849	010-086633	010-088374	010-091795	010-099183	010-195850	010-230801
010-070247	010-077879	010-086634	010-088672	010-091832	010-099413	010-197121	010-231515
010-070249	010-077921	010-086635	010-088751	010-091833	010-099466	010-197125	010-231800
010-070250	010-079362	010-086835	010-088752	010-091873	010-100738	010-198554	010-233213
010-070251	010-079792	010-086837	010-088753	010-092060	010-100764	010-199403	010-233214
010-070252	010-079793	010-086838	010-088754	010-092913	010-103589	010-199404	010-233215
010-070384	010-080253	010-086891	010-088798	010-092919	010-104373	010-199405	010-233216
010-070414	010-080466	010-086919	010-089024	010-093091	010-112355	010-199406	010-233217
010-070439	010-080501	010-087123	010-089490	010-093092	010-119818	010-199407	010-234032
010-070795	010-080502	010-087135	010-089491	010-093093	010-121008	010-199408	010-238245
010-070801	010-080503	010-087335	010-089607	010-093274	010-126657	010-199409	010-241265
010-071130	010-080504	010-087450	010-089742	010-093450	010-126700	010-199410	010-242021
010-071149	010-080505	010-087452	010-089743	010-093599	010-132066	010-199411	010-249316
010-071519	010-080509	010-087453	010-089744	010-093600	010-132070	010-199412	010-249665
010-072502	010-080511	010-087455	010-089745	010-093718	010-132187	010-199413	010-250515
010-072505	010-080512	010-087456	010-089746	010-093749	010-136571	010-199414	010-252846

010-253221	010-274672	010-278349	010-284887	010-291726	010-297918	010-299779	010-302529
010-255890	010-274673	010-278350	010-284888	010-291767	010-297919	010-299780	010-302530
010-257051	010-274674	010-278351	010-285917	010-291860	010-297920	010-299781	010-302536
010-260374	010-275673	010-278352	010-285918	010-292089	010-297921	010-299782	010-302564
010-260640	010-277831	010-278866	010-285919	010-292733	010-297922	010-299783	010-305887
010-260641	010-277832	010-278867	010-285920	010-292884	010-297923	010-299784	010-306047
010-260642	010-277833	010-279245	010-286049	010-292888	010-297924	010-299785	010-307259
010-260643	010-277834	010-279521	010-286334	010-294770	010-297925	010-299786	010-307260
010-260644	010-277835	010-280538	010-286337	010-296221	010-297926	010-300137	010-307261
010-260645	010-277836	010-280539	010-286338	010-296222	010-297927	010-300138	010-307262
010-260646	010-277837	010-280540	010-286341	010-296223	010-297928	010-300283	010-307263
010-260647	010-277838	010-280541	010-286342	010-296224	010-297929	010-300438	010-309020
010-260648	010-277839	010-280542	010-286343	010-296225	010-297930	010-300439	010-317152
010-260649	010-277840	010-280543	010-286344	010-296226	010-297931	010-300588	010-318696
010-261970	010-278318	010-281144	010-286345	010-296227	010-297932	010-300740	010-319140
010-264125	010-278319	010-281145	010-286565	010-296228	010-297933	010-300741	010-319141
010-266101	010-278320	010-281146	010-286566	010-296336	010-297934	010-300742	010-319142
010-267202	010-278321	010-281147	010-286567	010-296337	010-297935	010-300743	010-319143
010-269010	010-278322	010-281148	010-286568	010-297101	010-297936	010-300744	010-319144
010-269220	010-278323	010-281149	010-286569	010-297892	010-297937	010-300745	010-319145
010-269221	010-278324	010-281541	010-286570	010-297893	010-297938	010-300746	010-319146
010-269222	010-278325	010-281542	010-286571	010-297894	010-297972	010-300747	010-319147
010-269223	010-278326	010-281543	010-286572	010-297895	010-297973	010-300748	010-319968
010-269291	010-278327	010-281544	010-286883	010-297896	010-297974	010-300749	010-319969
010-271372	010-278328	010-282661	010-287576	010-297897	010-297975	010-300750	010-319970
010-272018	010-278329	010-282662	010-287577	010-297898	010-297976	010-300751	010-319971
010-272971	010-278330	010-282684	010-287578	010-297899	010-297977	010-300752	010-319972
010-272972	010-278331	010-282685	010-287579	010-297900	010-298128	010-300753	010-319973
010-272973	010-278332	010-283231	010-288010	010-297901	010-298159	010-300852	010-319974
010-272974	010-278333	010-283232	010-288011	010-297902	010-298384	010-300853	010-319975
010-272975	010-278334	010-283233	010-288012	010-297903	010-298440	010-300854	010-319976
010-272976	010-278335	010-283234	010-288013	010-297904	010-298441	010-300855	010-319977
010-272977	010-278336	010-283235	010-288014	010-297905	010-299000	010-300856	010-319978
010-272978	010-278337	010-283236	010-288015	010-297906	010-299001	010-300857	010-319979
010-272979	010-278338	010-283237	010-288016	010-297907	010-299002	010-300858	010-319980
010-272980	010-278339	010-283238	010-288017	010-297908	010-299416	010-300859	010-319981
010-272981	010-278340	010-283239	010-290814	010-297909	010-299452	010-301174	010-319982
010-272982	010-278341	010-283240	010-290815	010-297910	010-299453	010-301450	010-319983
010-272983	010-278342	010-283241	010-290816	010-297911	010-299454	010-301451	010-319984
010-272984	010-278343	010-284000	010-290817	010-297912	010-299455	010-301452	010-319985
010-274535	010-278344	010-284001	010-290818	010-297913	010-299456	010-301906	010-319986
010-274536	010-278345	010-284002	010-290819	010-297914	010-299496	010-301913	010-319987
010-274669	010-278346	010-284003	010-290820	010-297915	010-299609	010-302526	010-319988
010-274670	010-278347	010-284004	010-290821	010-297916	010-299634	010-302527	010-319989
010-274671	010-278348	010-284693	010-291718	010-297917	010-299778	010-302528	010-319990

010-319991	010-320036	010-320081	010-320126	010-320171	010-320216	010-320261	010-326024
010-319992	010-320037	010-320082	010-320127	010-320172	010-320217	010-320262	010-326025
010-319993	010-320038	010-320083	010-320128	010-320173	010-320218	010-320263	010-326026
010-319994	010-320039	010-320084	010-320129	010-320174	010-320219	010-320264	010-326027
010-319995	010-320040	010-320085	010-320130	010-320175	010-320220	010-320265	010-326028
010-319996	010-320041	010-320086	010-320131	010-320176	010-320221	010-320266	010-326029
010-319997	010-320042	010-320087	010-320132	010-320177	010-320222	010-320267	010-326030
010-319998	010-320043	010-320088	010-320133	010-320178	010-320223	010-320268	010-326031
010-319999	010-320044	010-320089	010-320134	010-320179	010-320224	010-325987	010-326032
010-320000	010-320045	010-320090	010-320135	010-320180	010-320225	010-325988	010-326033
010-320001	010-320046	010-320091	010-320136	010-320181	010-320226	010-325989	010-326034
010-320002	010-320047	010-320092	010-320137	010-320182	010-320227	010-325990	010-326035
010-320003	010-320048	010-320093	010-320138	010-320183	010-320228	010-325991	010-326036
010-320004	010-320049	010-320094	010-320139	010-320184	010-320229	010-325992	010-326037
010-320005	010-320050	010-320095	010-320140	010-320185	010-320230	010-325993	010-326038
010-320006	010-320051	010-320096	010-320141	010-320186	010-320231	010-325994	010-326039
010-320007	010-320052	010-320097	010-320142	010-320187	010-320232	010-325995	010-326040
010-320008	010-320053	010-320098	010-320143	010-320188	010-320233	010-325996	010-326041
010-320009	010-320054	010-320099	010-320144	010-320189	010-320234	010-325997	010-326042
010-320010	010-320055	010-320100	010-320145	010-320190	010-320235	010-325998	010-326043
010-320011	010-320056	010-320101	010-320146	010-320191	010-320236	010-325999	010-326044
010-320012	010-320057	010-320102	010-320147	010-320192	010-320237	010-326000	010-326045
010-320013	010-320058	010-320103	010-320148	010-320193	010-320238	010-326001	010-326046
010-320014	010-320059	010-320104	010-320149	010-320194	010-320239	010-326002	010-326047
010-320015	010-320060	010-320105	010-320150	010-320195	010-320240	010-326003	010-326048
010-320016	010-320061	010-320106	010-320151	010-320196	010-320241	010-326004	010-326049
010-320017	010-320062	010-320107	010-320152	010-320197	010-320242	010-326005	010-326050
010-320018	010-320063	010-320108	010-320153	010-320198	010-320243	010-326006	010-326051
010-320019	010-320064	010-320109	010-320154	010-320199	010-320244	010-326007	010-326052
010-320020	010-320065	010-320110	010-320155	010-320200	010-320245	010-326008	010-326053
010-320021	010-320066	010-320111	010-320156	010-320201	010-320246	010-326009	010-326054
010-320022	010-320067	010-320112	010-320157	010-320202	010-320247	010-326010	010-326055
010-320023	010-320068	010-320113	010-320158	010-320203	010-320248	010-326011	010-326056
010-320024	010-320069	010-320114	010-320159	010-320204	010-320249	010-326012	010-326057
010-320025	010-320070	010-320115	010-320160	010-320205	010-320250	010-326013	010-326058
010-320026	010-320071	010-320116	010-320161	010-320206	010-320251	010-326014	010-326059
010-320027	010-320072	010-320117	010-320162	010-320207	010-320252	010-326015	010-326060
010-320028	010-320073	010-320118	010-320163	010-320208	010-320253	010-326016	010-326061
010-320029	010-320074	010-320119	010-320164	010-320209	010-320254	010-326017	010-326062
010-320030	010-320075	010-320120	010-320165	010-320210	010-320255	010-326018	010-326063
010-320031	010-320076	010-320121	010-320166	010-320211	010-320256	010-326019	010-326064
010-320032	010-320077	010-320122	010-320167	010-320212	010-320257	010-326020	010-326065
010-320033	010-320078	010-320123	010-320168	010-320213	010-320258	010-326021	010-326066
010-320034	010-320079	010-320124	010-320169	010-320214	010-320259	010-326022	010-326067
010-320035	010-320080	010-320125	010-320170	010-320215	010-320260	010-326023	010-326068

010-326069	010-326114	010-326159	010-326204	010-326249	010-326294	010-326339	010-326384
010-326070	010-326115	010-326160	010-326205	010-326250	010-326295	010-326340	010-326385
010-326071	010-326116	010-326161	010-326206	010-326251	010-326296	010-326341	010-326386
010-326072	010-326117	010-326162	010-326207	010-326252	010-326297	010-326342	010-326387
010-326073	010-326118	010-326163	010-326208	010-326253	010-326298	010-326343	010-326388
010-326074	010-326119	010-326164	010-326209	010-326254	010-326299	010-326344	010-326389
010-326075	010-326120	010-326165	010-326210	010-326255	010-326300	010-326345	010-326390
010-326076	010-326121	010-326166	010-326211	010-326256	010-326301	010-326346	010-326391
010-326077	010-326122	010-326167	010-326212	010-326257	010-326302	010-326347	010-326392
010-326078	010-326123	010-326168	010-326213	010-326258	010-326303	010-326348	010-326393
010-326079	010-326124	010-326169	010-326214	010-326259	010-326304	010-326349	010-326394
010-326080	010-326125	010-326170	010-326215	010-326260	010-326305	010-326350	010-326395
010-326081	010-326126	010-326171	010-326216	010-326261	010-326306	010-326351	010-326396
010-326082	010-326127	010-326172	010-326217	010-326262	010-326307	010-326352	010-326397
010-326083	010-326128	010-326173	010-326218	010-326263	010-326308	010-326353	010-326398
010-326084	010-326129	010-326174	010-326219	010-326264	010-326309	010-326354	010-326399
010-326085	010-326130	010-326175	010-326220	010-326265	010-326310	010-326355	010-326400
010-326086	010-326131	010-326176	010-326221	010-326266	010-326311	010-326356	010-326401
010-326087	010-326132	010-326177	010-326222	010-326267	010-326312	010-326357	010-326402
010-326088	010-326133	010-326178	010-326223	010-326268	010-326313	010-326358	010-326403
010-326089	010-326134	010-326179	010-326224	010-326269	010-326314	010-326359	010-326404
010-326090	010-326135	010-326180	010-326225	010-326270	010-326315	010-326360	010-326405
010-326091	010-326136	010-326181	010-326226	010-326271	010-326316	010-326361	010-326406
010-326092	010-326137	010-326182	010-326227	010-326272	010-326317	010-326362	010-326407
010-326093	010-326138	010-326183	010-326228	010-326273	010-326318	010-326363	010-326408
010-326094	010-326139	010-326184	010-326229	010-326274	010-326319	010-326364	010-326409
010-326095	010-326140	010-326185	010-326230	010-326275	010-326320	010-326365	010-326410
010-326096	010-326141	010-326186	010-326231	010-326276	010-326321	010-326366	010-326411
010-326097	010-326142	010-326187	010-326232	010-326277	010-326322	010-326367	010-326412
010-326098	010-326143	010-326188	010-326233	010-326278	010-326323	010-326368	010-326413
010-326099	010-326144	010-326189	010-326234	010-326279	010-326324	010-326369	010-326414
010-326100	010-326145	010-326190	010-326235	010-326280	010-326325	010-326370	010-326415
010-326101	010-326146	010-326191	010-326236	010-326281	010-326326	010-326371	010-326416
010-326102	010-326147	010-326192	010-326237	010-326282	010-326327	010-326372	010-326417
010-326103	010-326148	010-326193	010-326238	010-326283	010-326328	010-326373	010-326418
010-326104	010-326149	010-326194	010-326239	010-326284	010-326329	010-326374	010-326419
010-326105	010-326150	010-326195	010-326240	010-326285	010-326330	010-326375	010-326420
010-326106	010-326151	010-326196	010-326241	010-326286	010-326331	010-326376	010-326421
010-326107	010-326152	010-326197	010-326242	010-326287	010-326332	010-326377	010-326422
010-326108	010-326153	010-326198	010-326243	010-326288	010-326333	010-326378	010-326423
010-326109	010-326154	010-326199	010-326244	010-326289	010-326334	010-326379	010-326424
010-326110	010-326155	010-326200	010-326245	010-326290	010-326335	010-326380	010-326425
010-326111	010-326156	010-326201	010-326246	010-326291	010-326336	010-326381	010-326426
010-326112	010-326157	010-326202	010-326247	010-326292	010-326337	010-326382	010-326427
010-326113	010-326158	010-326203	010-326248	010-326293	010-326338	010-326383	010-326428

010-326429
010-326430
010-326431
010-326432
010-326433
010-326434
010-326435
010-326436
010-326437
010-326438
010-326439
010-326440
010-326441
010-326442
010-326443
010-326444
010-326445
010-326446
010-326447
010-326448
010-326449
010-326450
010-326451
010-326452
010-326453
010-326454
010-326455
010-326456
010-326457
010-326458
010-326459
010-326460
010-326461
010-326462
010-326463
010-326464
010-326465
010-326466
420-291759
420-292056

010-000092	010-003966	010-007933	010-011228	010-015394	010-019920	010-022715	010-026458
010-000336	010-004071	010-007956	010-011229	010-015547	010-020110	010-022716	010-026539
010-000422	010-004154	010-007957	010-011525	010-015551	010-020239	010-022725	010-026541
010-000446	010-004271	010-007958	010-011540	010-015553	010-020241	010-022934	010-026547
010-000551	010-004341	010-008049	010-011680	010-015556	010-020264	010-023010	010-026573
010-000595	010-004660	010-008105	010-011682	010-015589	010-020371	010-023028	010-026610
010-000619	010-004757	010-008188	010-011701	010-015678	010-020372	010-023031	010-026615
010-000751	010-004778	010-008192	010-011717	010-015831	010-020459	010-023212	010-026686
010-000765	010-004831	010-008369	010-011751	010-015982	010-021414	010-023213	010-026713
010-000779	010-004912	010-008660	010-011803	010-016050	010-021432	010-023214	010-026811
010-000798	010-004926	010-008954	010-011933	010-016153	010-021538	010-023217	010-027018
010-000802	010-004940	010-009050	010-011934	010-016387	010-021561	010-023218	010-027696
010-000814	010-004941	010-009149	010-012392	010-016418	010-021562	010-023343	010-027740
010-000818	010-004944	010-009376	010-012400	010-016534	010-021735	010-023393	010-027741
010-000820	010-004946	010-009402	010-012531	010-016538	010-021836	010-023426	010-027746
010-000935	010-005196	010-009423	010-012768	010-016556	010-021966	010-023522	010-027787
010-001019	010-005197	010-009579	010-012820	010-016684	010-022002	010-023524	010-027813
010-001030	010-005245	010-009580	010-012829	010-016758	010-022010	010-023526	010-027814
010-001042	010-005246	010-009706	010-012978	010-016817	010-022015	010-023557	010-027821
010-001475	010-005253	010-009732	010-013138	010-016843	010-022063	010-023568	010-027824
010-001684	010-005348	010-009758	010-013139	010-016850	010-022064	010-023853	010-027837
010-001744	010-005472	010-009773	010-013205	010-016892	010-022095	010-024228	010-027854
010-001929	010-005482	010-009863	010-013213	010-017379	010-022096	010-024229	010-027917
010-001997	010-005532	010-009975	010-013297	010-017534	010-022257	010-024616	010-028040
010-002012	010-005605	010-009991	010-013387	010-017850	010-022407	010-024636	010-028073
010-002013	010-005659	010-010074	010-013424	010-017851	010-022415	010-024887	010-028579
010-002034	010-005879	010-010077	010-013430	010-017973	010-022417	010-024921	010-028622
010-002060	010-005989	010-010110	010-013438	010-018042	010-022420	010-025008	010-028683
010-002062	010-006052	010-010111	010-013726	010-018043	010-022422	010-025009	010-028734
010-002258	010-006168	010-010140	010-013740	010-018228	010-022423	010-025043	010-028908
010-002516	010-006299	010-010151	010-013812	010-018622	010-022424	010-025214	010-029058
010-002579	010-006424	010-010336	010-013940	010-018623	010-022430	010-025250	010-029242
010-002600	010-006490	010-010362	010-013943	010-018758	010-022433	010-025409	010-029284
010-002760	010-006535	010-010366	010-014147	010-018854	010-022434	010-025470	010-029361
010-002840	010-006547	010-010437	010-014149	010-018855	010-022435	010-025472	010-029394
010-002841	010-006884	010-010465	010-014755	010-018882	010-022436	010-025499	010-029420
010-003132	010-006949	010-010603	010-014770	010-018978	010-022437	010-025586	010-029660
010-003133	010-007324	010-010625	010-014816	010-019166	010-022438	010-025590	010-029688
010-003134	010-007464	010-010667	010-015032	010-019250	010-022439	010-025606	010-029689
010-003385	010-007498	010-010827	010-015053	010-019322	010-022440	010-025647	010-029763
010-003540	010-007574	010-010941	010-015073	010-019340	010-022441	010-025714	010-029788
010-003663	010-007576	010-010954	010-015074	010-019362	010-022442	010-026030	010-029836
010-003746	010-007578	010-010959	010-015100	010-019394	010-022445	010-026058	010-029839
010-003840	010-007581	010-010990	010-015215	010-019395	010-022446	010-026174	010-029981
010-003877	010-007932	010-010995	010-015325	010-019504	010-022710	010-026227	010-030112

010-030231	010-034872	010-038826	010-043482	010-048956	010-054042	010-062668	010-077334
010-030350	010-034873	010-038970	010-043534	010-049093	010-054105	010-062979	010-077351
010-030371	010-034874	010-039069	010-043541	010-049246	010-054116	010-063229	010-077353
010-030432	010-034875	010-039358	010-043810	010-049381	010-054464	010-063515	010-077360
010-030492	010-034946	010-039620	010-044100	010-049447	010-054629	010-063725	010-077362
010-030630	010-035097	010-039621	010-044137	010-049509	010-054793	010-063764	010-077363
010-030733	010-035106	010-039638	010-044226	010-049526	010-054795	010-063793	010-077365
010-030815	010-035135	010-039639	010-044241	010-049710	010-054796	010-064241	010-077892
010-030933	010-035156	010-039794	010-044623	010-049711	010-054797	010-064857	010-087909
010-031006	010-035157	010-040461	010-044851	010-049712	010-054898	010-064935	010-090908
010-031185	010-035165	010-040585	010-044984	010-049713	010-054986	010-065056	010-093131
010-031354	010-035281	010-040952	010-045028	010-049726	010-055105	010-065057	010-094094
010-031435	010-035333	010-040953	010-045105	010-049738	010-055125	010-066567	010-094926
010-031483	010-035371	010-040968	010-045265	010-050084	010-055151	010-066570	010-122513
010-031655	010-035433	010-041287	010-045267	010-050235	010-055160	010-066587	010-122523
010-031663	010-035516	010-041380	010-045361	010-050460	010-055578	010-066592	010-122525
010-031749	010-035668	010-041391	010-045396	010-050470	010-055952	010-066602	010-122527
010-031756	010-035685	010-041396	010-045504	010-050771	010-056346	010-066613	010-122530
010-031790	010-035855	010-041398	010-045511	010-050852	010-056499	010-066671	010-122531
010-031862	010-036052	010-041420	010-046088	010-050967	010-056538	010-066792	010-122532
010-031893	010-036208	010-041546	010-046609	010-051301	010-056578	010-066882	010-122535
010-031896	010-036385	010-041550	010-046802	010-051557	010-056812	010-066892	010-122539
010-031911	010-036569	010-041566	010-046814	010-051567	010-056999	010-066893	010-122541
010-032042	010-036864	010-041629	010-046816	010-051674	010-057022	010-066952	010-122544
010-032706	010-036906	010-041787	010-046877	010-051677	010-057104	010-066971	010-122545
010-032888	010-037011	010-041876	010-046879	010-052196	010-057105	010-066987	010-122546
010-032904	010-037020	010-042045	010-046948	010-052208	010-057111	010-067027	010-122559
010-032961	010-037209	010-042279	010-046961	010-052226	010-057163	010-067081	010-122561
010-032988	010-037219	010-042300	010-047151	010-052317	010-057214	010-067097	010-122562
010-033280	010-037220	010-042355	010-047331	010-052337	010-057234	010-067224	010-122572
010-033307	010-037223	010-042436	010-047372	010-052362	010-057354	010-069995	010-122574
010-033844	010-037224	010-042637	010-047431	010-052840	010-057406	010-070095	010-122575
010-033845	010-037444	010-042638	010-047441	010-052893	010-057407	010-070096	010-122577
010-033855	010-037596	010-042816	010-047610	010-052972	010-057433	010-070298	010-122586
010-033856	010-037823	010-042942	010-047617	010-053120	010-057554	010-070427	010-122587
010-033878	010-037824	010-043006	010-047702	010-053134	010-057631	010-070449	010-122588
010-033888	010-037921	010-043011	010-047908	010-053135	010-057642	010-072500	010-122596
010-033907	010-038175	010-043021	010-047944	010-053347	010-057684	010-075457	010-122597
010-034347	010-038223	010-043301	010-047998	010-053412	010-057735	010-075891	010-122604
010-034429	010-038545	010-043384	010-048048	010-053604	010-057767	010-077324	010-122605
010-034462	010-038582	010-043389	010-048094	010-053605	010-058702	010-077325	010-122607
010-034533	010-038650	010-043390	010-048139	010-053662	010-061575	010-077329	010-122608
010-034589	010-038716	010-043391	010-048805	010-053682	010-061576	010-077330	010-122609
010-034723	010-038773	010-043393	010-048837	010-053683	010-062648	010-077331	010-122620
010-034829	010-038774	010-043394	010-048839	010-053701	010-062662	010-077332	010-122621

010-122624	010-207749	010-207794	010-207839	010-207884	010-207929	010-207974	010-208019
010-122626	010-207750	010-207795	010-207840	010-207885	010-207930	010-207975	010-208020
010-137544	010-207751	010-207796	010-207841	010-207886	010-207931	010-207976	010-208021
010-137554	010-207752	010-207797	010-207842	010-207887	010-207932	010-207977	010-208022
010-137565	010-207753	010-207798	010-207843	010-207888	010-207933	010-207978	010-208023
010-186740	010-207754	010-207799	010-207844	010-207889	010-207934	010-207979	010-208024
010-192091	010-207755	010-207800	010-207845	010-207890	010-207935	010-207980	010-208025
010-198878	010-207756	010-207801	010-207846	010-207891	010-207936	010-207981	010-208026
010-201276	010-207757	010-207802	010-207847	010-207892	010-207937	010-207982	010-208027
010-201400	010-207758	010-207803	010-207848	010-207893	010-207938	010-207983	010-208028
010-204554	010-207759	010-207804	010-207849	010-207894	010-207939	010-207984	010-208029
010-206582	010-207760	010-207805	010-207850	010-207895	010-207940	010-207985	010-208030
010-207716	010-207761	010-207806	010-207851	010-207896	010-207941	010-207986	010-208031
010-207717	010-207762	010-207807	010-207852	010-207897	010-207942	010-207987	010-208032
010-207718	010-207763	010-207808	010-207853	010-207898	010-207943	010-207988	010-208033
010-207719	010-207764	010-207809	010-207854	010-207899	010-207944	010-207989	010-208034
010-207720	010-207765	010-207810	010-207855	010-207900	010-207945	010-207990	010-208035
010-207721	010-207766	010-207811	010-207856	010-207901	010-207946	010-207991	010-208036
010-207722	010-207767	010-207812	010-207857	010-207902	010-207947	010-207992	010-208037
010-207723	010-207768	010-207813	010-207858	010-207903	010-207948	010-207993	010-215360
010-207724	010-207769	010-207814	010-207859	010-207904	010-207949	010-207994	010-215361
010-207725	010-207770	010-207815	010-207860	010-207905	010-207950	010-207995	010-215362
010-207726	010-207771	010-207816	010-207861	010-207906	010-207951	010-207996	010-215363
010-207727	010-207772	010-207817	010-207862	010-207907	010-207952	010-207997	010-215365
010-207728	010-207773	010-207818	010-207863	010-207908	010-207953	010-207998	010-215366
010-207729	010-207774	010-207819	010-207864	010-207909	010-207954	010-207999	010-215367
010-207730	010-207775	010-207820	010-207865	010-207910	010-207955	010-208000	010-215368
010-207731	010-207776	010-207821	010-207866	010-207911	010-207956	010-208001	010-215369
010-207732	010-207777	010-207822	010-207867	010-207912	010-207957	010-208002	010-215370
010-207733	010-207778	010-207823	010-207868	010-207913	010-207958	010-208003	010-215371
010-207734	010-207779	010-207824	010-207869	010-207914	010-207959	010-208004	010-215372
010-207735	010-207780	010-207825	010-207870	010-207915	010-207960	010-208005	010-215373
010-207736	010-207781	010-207826	010-207871	010-207916	010-207961	010-208006	010-215374
010-207737	010-207782	010-207827	010-207872	010-207917	010-207962	010-208007	010-215399
010-207738	010-207783	010-207828	010-207873	010-207918	010-207963	010-208008	010-215400
010-207739	010-207784	010-207829	010-207874	010-207919	010-207964	010-208009	010-215403
010-207740	010-207785	010-207830	010-207875	010-207920	010-207965	010-208010	010-215404
010-207741	010-207786	010-207831	010-207876	010-207921	010-207966	010-208011	010-215405
010-207742	010-207787	010-207832	010-207877	010-207922	010-207967	010-208012	010-215406
010-207743	010-207788	010-207833	010-207878	010-207923	010-207968	010-208013	010-215407
010-207744	010-207789	010-207834	010-207879	010-207924	010-207969	010-208014	010-215408
010-207745	010-207790	010-207835	010-207880	010-207925	010-207970	010-208015	010-215409
010-207746	010-207791	010-207836	010-207881	010-207926	010-207971	010-208016	010-215410
010-207747	010-207792	010-207837	010-207882	010-207927	010-207972	010-208017	010-215411
010-207748	010-207793	010-207838	010-207883	010-207928	010-207973	010-208018	010-215412

010-215413	010-250517	010-270470	010-270695	010-270740	010-274447	010-274928	010-274978
010-215414	010-250518	010-270471	010-270696	010-270741	010-274448	010-274929	010-274979
010-215415	010-250523	010-270472	010-270697	010-270742	010-274449	010-274930	010-274980
010-215416	010-250524	010-270473	010-270698	010-270743	010-274450	010-274931	010-274981
010-215417	010-251491	010-270474	010-270699	010-270744	010-274451	010-274932	010-274982
010-215418	010-252423	010-270475	010-270700	010-271410	010-274452	010-274933	010-274983
010-215419	010-252424	010-270476	010-270701	010-271411	010-274453	010-274934	010-274984
010-218915	010-254256	010-270477	010-270702	010-271412	010-274454	010-274935	010-274985
010-223228	010-254257	010-270478	010-270703	010-271413	010-274455	010-274936	010-274986
010-223229	010-254258	010-270479	010-270704	010-271414	010-274691	010-274937	010-274987
010-223230	010-257351	010-270480	010-270705	010-271415	010-274692	010-274938	010-274988
010-223231	010-257354	010-270481	010-270706	010-271416	010-274693	010-274939	010-274989
010-223232	010-260041	010-270482	010-270707	010-271417	010-274694	010-274940	010-274991
010-223233	010-260939	010-270483	010-270708	010-272473	010-274695	010-274941	010-274992
010-223234	010-260940	010-270484	010-270709	010-272474	010-274696	010-274942	010-274993
010-223235	010-260941	010-270485	010-270710	010-272475	010-274697	010-274943	010-274994
010-223236	010-260942	010-270486	010-270711	010-272476	010-274698	010-274944	010-274996
010-223237	010-260943	010-270667	010-270712	010-272477	010-274699	010-274945	010-274997
010-223238	010-260944	010-270668	010-270713	010-272478	010-274700	010-274946	010-274999
010-223239	010-261442	010-270669	010-270714	010-272479	010-274701	010-274947	010-275000
010-223240	010-261445	010-270670	010-270715	010-272480	010-274702	010-274948	010-275002
010-223241	010-262297	010-270671	010-270716	010-272481	010-274703	010-274950	010-275003
010-223242	010-262298	010-270672	010-270717	010-272482	010-274704	010-274951	010-275004
010-223243	010-262299	010-270673	010-270718	010-272483	010-274705	010-274952	010-275005
010-223244	010-262300	010-270674	010-270719	010-272484	010-274899	010-274953	010-275007
010-223245	010-262301	010-270675	010-270720	010-272485	010-274901	010-274955	010-275008
010-223246	010-262302	010-270676	010-270721	010-272486	010-274903	010-274956	010-275010
010-223247	010-262303	010-270677	010-270722	010-272487	010-274905	010-274957	010-275011
010-223248	010-262304	010-270678	010-270723	010-272488	010-274907	010-274958	010-275013
010-223249	010-262305	010-270679	010-270724	010-272489	010-274909	010-274960	010-275014
010-223250	010-265707	010-270680	010-270725	010-272490	010-274911	010-274961	010-275016
010-223251	010-265711	010-270681	010-270726	010-272491	010-274913	010-274962	010-275017
010-223252	010-266784	010-270682	010-270727	010-272492	010-274915	010-274963	010-275019
010-223253	010-269251	010-270683	010-270728	010-272493	010-274916	010-274965	010-275020
010-223254	010-269252	010-270684	010-270729	010-272494	010-274917	010-274966	010-275022
010-223255	010-269253	010-270685	010-270730	010-272495	010-274918	010-274967	010-275024
010-223256	010-270461	010-270686	010-270731	010-272496	010-274919	010-274968	010-275025
010-223257	010-270462	010-270687	010-270732	010-272497	010-274920	010-274969	010-275027
010-223258	010-270463	010-270688	010-270733	010-272498	010-274921	010-274970	010-275028
010-223259	010-270464	010-270689	010-270734	010-272499	010-274922	010-274971	010-275041
010-227028	010-270465	010-270690	010-270735	010-272500	010-274923	010-274972	010-275042
010-227308	010-270466	010-270691	010-270736	010-273419	010-274924	010-274973	010-275043
010-227311	010-270467	010-270692	010-270737	010-274085	010-274925	010-274974	010-275044
010-227314	010-270468	010-270693	010-270738	010-274445	010-274926	010-274975	010-275045
010-227315	010-270469	010-270694	010-270739	010-274446	010-274927	010-274976	010-275046

010-275047	010-282830	010-283841	010-287582	010-288581	010-291146	010-292816	010-292861
010-275048	010-282831	010-283842	010-287583	010-288582	010-291147	010-292817	010-293512
010-275821	010-282832	010-283843	010-287584	010-288583	010-291148	010-292818	010-294232
010-276433	010-282833	010-283844	010-287585	010-288584	010-291149	010-292819	010-295538
010-276434	010-282834	010-283845	010-287586	010-288585	010-291150	010-292820	010-295565
010-276435	010-282835	010-283846	010-287587	010-288586	010-291151	010-292821	010-295566
010-276436	010-282836	010-283847	010-287588	010-288587	010-291152	010-292822	010-295567
010-276437	010-282837	010-283848	010-287589	010-288588	010-291153	010-292823	010-295568
010-276438	010-282838	010-283849	010-287590	010-288589	010-291154	010-292824	010-295569
010-276439	010-282839	010-283850	010-287591	010-288590	010-291155	010-292825	010-295570
010-278798	010-282840	010-283851	010-287592	010-288591	010-291156	010-292826	010-295571
010-278799	010-282841	010-283852	010-287593	010-288592	010-291157	010-292827	010-296118
010-278800	010-282842	010-283853	010-287594	010-288593	010-291158	010-292828	010-297145
010-278801	010-282843	010-283854	010-287595	010-288594	010-291159	010-292829	010-297146
010-278802	010-282844	010-283855	010-287596	010-288595	010-291160	010-292830	010-297147
010-278803	010-282845	010-283856	010-287597	010-288596	010-291161	010-292831	010-297148
010-278804	010-282846	010-283857	010-287598	010-288597	010-291162	010-292832	010-297149
010-278805	010-282847	010-283858	010-287599	010-288598	010-291163	010-292833	010-297150
010-278806	010-282848	010-283859	010-287600	010-288599	010-292498	010-292834	010-297151
010-278807	010-282849	010-283860	010-287601	010-288600	010-292790	010-292835	010-297152
010-278808	010-282850	010-283861	010-287602	010-288601	010-292791	010-292836	010-297153
010-278809	010-282851	010-283862	010-287603	010-288602	010-292792	010-292837	010-297154
010-278810	010-282852	010-283863	010-287604	010-288603	010-292793	010-292838	010-297155
010-278811	010-282853	010-283864	010-288104	010-288604	010-292794	010-292839	010-297156
010-278812	010-283378	010-283865	010-288560	010-288605	010-292795	010-292840	010-297157
010-278813	010-283379	010-283866	010-288561	010-288606	010-292796	010-292841	010-297158
010-281415	010-283380	010-283867	010-288562	010-289319	010-292797	010-292842	010-297159
010-281416	010-283381	010-283868	010-288563	010-289320	010-292798	010-292843	010-297160
010-281417	010-283382	010-283869	010-288564	010-289321	010-292799	010-292844	010-297161
010-281418	010-283383	010-283870	010-288565	010-289322	010-292800	010-292845	010-297162
010-282011	010-283384	010-283872	010-288566	010-289792	010-292801	010-292846	010-297163
010-282012	010-283385	010-283873	010-288567	010-290559	010-292802	010-292847	010-297164
010-282013	010-283386	010-283874	010-288568	010-290560	010-292803	010-292848	010-297165
010-282014	010-283387	010-283875	010-288569	010-290561	010-292804	010-292849	010-297166
010-282015	010-283830	010-283876	010-288570	010-291135	010-292805	010-292850	010-297167
010-282016	010-283831	010-283877	010-288571	010-291136	010-292806	010-292851	010-297168
010-282017	010-283832	010-284317	010-288572	010-291137	010-292807	010-292852	010-297169
010-282018	010-283833	010-285591	010-288573	010-291138	010-292808	010-292853	010-297170
010-282019	010-283834	010-285593	010-288574	010-291139	010-292809	010-292854	010-297171
010-282020	010-283835	010-285594	010-288575	010-291140	010-292810	010-292855	010-297172
010-282825	010-283836	010-285596	010-288576	010-291141	010-292811	010-292856	010-297173
010-282826	010-283837	010-285597	010-288577	010-291142	010-292812	010-292857	010-297174
010-282827	010-283838	010-286984	010-288578	010-291143	010-292813	010-292858	010-297175
010-282828	010-283839	010-287580	010-288579	010-291144	010-292814	010-292859	010-297176
010-282829	010-283840	010-287581	010-288580	010-291145	010-292815	010-292860	010-297177

010-297178
010-297179
010-297180
010-297181
010-297182
010-297183
010-297184
010-297185
010-297186
010-297187
010-297188
010-297189
010-297190
010-297191
010-297814
010-299022
010-299023
010-299417
010-300579
010-300580
010-300581
010-300582
010-300646
010-301918
010-301919
010-301920
010-301921
010-305926
010-305927
010-305931
010-310616

010-000607	010-025849	010-056326	010-195158	010-195206	010-195251
010-001329	010-027501	010-056722	010-195159	010-195207	010-195252
010-003960	010-027909	010-057235	010-195160	010-195208	010-195253
010-004836	010-029047	010-061538	010-195161	010-195209	010-195254
010-005326	010-029055	010-064963	010-195162	010-195210	010-195255
010-005548	010-029266	010-064964	010-195163	010-195211	010-195256
010-005850	010-030190	010-066762	010-195164	010-195212	010-195257
010-006510	010-030683	010-066843	010-195165	010-195213	010-195258
010-006627	010-031190	010-066852	010-195166	010-195214	010-195259
010-006677	010-031300	010-067480	010-195167	010-195215	010-195260
010-006775	010-031302	010-070393	010-195168	010-195216	010-195261
010-006844	010-033060	010-081950	010-195169	010-195217	010-195262
010-007572	010-035184	010-137561	010-195170	010-195218	010-195263
010-009794	010-035277	010-138002	010-195171	010-195219	010-195264
010-010892	010-035381	010-138003	010-195172	010-195220	010-195265
010-012351	010-035562	010-138004	010-195173	010-195221	010-195266
010-012607	010-036278	010-138005	010-195175	010-195222	010-195267
010-012954	010-036969	010-138006	010-195176	010-195223	010-195268
010-013908	010-037046	010-138007	010-195177	010-195224	010-195269
010-014561	010-037320	010-138008	010-195178	010-195225	010-195270
010-015467	010-038241	010-138009	010-195179	010-195226	010-195271
010-016679	010-038260	010-138010	010-195180	010-195227	010-195272
010-018061	010-038351	010-138011	010-195181	010-195228	010-195273
010-019009	010-038376	010-138012	010-195182	010-195229	010-195274
010-019315	010-039041	010-138013	010-195183	010-195230	010-195276
010-019522	010-039390	010-138014	010-195186	010-195231	010-195277
010-020081	010-039947	010-138015	010-195187	010-195232	010-195278
010-020169	010-040072	010-138016	010-195188	010-195233	010-195279
010-021142	010-040958	010-138017	010-195189	010-195234	010-195280
010-021381	010-041032	010-138018	010-195190	010-195235	010-195281
010-021517	010-041998	010-187684	010-195191	010-195236	010-195282
010-022043	010-043543	010-195144	010-195192	010-195237	010-195283
010-022753	010-044869	010-195145	010-195193	010-195238	010-195284
010-022757	010-045164	010-195146	010-195194	010-195239	010-195285
010-023529	010-045228	010-195147	010-195195	010-195240	010-195286
010-023776	010-045732	010-195148	010-195196	010-195241	010-195289
010-023804	010-045812	010-195149	010-195197	010-195242	010-195290
010-024230	010-047811	010-195150	010-195198	010-195243	010-195291
010-024343	010-049745	010-195151	010-195199	010-195244	010-198556
010-024395	010-050378	010-195152	010-195200	010-195245	010-198557
010-024869	010-051496	010-195153	010-195201	010-195246	010-199992
010-024870	010-054490	010-195154	010-195202	010-195247	010-205864
010-025297	010-054518	010-195155	010-195203	010-195248	010-205865
010-025794	010-055395	010-195156	010-195204	010-195249	010-205866
010-025808	010-055927	010-195157	010-195205	010-195250	010-205867

010-205868
010-205869
010-205870
010-205973
010-205974
010-208734
010-208735
010-211795
010-211796
010-213570
010-251155
010-252349
010-252790
010-252791
010-275985
010-280891
010-280892
010-280893
010-280894
010-280895
010-280896
010-280897
010-280898
010-280899
010-280900
010-280901
010-280902
010-280903
010-280904
010-280905
010-280906
010-280907
010-280908
010-280909
010-280910
010-280911
010-280912
010-280913
010-280914
010-280915
010-280916
010-280917
010-280918
010-280919
010-280920

010-280921
010-280922
010-280923
010-280924
010-281034
010-281035
010-281036
010-281037
010-281038
010-281039
010-281040
010-281041
010-281042
010-287674
010-300072
010-300073
010-300074
010-300075
010-300076
010-300077
010-300078
010-300079
010-300080
010-300081
010-300082
010-300083
010-300084
010-300085
010-300086
010-300087
010-300088
010-300089
010-300090
010-300091
010-300092
010-300093
010-300094
010-300095
010-300096
010-300097
010-300098
010-300099
010-300100
010-300101
010-300102

010-300103

010-000030	010-006103	010-011516	010-016306	010-022139	010-084528	010-093080	010-099572
010-000371	010-006289	010-011587	010-016370	010-023077	010-084705	010-093081	010-099574
010-000538	010-007042	010-011598	010-016530	010-024268	010-084784	010-093651	010-099576
010-000649	010-007120	010-011624	010-016537	010-026364	010-084785	010-093827	010-099577
010-000725	010-007137	010-011825	010-016622	010-032269	010-084786	010-094316	010-099578
010-000748	010-007138	010-012178	010-016649	010-032683	010-084888	010-094737	010-099579
010-000877	010-007139	010-012355	010-016712	010-032810	010-084889	010-094845	010-100495
010-001342	010-007143	010-012370	010-016790	010-033937	010-084905	010-094877	010-100696
010-001346	010-007361	010-012772	010-016845	010-034190	010-085411	010-094966	010-100708
010-001380	010-007411	010-012863	010-016874	010-038278	010-085586	010-094970	010-100711
010-001646	010-007495	010-012864	010-017446	010-039802	010-085683	010-094981	010-100714
010-001669	010-007559	010-012989	010-017525	010-040014	010-085746	010-095005	010-100737
010-002160	010-007601	010-013067	010-017689	010-040017	010-085748	010-095078	010-100747
010-002389	010-007678	010-013433	010-017692	010-040018	010-085916	010-095886	010-100784
010-002430	010-007754	010-013434	010-017805	010-041515	010-086029	010-096138	010-101465
010-002433	010-007874	010-013449	010-017810	010-041544	010-086155	010-096250	010-101467
010-002901	010-007894	010-013470	010-017820	010-041651	010-086806	010-098036	010-101471
010-002971	010-008055	010-013471	010-017917	010-041657	010-087359	010-098037	010-101510
010-002973	010-008282	010-013602	010-017963	010-041658	010-087366	010-098156	010-101513
010-002976	010-008846	010-013786	010-017977	010-046694	010-087399	010-098158	010-102424
010-003001	010-008898	010-013828	010-018131	010-046965	010-087480	010-098699	010-102517
010-003002	010-009118	010-013829	010-018485	010-047197	010-087509	010-098809	010-102529
010-003299	010-009128	010-013942	010-018862	010-047547	010-087528	010-098819	010-102795
010-003373	010-009434	010-013962	010-018863	010-049282	010-087531	010-099076	010-103151
010-003723	010-009446	010-013993	010-018880	010-052186	010-087534	010-099176	010-103153
010-003896	010-009704	010-014173	010-018919	010-053190	010-087555	010-099184	010-103163
010-004048	010-009865	010-014295	010-018920	010-057222	010-087625	010-099188	010-103200
010-004234	010-009949	010-014326	010-018929	010-057931	010-087888	010-099191	010-103248
010-004328	010-009973	010-014546	010-018935	010-057933	010-087899	010-099193	010-103360
010-004419	010-010207	010-015068	010-018945	010-057934	010-088052	010-099198	010-103669
010-004455	010-010421	010-015233	010-019193	010-057935	010-088060	010-099205	010-103684
010-004462	010-010509	010-015352	010-019270	010-057939	010-088063	010-099238	010-103704
010-004564	010-010555	010-015406	010-019276	010-058157	010-088133	010-099240	010-103705
010-004570	010-010646	010-015503	010-019424	010-060872	010-088333	010-099241	010-103706
010-004597	010-010707	010-015608	010-019924	010-061015	010-088458	010-099242	010-103714
010-004644	010-010763	010-015668	010-020028	010-061515	010-088622	010-099245	010-103718
010-004717	010-010816	010-015675	010-020049	010-061976	010-088623	010-099246	010-103724
010-004718	010-011007	010-015883	010-020077	010-062453	010-089632	010-099247	010-103725
010-004752	010-011010	010-016052	010-020199	010-062932	010-090660	010-099471	010-103736
010-004791	010-011066	010-016079	010-020352	010-063143	010-092187	010-099473	010-103738
010-004797	010-011165	010-016090	010-021048	010-063197	010-092715	010-099476	010-103739
010-004842	010-011211	010-016135	010-021112	010-066934	010-093024	010-099563	010-103742
010-005131	010-011327	010-016139	010-021304	010-078848	010-093026	010-099564	010-103744
010-005553	010-011370	010-016176	010-022136	010-084212	010-093078	010-099567	010-103745
010-005938	010-011501	010-016209	010-022137	010-084255	010-093079	010-099571	010-103941

010-103942	010-107404	010-111133	010-112451	010-116044	010-120338	010-126235	010-129821
010-103943	010-108032	010-111165	010-112487	010-116113	010-120430	010-126244	010-129831
010-103944	010-108431	010-111171	010-112488	010-117208	010-120516	010-126245	010-129838
010-103947	010-108479	010-111185	010-112489	010-117209	010-121095	010-126246	010-129839
010-103949	010-109351	010-111189	010-112512	010-117223	010-121101	010-126348	010-129840
010-103950	010-109354	010-111421	010-112515	010-117341	010-121103	010-126349	010-129865
010-103954	010-109356	010-111422	010-112855	010-117350	010-121106	010-126350	010-129866
010-103955	010-109362	010-111433	010-113136	010-117360	010-121107	010-126351	010-129867
010-104050	010-109363	010-111434	010-113137	010-117369	010-121721	010-126352	010-129869
010-104058	010-109848	010-111435	010-113138	010-117384	010-121729	010-126369	010-129870
010-104382	010-109849	010-111469	010-113139	010-117394	010-121739	010-126532	010-129871
010-104520	010-109850	010-111470	010-113145	010-118119	010-121741	010-126658	010-129882
010-104540	010-109851	010-111553	010-113149	010-118394	010-121781	010-126680	010-129885
010-104541	010-109852	010-111560	010-113150	010-118422	010-121883	010-126703	010-129888
010-104546	010-109853	010-111571	010-113151	010-118450	010-121987	010-126752	010-129893
010-104548	010-110058	010-111572	010-113203	010-118463	010-121989	010-126756	010-129895
010-104549	010-110284	010-111586	010-113257	010-118478	010-121991	010-126761	010-129906
010-104552	010-110286	010-111595	010-113280	010-118489	010-122002	010-126762	010-129907
010-104553	010-110618	010-111605	010-113467	010-118496	010-122410	010-126763	010-132077
010-104554	010-110666	010-111691	010-113478	010-118509	010-122543	010-126764	010-132215
010-104555	010-110677	010-111714	010-113479	010-118511	010-122547	010-126805	010-132228
010-104559	010-110794	010-111901	010-113480	010-118527	010-122555	010-126811	010-132239
010-104565	010-110832	010-111902	010-113627	010-118535	010-122556	010-129668	010-132307
010-104568	010-110842	010-111906	010-113907	010-118538	010-122557	010-129685	010-132367
010-104570	010-110843	010-111911	010-113908	010-118553	010-122615	010-129694	010-132375
010-104572	010-110844	010-111921	010-113909	010-118554	010-122622	010-129706	010-132390
010-104573	010-110847	010-112030	010-113910	010-118555	010-122623	010-129708	010-132394
010-104632	010-110848	010-112080	010-113911	010-118556	010-122781	010-129717	010-132395
010-104692	010-110849	010-112086	010-114032	010-118558	010-122782	010-129750	010-132396
010-104713	010-110850	010-112091	010-114086	010-118561	010-122833	010-129767	010-134173
010-104717	010-110852	010-112235	010-114351	010-118564	010-122835	010-129791	010-134175
010-104734	010-110853	010-112265	010-114890	010-118567	010-123466	010-129793	010-134955
010-105147	010-110900	010-112268	010-115089	010-118588	010-123476	010-129794	010-136576
010-105333	010-110902	010-112307	010-115116	010-118617	010-125640	010-129796	010-136597
010-105335	010-110919	010-112308	010-115170	010-118669	010-125643	010-129797	010-136767
010-105345	010-110920	010-112313	010-115425	010-118768	010-125644	010-129799	010-136787
010-105347	010-110982	010-112317	010-115575	010-118838	010-125646	010-129801	010-137132
010-105352	010-111007	010-112329	010-115678	010-118857	010-125786	010-129802	010-137139
010-105986	010-111016	010-112334	010-115867	010-119838	010-125855	010-129805	010-137140
010-106432	010-111020	010-112388	010-115890	010-119839	010-125859	010-129807	010-137143
010-106644	010-111031	010-112393	010-115930	010-119898	010-125860	010-129808	010-137315
010-106645	010-111032	010-112394	010-115978	010-120238	010-125861	010-129809	010-137503
010-106647	010-111034	010-112406	010-115996	010-120239	010-125862	010-129812	010-137518
010-106899	010-111035	010-112425	010-116003	010-120240	010-125863	010-129814	010-137763
010-107385	010-111132	010-112437	010-116011	010-120303	010-125864	010-129819	010-138151

010-138152	010-148372	010-171179	010-171224	010-180797	010-184460	010-184505	010-185247
010-138796	010-148373	010-171180	010-171225	010-180798	010-184461	010-184506	010-185248
010-138797	010-148376	010-171181	010-171226	010-180988	010-184462	010-184507	010-185249
010-138824	010-148388	010-171182	010-171227	010-181060	010-184463	010-184508	010-185250
010-138825	010-148399	010-171183	010-171228	010-181264	010-184464	010-184509	010-185251
010-139189	010-150351	010-171184	010-171229	010-181482	010-184465	010-184510	010-185252
010-139190	010-150353	010-171185	010-171230	010-181764	010-184466	010-184511	010-185253
010-139337	010-150475	010-171186	010-171231	010-182458	010-184467	010-184512	010-185254
010-139338	010-150481	010-171187	010-171232	010-182498	010-184468	010-184513	010-185255
010-139370	010-150482	010-171188	010-171233	010-182499	010-184469	010-184514	010-185256
010-139485	010-150483	010-171189	010-171234	010-182529	010-184470	010-184744	010-185257
010-139501	010-150489	010-171190	010-171235	010-182944	010-184471	010-184792	010-185258
010-143096	010-150490	010-171191	010-171236	010-183543	010-184472	010-184969	010-185259
010-143097	010-150492	010-171192	010-171237	010-183576	010-184473	010-185215	010-185260
010-143134	010-150493	010-171193	010-171238	010-183577	010-184474	010-185216	010-185261
010-143138	010-150494	010-171194	010-171239	010-183821	010-184475	010-185217	010-185262
010-143139	010-150496	010-171195	010-171240	010-184431	010-184476	010-185218	010-185263
010-143141	010-150499	010-171196	010-171241	010-184432	010-184477	010-185219	010-185264
010-144329	010-151090	010-171197	010-171242	010-184433	010-184478	010-185220	010-185265
010-144333	010-151096	010-171198	010-171243	010-184434	010-184479	010-185221	010-185266
010-144378	010-151106	010-171199	010-171244	010-184435	010-184480	010-185222	010-185267
010-144407	010-151127	010-171200	010-171245	010-184436	010-184481	010-185223	010-185268
010-144409	010-151139	010-171201	010-171246	010-184437	010-184482	010-185224	010-185269
010-144432	010-151147	010-171202	010-171247	010-184438	010-184483	010-185225	010-185270
010-145464	010-151151	010-171203	010-171248	010-184439	010-184484	010-185226	010-185271
010-145469	010-151259	010-171204	010-171249	010-184440	010-184485	010-185227	010-185272
010-145476	010-151288	010-171205	010-171250	010-184441	010-184486	010-185228	010-185273
010-145477	010-151738	010-171206	010-171251	010-184442	010-184487	010-185229	010-185274
010-147152	010-151740	010-171207	010-171252	010-184443	010-184488	010-185230	010-185275
010-147404	010-151847	010-171208	010-171253	010-184444	010-184489	010-185231	010-185276
010-147405	010-152413	010-171209	010-171254	010-184445	010-184490	010-185232	010-185277
010-147406	010-152428	010-171210	010-171255	010-184446	010-184491	010-185233	010-185278
010-147982	010-153053	010-171211	010-171256	010-184447	010-184492	010-185234	010-185279
010-147983	010-154945	010-171212	010-171257	010-184448	010-184493	010-185235	010-185280
010-148361	010-155589	010-171213	010-171258	010-184449	010-184494	010-185236	010-185281
010-148362	010-155590	010-171214	010-171259	010-184450	010-184495	010-185237	010-185282
010-148363	010-157596	010-171215	010-171260	010-184451	010-184496	010-185238	010-185283
010-148364	010-158416	010-171216	010-171261	010-184452	010-184497	010-185239	010-185284
010-148365	010-158417	010-171217	010-171262	010-184453	010-184498	010-185240	010-185285
010-148366	010-158418	010-171218	010-171263	010-184454	010-184499	010-185241	010-185286
010-148367	010-158422	010-171219	010-171264	010-184455	010-184500	010-185242	010-185287
010-148368	010-158428	010-171220	010-171265	010-184456	010-184501	010-185243	010-185288
010-148369	010-171176	010-171221	010-179777	010-184457	010-184502	010-185244	010-185289
010-148370	010-171177	010-171222	010-179784	010-184458	010-184503	010-185245	010-185290
010-148371	010-171178	010-171223	010-179785	010-184459	010-184504	010-185246	010-185291

010-185292	010-191348	010-191393	010-211022	010-219220	010-240871	010-253256	010-288427
010-185293	010-191349	010-191431	010-211489	010-219247	010-240872	010-253257	010-288951
010-185294	010-191350	010-192436	010-211804	010-220076	010-241057	010-253258	010-289427
010-185295	010-191351	010-192905	010-212004	010-220384	010-241328	010-253259	010-289867
010-185296	010-191352	010-192996	010-212107	010-221107	010-241332	010-253260	010-289966
010-185297	010-191353	010-193320	010-212108	010-221699	010-241333	010-253261	010-290007
010-185298	010-191354	010-193759	010-212165	010-221700	010-241335	010-253262	010-290008
010-185299	010-191355	010-193760	010-212166	010-222034	010-241337	010-253263	010-290009
010-185300	010-191356	010-195113	010-212167	010-222897	010-241338	010-255453	010-290105
010-185301	010-191357	010-195303	010-212434	010-222929	010-242734	010-257920	010-291196
010-185302	010-191358	010-195545	010-212717	010-223186	010-243361	010-258139	010-291263
010-185303	010-191359	010-195548	010-212858	010-223969	010-243431	010-259633	010-291264
010-185304	010-191360	010-195552	010-213075	010-223970	010-243706	010-259856	010-291265
010-185305	010-191361	010-196064	010-213076	010-224094	010-243924	010-260509	010-291317
010-185306	010-191362	010-198466	010-213078	010-224176	010-247216	010-262371	010-291364
010-186179	010-191363	010-198468	010-213079	010-224177	010-247718	010-262667	010-291855
010-187652	010-191364	010-198720	010-213473	010-224558	010-248243	010-263080	010-292305
010-187653	010-191365	010-199877	010-213775	010-224559	010-248627	010-263844	010-292306
010-187703	010-191366	010-199983	010-213832	010-224782	010-249534	010-266220	010-292307
010-187727	010-191367	010-199995	010-213838	010-226276	010-249535	010-267131	010-292740
010-188225	010-191368	010-200864	010-213839	010-226511	010-249670	010-269007	010-293511
010-189339	010-191369	010-200865	010-214596	010-226512	010-250001	010-271650	010-294268
010-189611	010-191370	010-200866	010-214597	010-227318	010-250646	010-274086	010-294269
010-189995	010-191371	010-200911	010-214598	010-227832	010-250935	010-274539	010-294388
010-190010	010-191372	010-201154	010-214599	010-227842	010-251637	010-275827	010-294645
010-190011	010-191373	010-201155	010-214600	010-227913	010-252898	010-275830	010-294772
010-190125	010-191374	010-201156	010-214655	010-228766	010-252899	010-275831	010-294833
010-190126	010-191375	010-201397	010-214672	010-231122	010-252900	010-278937	010-295535
010-190303	010-191376	010-201398	010-214699	010-231229	010-253239	010-279859	010-296100
010-190558	010-191377	010-201448	010-215158	010-231236	010-253240	010-279860	010-296332
010-190839	010-191378	010-201611	010-216156	010-231561	010-253241	010-279861	010-296956
010-190907	010-191379	010-202836	010-217135	010-231562	010-253242	010-279862	010-296957
010-191147	010-191380	010-203815	010-217136	010-231563	010-253243	010-282542	010-296958
010-191206	010-191381	010-204257	010-217422	010-232364	010-253244	010-282543	010-296959
010-191207	010-191382	010-207010	010-218202	010-233135	010-253245	010-282544	010-296960
010-191208	010-191383	010-207308	010-218203	010-233136	010-253246	010-284315	010-296961
010-191316	010-191384	010-207674	010-218251	010-233230	010-253247	010-284316	010-296962
010-191317	010-191385	010-208813	010-218490	010-233642	010-253248	010-285140	010-296963
010-191334	010-191386	010-208815	010-218491	010-235709	010-253249	010-285284	010-296964
010-191342	010-191387	010-209087	010-218492	010-235712	010-253250	010-285386	010-296965
010-191343	010-191388	010-209350	010-218493	010-236490	010-253251	010-286104	010-296966
010-191344	010-191389	010-209623	010-218942	010-238696	010-253252	010-286332	010-296967
010-191345	010-191390	010-209901	010-218971	010-239286	010-253253	010-286347	010-296968
010-191346	010-191391	010-210589	010-219213	010-240105	010-253254	010-286470	010-296969
010-191347	010-191392	010-210819	010-219214	010-240108	010-253255	010-287951	010-296970

010-296971	010-297016	010-297061	010-303867	010-303912	010-303957	010-310464	010-310509
010-296972	010-297017	010-297062	010-303868	010-303913	010-303958	010-310465	010-310510
010-296973	010-297018	010-297063	010-303869	010-303914	010-303959	010-310466	010-310511
010-296974	010-297019	010-297064	010-303870	010-303915	010-303960	010-310467	010-310512
010-296975	010-297020	010-297065	010-303871	010-303916	010-303961	010-310468	010-310513
010-296976	010-297021	010-297066	010-303872	010-303917	010-303962	010-310469	010-310514
010-296977	010-297022	010-297067	010-303873	010-303918	010-303963	010-310470	010-310515
010-296978	010-297023	010-297068	010-303874	010-303919	010-303964	010-310471	010-310516
010-296979	010-297024	010-297069	010-303875	010-303920	010-303965	010-310472	010-310517
010-296980	010-297025	010-297499	010-303876	010-303921	010-303966	010-310473	010-310518
010-296981	010-297026	010-297500	010-303877	010-303922	010-303967	010-310474	010-310519
010-296982	010-297027	010-297501	010-303878	010-303923	010-303968	010-310475	010-310520
010-296983	010-297028	010-299003	010-303879	010-303924	010-303969	010-310476	010-310521
010-296984	010-297029	010-299041	010-303880	010-303925	010-303970	010-310477	010-310522
010-296985	010-297030	010-299129	010-303881	010-303926	010-303971	010-310478	010-310523
010-296986	010-297031	010-299450	010-303882	010-303927	010-303972	010-310479	010-310524
010-296987	010-297032	010-299451	010-303883	010-303928	010-303973	010-310480	010-310525
010-296988	010-297033	010-299997	010-303884	010-303929	010-310436	010-310481	010-310526
010-296989	010-297034	010-300104	010-303885	010-303930	010-310437	010-310482	010-310527
010-296990	010-297035	010-300625	010-303886	010-303931	010-310438	010-310483	010-310528
010-296991	010-297036	010-300635	010-303887	010-303932	010-310439	010-310484	010-310529
010-296992	010-297037	010-301453	010-303888	010-303933	010-310440	010-310485	010-310530
010-296993	010-297038	010-301454	010-303889	010-303934	010-310441	010-310486	010-310531
010-296994	010-297039	010-301882	010-303890	010-303935	010-310442	010-310487	010-310532
010-296995	010-297040	010-301883	010-303891	010-303936	010-310443	010-310488	010-310533
010-296996	010-297041	010-301884	010-303892	010-303937	010-310444	010-310489	010-310534
010-296997	010-297042	010-301885	010-303893	010-303938	010-310445	010-310490	010-310535
010-296998	010-297043	010-301886	010-303894	010-303939	010-310446	010-310491	010-310536
010-296999	010-297044	010-301887	010-303895	010-303940	010-310447	010-310492	010-310537
010-297000	010-297045	010-301888	010-303896	010-303941	010-310448	010-310493	010-310538
010-297001	010-297046	010-301889	010-303897	010-303942	010-310449	010-310494	010-310539
010-297002	010-297047	010-301890	010-303898	010-303943	010-310450	010-310495	010-310540
010-297003	010-297048	010-301891	010-303899	010-303944	010-310451	010-310496	010-310541
010-297004	010-297049	010-301892	010-303900	010-303945	010-310452	010-310497	010-310542
010-297005	010-297050	010-301893	010-303901	010-303946	010-310453	010-310498	010-310543
010-297006	010-297051	010-301894	010-303902	010-303947	010-310454	010-310499	010-310544
010-297007	010-297052	010-301895	010-303903	010-303948	010-310455	010-310500	010-310545
010-297008	010-297053	010-303816	010-303904	010-303949	010-310456	010-310501	010-310546
010-297009	010-297054	010-303860	010-303905	010-303950	010-310457	010-310502	010-310547
010-297010	010-297055	010-303861	010-303906	010-303951	010-310458	010-310503	010-310548
010-297011	010-297056	010-303862	010-303907	010-303952	010-310459	010-310504	010-310549
010-297012	010-297057	010-303863	010-303908	010-303953	010-310460	010-310505	010-310550
010-297013	010-297058	010-303864	010-303909	010-303954	010-310461	010-310506	010-310551
010-297014	010-297059	010-303865	010-303910	010-303955	010-310462	010-310507	010-310552
010-297015	010-297060	010-303866	010-303911	010-303956	010-310463	010-310508	010-310553

010-310554	010-310599	010-317199	246-302163	440-295536	520-241329	530-288348	570-238845
010-310555	010-310600	010-318698	246-302164	440-299042	520-241334	550-124992	570-239679
010-310556	010-310601	010-319733	246-302165	445-299539	520-241336	550-155901	570-243347
010-310557	010-310602	010-320593	246-302166	495-280840	520-243432	550-155904	570-251541
010-310558	010-310603	010-320594	246-302167	495-280841	520-254101	550-155907	570-255269
010-310559	010-310604	010-320595	246-302168	495-280842	520-254254	550-155909	570-256856
010-310560	010-310605	146-301704	246-302169	495-280843	520-262365	550-155910	570-260628
010-310561	010-310606	246-266631	246-302170	510-103188	520-268022	550-156140	570-263250
010-310562	010-310607	246-266632	246-302171	510-193735	520-268023	550-156142	570-267106
010-310563	010-310608	246-266633	246-302172	510-218062	520-269048	550-274444	570-268727
010-310564	010-310609	246-289777	246-302173	510-280022	520-274828	570-103639	570-275828
010-310565	010-310610	246-302129	246-302174	515-222043	520-283958	570-106003	570-283124
010-310566	010-310611	246-302130	246-302175	515-254556	520-287567	570-106005	570-286352
010-310567	010-310612	246-302131	246-302176	515-258120	520-288029	570-109486	570-287884
010-310568	010-310613	246-302132	246-302177	515-258140	520-288034	570-126717	570-292499
010-310569	010-310614	246-302133	246-302178	515-262758	520-288035	570-126794	570-292500
010-310570	010-310615	246-302134	246-302179	515-265882	530-104718	570-130072	570-292501
010-310571	010-317171	246-302135	246-302180	515-273199	530-107948	570-143566	570-292502
010-310572	010-317172	246-302136	246-302181	515-273200	530-107951	570-143568	570-298080
010-310573	010-317173	246-302137	246-302182	515-274843	530-130059	570-143569	570-298081
010-310574	010-317174	246-302138	246-302183	515-274890	530-137747	570-143570	570-298082
010-310575	010-317175	246-302139	246-302184	515-275822	530-138880	570-143571	570-298083
010-310576	010-317176	246-302140	246-302185	515-275823	530-138883	570-143605	570-299404
010-310577	010-317177	246-302141	246-302186	515-275824	530-138884	570-187765	570-301646
010-310578	010-317178	246-302142	246-302187	515-282345	530-138885	570-187766	570-301647
010-310579	010-317179	246-302143	246-302188	515-286629	530-166434	570-187767	570-301991
010-310580	010-317180	246-302144	246-302189	515-291715	530-179380	570-187768	570-301992
010-310581	010-317181	246-302145	246-302190	515-291868	530-179381	570-187769	570-301993
010-310582	010-317182	246-302146	246-302191	520-100780	530-180249	570-187770	570-301994
010-310583	010-317183	246-302147	246-302192	520-100789	530-180250	570-187771	570-301995
010-310584	010-317184	246-302148	246-302193	520-100811	530-184063	570-203973	570-301996
010-310585	010-317185	246-302149	246-302194	520-121069	530-184912	570-205892	570-301997
010-310586	010-317186	246-302150	246-302195	520-121070	530-202568	570-207331	570-301998
010-310587	010-317187	246-302151	246-302196	520-121071	530-214867	570-207332	570-301999
010-310588	010-317188	246-302152	246-302197	520-121073	530-214869	570-209377	570-302000
010-310589	010-317189	246-302153	246-302198	520-121076	530-215042	570-214661	570-302001
010-310590	010-317190	246-302154	246-302199	520-121080	530-215194	570-215196	570-302002
010-310591	010-317191	246-302155	246-302200	520-121081	530-216063	570-219222	570-302003
010-310592	010-317192	246-302156	246-303211	520-121087	530-220068	570-221450	570-302004
010-310593	010-317193	246-302157	246-303212	520-121657	530-220069	570-221807	570-302005
010-310594	010-317194	246-302158	425-273458	520-122636	530-226070	570-224229	570-302006
010-310595	010-317195	246-302159	440-292458	520-143645	530-231560	570-227228	570-302007
010-310596	010-317196	246-302160	440-293479	520-178519	530-236877	570-228802	570-302008
010-310597	010-317197	246-302161	440-293480	520-214704	530-286656	570-230080	570-302009
010-310598	010-317198	246-302162	440-293613	520-238156	530-286657	570-238258	570-302010

570-302011	570-302056	570-302101	590-129876	590-181612	590-204212	590-246202	590-301332
570-302012	570-302057	570-302102	590-129926	590-181732	590-204550	590-247710	590-301333
570-302013	570-302058	570-302103	590-137457	590-182469	590-205374	590-248719	590-301334
570-302014	570-302059	570-302104	590-137470	590-183775	590-205375	590-250002	590-301335
570-302015	570-302060	570-302105	590-137479	590-186464	590-205616	590-250940	590-301336
570-302016	570-302061	570-302106	590-137482	590-189240	590-205711	590-251716	590-301337
570-302017	570-302062	570-302107	590-137484	590-191304	590-208810	590-251717	590-301338
570-302018	570-302063	570-302108	590-137549	590-191329	590-214258	590-272138	590-301339
570-302019	570-302064	570-302109	590-137673	590-191330	590-214259	590-272422	590-301340
570-302020	570-302065	570-302110	590-138000	590-191339	590-214260	590-272423	590-301341
570-302021	570-302066	570-302111	590-138156	590-191437	590-214701	590-273498	590-301342
570-302022	570-302067	570-302112	590-154250	590-192089	590-214705	590-273499	590-301343
570-302023	570-302068	570-302113	590-154255	590-192333	590-215163	590-276120	590-301344
570-302024	570-302069	570-302114	590-157012	590-192495	590-215197	590-276121	590-301345
570-302025	570-302070	570-302115	590-158951	590-192496	590-216457	590-280537	590-301346
570-302026	570-302071	570-302116	590-158954	590-192497	590-218841	590-281024	590-301347
570-302027	570-302072	570-302117	590-158959	590-192498	590-218842	590-281997	590-301348
570-302028	570-302073	570-302118	590-158963	590-193006	590-218843	590-281998	590-301349
570-302029	570-302074	570-302119	590-158965	590-193007	590-218978	590-281999	590-301350
570-302030	570-302075	570-302120	590-158966	590-193008	590-218979	590-283437	590-301351
570-302031	570-302076	570-302121	590-158988	590-193009	590-218980	590-283438	590-301352
570-302032	570-302077	570-302122	590-158993	590-193010	590-218981	590-283439	590-301353
570-302033	570-302078	570-302123	590-158998	590-193011	590-218982	590-283440	590-301354
570-302034	570-302079	570-302124	590-159004	590-193762	590-218983	590-283441	590-301355
570-302035	570-302080	570-302125	590-159006	590-198459	590-218984	590-283442	590-301356
570-302036	570-302081	570-302126	590-159007	590-198460	590-218985	590-283443	590-301357
570-302037	570-302082	570-302127	590-159011	590-198461	590-219197	590-283444	590-301358
570-302038	570-302083	570-302128	590-159012	590-199059	590-220904	590-283445	590-301359
570-302039	570-302084	580-272424	590-159015	590-200072	590-221374	590-283446	590-301360
570-302040	570-302085	580-272425	590-159017	590-200074	590-221696	590-283447	590-301361
570-302041	570-302086	580-272426	590-159018	590-200075	590-221697	590-283448	590-301362
570-302042	570-302087	580-272427	590-164534	590-200801	590-221698	590-285411	590-301363
570-302043	570-302088	580-276122	590-164590	590-200802	590-221747	590-290131	590-301364
570-302044	570-302089	580-276123	590-175634	590-200875	590-221748	590-291490	590-301365
570-302045	570-302090	580-282000	590-175635	590-201161	590-222112	590-291869	590-301366
570-302046	570-302091	580-282001	590-175638	590-201406	590-222114	590-291870	590-301367
570-302047	570-302092	590-103173	590-175639	590-203362	590-223097	590-291871	590-301368
570-302048	570-302093	590-103371	590-175662	590-203363	590-223098	590-291872	590-301369
570-302049	570-302094	590-121771	590-175664	590-203364	590-227019	590-291873	590-301370
570-302050	570-302095	590-124502	590-175665	590-203365	590-227225	590-295669	590-301371
570-302051	570-302096	590-126587	590-180009	590-203366	590-227525	590-301327	590-301372
570-302052	570-302097	590-128611	590-180010	590-203814	590-227829	590-301328	590-301373
570-302053	570-302098	590-128884	590-180011	590-204025	590-236420	590-301329	590-301374
570-302054	570-302099	590-129758	590-180012	590-204026	590-242311	590-301330	590-301375
570-302055	570-302100	590-129875	590-180013	590-204048	590-242775	590-301331	590-301376

590-301377	600-146409	600-199400
590-301378	600-146414	600-202557
590-301379	600-146415	600-204543
590-301380	600-146416	600-208618
590-301381	600-146417	600-208619
590-301382	600-150479	600-208620
590-301383	600-151963	600-208621
590-301384	600-151964	600-208622
590-301385	600-158613	600-208624
590-301386	600-158615	600-212175
590-301387	600-158627	600-212176
590-301388	600-158629	600-212177
590-301389	600-166127	600-212178
590-301390	600-168647	600-212179
590-301391	600-168648	600-212714
590-301392	600-168649	600-212715
590-301393	600-168650	600-214400
590-301394	600-168651	600-216814
590-301395	600-168653	600-220560
590-301396	600-168655	600-222400
590-301397	600-168656	600-222401
590-301398	600-168657	600-241072
590-301909	600-168658	600-247202
600-104519	600-168659	600-249531
600-112483	600-168660	600-289817
600-122742	600-168661	600-290068
600-126769	600-175618	
600-126770	600-175620	
600-126771	600-175621	
600-126772	600-175623	
600-126773	600-175624	
600-126775	600-175629	
600-129764	600-180812	
600-137545	600-180814	
600-138856	600-180995	
600-139797	600-182478	
600-139798	600-182479	
600-146331	600-182480	
600-146401	600-182482	
600-146403	600-182483	
600-146404	600-182484	
600-146405	600-182486	
600-146406	600-182487	
600-146407	600-187655	
600-146408	600-191470	

010-000458	010-040233	010-104534	010-129656	010-201453	010-262402	010-293820	010-306084
010-001405	010-040610	010-104538	010-129667	010-201736	010-262541	010-293821	010-306085
010-003296	010-041131	010-104542	010-129679	010-202057	010-262542	010-293822	010-306086
010-005352	010-041526	010-104545	010-132292	010-204270	010-262543	010-293823	010-306087
010-005372	010-041545	010-104662	010-132381	010-204271	010-262544	010-293824	010-306088
010-005373	010-045788	010-104737	010-135378	010-208401	010-266362	010-293825	010-306089
010-005386	010-045936	010-104781	010-136748	010-210764	010-267287	010-293826	010-306090
010-006209	010-048283	010-105120	010-137332	010-210765	010-268440	010-293827	010-306091
010-006683	010-061130	010-109432	010-137336	010-212184	010-268792	010-293828	010-306092
010-006756	010-061919	010-109523	010-137558	010-212224	010-270389	010-293829	010-306093
010-006891	010-062377	010-110909	010-138785	010-214971	010-271486	010-293830	010-306094
010-007744	010-062757	010-110927	010-139500	010-215128	010-271512	010-296119	010-306095
010-011297	010-065204	010-110930	010-143756	010-215154	010-274088	010-296338	010-306096
010-011474	010-065240	010-110932	010-143762	010-219083	010-274089	010-296339	010-306097
010-012000	010-073624	010-110943	010-143778	010-219915	010-274391	010-297504	010-306098
010-013050	010-073625	010-110944	010-143783	010-220112	010-274392	010-297706	010-306099
010-013455	010-073630	010-110945	010-145124	010-220946	010-274442	010-297732	010-306100
010-013475	010-073631	010-110946	010-145125	010-221447	010-276116	010-297829	010-306101
010-013483	010-073632	010-110947	010-145126	010-222003	010-280574	010-297830	010-306102
010-014174	010-073633	010-110948	010-148410	010-224226	010-280575	010-297831	010-306103
010-014479	010-077863	010-110949	010-150333	010-224227	010-282485	010-297832	010-306104
010-014792	010-077973	010-110950	010-150340	010-225674	010-283243	010-297833	010-306105
010-016891	010-087765	010-110951	010-178076	010-226259	010-283244	010-300590	010-306106
010-017276	010-089874	010-110952	010-178873	010-227316	010-283245	010-300591	010-306107
010-017780	010-093755	010-110953	010-180611	010-228181	010-286105	010-301177	010-306108
010-017845	010-095006	010-110954	010-182492	010-232020	010-286106	010-303637	010-306109
010-018478	010-095007	010-110955	010-183729	010-236261	010-287405	010-303977	010-306110
010-018832	010-096214	010-110966	010-183740	010-237170	010-287406	010-305899	010-306111
010-018871	010-098800	010-110981	010-184766	010-243586	010-288226	010-305900	010-306112
010-020141	010-100712	010-111024	010-187648	010-243926	010-288227	010-305901	010-306113
010-020976	010-103216	010-111025	010-187901	010-243927	010-288228	010-306052	010-306114
010-024835	010-103307	010-111263	010-188935	010-245370	010-288355	010-306070	010-306115
010-025749	010-103602	010-111591	010-190245	010-246411	010-288559	010-306071	010-306116
010-025750	010-103644	010-111592	010-191741	010-252448	010-289521	010-306072	010-306117
010-025751	010-103716	010-112494	010-193458	010-253238	010-289671	010-306073	010-306118
010-027663	010-103719	010-117351	010-195112	010-253323	010-289672	010-306074	010-306119
010-027748	010-103730	010-117358	010-196700	010-255630	010-289673	010-306075	010-306120
010-027755	010-103734	010-117361	010-196701	010-256846	010-290103	010-306076	010-306121
010-027788	010-104488	010-117368	010-196702	010-256847	010-290159	010-306077	010-306122
010-034192	010-104491	010-117395	010-196706	010-256848	010-290497	010-306078	010-306123
010-034193	010-104527	010-117485	010-198548	010-256849	010-291660	010-306079	010-306124
010-034194	010-104528	010-117490	010-198708	010-256850	010-291879	010-306080	010-306125
010-034196	010-104530	010-117491	010-199996	010-256851	010-292364	010-306081	010-306126
010-034198	010-104532	010-121077	010-200010	010-260463	010-292365	010-306082	010-306127
010-037261	010-104533	010-126812	010-200928	010-260465	010-293513	010-306083	010-306128

010-306129	010-306174	010-306219	010-306264	010-306309	010-306354	147-290553	590-307598
010-306130	010-306175	010-306220	010-306265	010-306310	010-306355	510-260464	600-122680
010-306131	010-306176	010-306221	010-306266	010-306311	010-306356	530-207033	600-130058
010-306132	010-306177	010-306222	010-306267	010-306312	010-306357	530-207034	600-135868
010-306133	010-306178	010-306223	010-306268	010-306313	010-306358	530-215288	600-157936
010-306134	010-306179	010-306224	010-306269	010-306314	010-306359	530-216149	600-157955
010-306135	010-306180	010-306225	010-306270	010-306315	010-306360	530-218931	600-157956
010-306136	010-306181	010-306226	010-306271	010-306316	010-306361	530-221357	600-157957
010-306137	010-306182	010-306227	010-306272	010-306317	010-306362	570-116066	600-157958
010-306138	010-306183	010-306228	010-306273	010-306318	010-306363	570-122673	600-157959
010-306139	010-306184	010-306229	010-306274	010-306319	010-306364	570-122674	600-157960
010-306140	010-306185	010-306230	010-306275	010-306320	010-306365	570-122675	600-157961
010-306141	010-306186	010-306231	010-306276	010-306321	010-306366	570-122676	600-157965
010-306142	010-306187	010-306232	010-306277	010-306322	010-306367	570-122677	600-157970
010-306143	010-306188	010-306233	010-306278	010-306323	010-306368	570-122678	600-157971
010-306144	010-306189	010-306234	010-306279	010-306324	010-306369	570-122679	600-157972
010-306145	010-306190	010-306235	010-306280	010-306325	010-306370	570-125723	600-157973
010-306146	010-306191	010-306236	010-306281	010-306326	010-306371	570-132278	600-183730
010-306147	010-306192	010-306237	010-306282	010-306327	010-306372	570-139703	600-190863
010-306148	010-306193	010-306238	010-306283	010-306328	010-306373	570-189622	600-192086
010-306149	010-306194	010-306239	010-306284	010-306329	010-306374	570-213765	600-196186
010-306150	010-306195	010-306240	010-306285	010-306330	010-306375	570-216484	600-199401
010-306151	010-306196	010-306241	010-306286	010-306331	010-306376	570-248774	600-211627
010-306152	010-306197	010-306242	010-306287	010-306332	010-306377	570-267635	600-213687
010-306153	010-306198	010-306243	010-306288	010-306333	010-306378	570-285103	600-215203
010-306154	010-306199	010-306244	010-306289	010-306334	010-306379	570-285104	600-224906
010-306155	010-306200	010-306245	010-306290	010-306335	010-306380	570-285105	600-283449
010-306156	010-306201	010-306246	010-306291	010-306336	010-306381	570-301709	
010-306157	010-306202	010-306247	010-306292	010-306337	010-306382	570-301710	
010-306158	010-306203	010-306248	010-306293	010-306338	010-306383	590-208805	
010-306159	010-306204	010-306249	010-306294	010-306339	010-306384	590-208806	
010-306160	010-306205	010-306250	010-306295	010-306340	010-306385	590-228426	
010-306161	010-306206	010-306251	010-306296	010-306341	010-306386	590-228428	
010-306162	010-306207	010-306252	010-306297	010-306342	010-306387	590-231114	
010-306163	010-306208	010-306253	010-306298	010-306343	010-306388	590-231171	
010-306164	010-306209	010-306254	010-306299	010-306344	010-306389	590-231185	
010-306165	010-306210	010-306255	010-306300	010-306345	010-306390	590-231186	
010-306166	010-306211	010-306256	010-306301	010-306346	010-306391	590-231822	
010-306167	010-306212	010-306257	010-306302	010-306347	010-306392	590-232083	
010-306168	010-306213	010-306258	010-306303	010-306348	010-306393	590-232084	
010-306169	010-306214	010-306259	010-306304	010-306349	010-306394	590-232467	
010-306170	010-306215	010-306260	010-306305	010-306350	010-318663	590-232727	
010-306171	010-306216	010-306261	010-306306	010-306351	010-318664	590-233141	
010-306172	010-306217	010-306262	010-306307	010-306352	010-318665	590-233554	
010-306173	010-306218	010-306263	010-306308	010-306353	010-318669	590-271294	