

## **1197.01 Purpose and Intent.**

The primary purpose of the design review standards is to create a design environment that enhances the community and promotes the public health, safety and welfare of the City by establishing design standards that enhance and/or preserve the architectural integrity and exterior appearance of the community. The standards prescribed in this section shall apply to any new, addition, or modified structures within the City Design Review Districts to encourage responsible development practices. The secondary purpose of the standards is to protect and promote the aesthetic posterity of the City and its environs. The Planning Commission shall evaluate applications and implement the standards described in this chapter for the appropriate Design Review District.

Applications for a Certificate of Appropriateness shall be subject to review by the Commission to determine that the proposals meet the following criteria:

- (a) **COMPATIBILITY:** Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment;
- (b) **CHARACTER:** Contribute to the improvement and upgrading of the architectural and design character of the Design Review District;
- (c) **ECONOMIC VITALITY:** Contribute to the continuing economic and community vitality of the Design Review District; and
- (d) **SURROUNDINGS:** Maintain, protect and enhance the physical surroundings of the Design Review District.

### **ADDITIONAL CRITERIA MAY BE CONSIDERED AS LISTED UNDER EACH DESIGN REVIEW DISTRICT IN SECTION 1197.09.**

In determining compliance with these criteria, the Commission shall incorporate the following design standards as outlined for each individual Design Review District **AND ITS APPROPRIATE DESIGN GUIDELINES DOCUMENT**. In the evaluation and approval of applications; the Commission shall use each design standard that it determines to be appropriate in complying with the criteria above. Local concerns, economic feasibility and the existing design environment should be a part of the evaluation and approval process. ~~An additional reference for the incorporation of design standards shall be the American Planning Association Planning Advisory Service Report Number 379 titled Appearance Codes for Small Communities by Peggy Glassford. A copy of this report shall remain in the office of the Zoning Administrator~~

**EXHIBIT A**

## **1197.02 Duties and Responsibilities.**

- (a) The Planning Commission shall develop and implement design standards for each Design Review District established in Section 1197.08, shall review such standards on a regular basis to assure that they are adequately updated, and shall recommend any needed changes in a timely manner to Council for approval.
- (b) It shall be the responsibility of the Commission to evaluate the design and Planning for each new, renovated or expanded structure or overall development proposed for a site located within any of the established design review districts.
  - (1) In reviewing plans, the Commission shall examine:
    - A. Building design to include building massing and general architectural character, exterior surface treatments, fenestration, composition of all building elevations and the overall building color scheme.
    - B. Site development to include arrangement of buildings and structures on the site, use of signage, means of integrating: parking and drives, points of access to public streets, internal access drive patterns and placement, variety, quantity and size of landscape materials.
    - C. Overall impact of the proposed project or development on the surrounding properties to determine the effect the project or development will have upon the appearance and environment of the district.
  - (2) In evaluating the design and planning for each new, renovated or expanded structure or development with a Design Review District, the Commission shall endeavor to assure that exterior appearance and environment of such buildings, structures and spaces shall:
    - A. Enhance the attractiveness and desirability of the district in keeping with its purpose and intent.
    - B. Encourage the orderly and harmonious development of the district in a manner in keeping with the overall character of the district.
    - C. Improve residential amenities in any adjoining residential neighborhood.
    - D. Enhance and protect the public and private investment in the value of all land and improvements within the district and each adjoining district or neighborhood.

- (3) The Commission, in performance of its duties, may prescribe modification of the proposed architectural design or site Planning as may be appropriate to assure the proposed development complies with the design standards developed for the district under consideration.
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## 1197.07 STANDARDS FOR DESIGN REVIEW.

- (a) The Planning Commission shall review an application for a Certificate of Appropriateness to determine if proposed new construction or alteration to an existing structure promotes, preserves, and enhances the overall architectural character of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be incompatible with existing structures within the surrounding area.
- (b) In conducting this review, the Commission shall examine and consider the design elements of the proposed structure including but not limited to the following:
  - (1) Building height.
  - (2) Building massing or the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective.
  - (3) Fenestration to include the size, shape and materials of individual windows or door units and the overall harmonious relationship of window, door, or other openings within the building facade.
  - (4) Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.
  - (5) Roof shape which shall include form and material.
  - (6) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact the materials, when considered as a whole, will have upon the viewer's visual perspective.
  - (7) Landscape design and plant materials which shall include site lighting and use of landscape features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.

**ADDITIONAL DESIGN ELEMENTS THAT SHALL BE CONSIDERED WILL BE LISTED IN THE APPLICABLE DESIGN GUIDELINES DOCUMENT FOR EACH DESIGN REVIEW DISTRICT.**

Note: The only changes in 1197.09 are in Section A. Sections of 1197.09 that appear after Section A are not changed, so they were not included here.

## 1197.09 Design Review District Standards.

- (A) ~~OLDE GAHANNA (DRD-1). Along with the requirements stated in Chapter 1150, development issues in the Olde Gahanna Downtown District should focus on local concerns.~~ **ALONG WITH THE FOLLOWING GUIDELINES AND THE REQUIREMENTS STATED IN CHAPTER 1150, ALL DEVELOPMENT ISSUES IN THIS DISTRICT SHALL BE SUBJECT TO GUIDELINES LISTED IN THE OLDE GAHANNA DESIGN GUIDELINES DOCUMENT.**

**APPLICATIONS FOR A CERTIFICATE OF APPROPRIATENESS IN DRD-1 SHALL BE ADDITIONALLY SUBJECT TO REVIEW BY THE COMMISSION TO DETERMINE THAT THE PROJECT MEETS THE FOLLOWING CRITERIA:**

- A. COMMUNITY GOALS: DOES THE PROJECT PLAN CONFORM WITH COMMUNITY DEVELOPMENT GOALS OR MASTER PLAN.**
- B. NATURAL FEATURES: DOES THE PROJECT PLAN INTEGRATE BUILDINGS LANDSCAPING, AND ACTIVITIES WITH THE SITE AND THE SURROUNDING AREA'S NATURAL FEATURES AND ESPECIALLY BIG WALNUT CREEK.**
- C. HISTORIC PRESERVATION: IS THE PROJECT PLAN SENSITIVE TO HISTORIC PRESERVATION. (IF APPLICABLE)**
- D. CONTEXT: DOES THE PROJECT PLAN HAVE GOOD CONTEXT BY SUCCESSFULLY RELATING TO AND ENHANCING ADJACENT STRUCTURES AND OPEN SPACES. DOES IT CONTRIBUTE TO THE OPEN SPACE FRAMEWORK.**
- E. BALANCE & CREATIVITY: DOES THE PROJECT PLAN CONTRIBUTE TO A CREATIVE, ECLECTIC ARCHITECTURAL STYLE THAT IS IN HARMONY AND BALANCE WITH ITS SURROUNDINGS.**
- F. PEDESTRIAN NEEDS: IS THE PROJECT PLAN SENSITIVE TO PEDESTRIAN NEEDS BY ENCOURAGING PEDESTRIAN SAFETY, ACTIVITY, AND ACCESSIBILITY.**
- G. UNIQUE CHARACTER: DOES THE PROJECT PLAN HELP TO CREATE AND EXPAND THE AREA'S SENSE**

**OF PLACE, REINFORCE OLDE GAHANNA'S UNIQUE CHARACTER, AND ENHANCE ITS PEOPLE-ORIENTED SETTING.**

**H. FACADES: ARE ALL VISIBLE BUILDING FACADES ADDRESSED ARCHITECTURALLY AND CONTEXTUALLY. FOR CREEKSIDE PROJECTS, SPECIAL EMPHASIS SHALL BE PLACED ON CREATING PEOPLE-ORIENTED FACADES ALONG BIG WALNUT CREEK.**

- (1) ~~Parking. (Other than Chapter 1163 of the Codified Ordinances). New parking should be located behind structures and essentially shielded from public view. Access to new parking should be from side streets and alleys. Landscaping around parking areas will be encouraged.~~
- (2) ~~Landscaping. Vegetation, fences, or yard decor that adds to the visual interest of the neighborhood will be determined to be landscaping:~~
  - A. ~~Front Yards. May have grass, uniformly trimmed hedge rows, shade and ornamental trees and flowerbeds.~~
  - B. ~~Rear and Side Yards. In addition to front yard landscaping materials and vegetation, vegetable gardens and herb gardens are " also allowed.~~
  - C. ~~Fences. Fences are allowed in side and rear yards. Only; decorative fences will be permitted in front yards.~~
    1. ~~Type. Wood fences are encouraged as long as they are left natural, bleached or painted an approved color.~~
    2. ~~Height. Heights of side and rear yard fences shall not exceed six feet except for dumpster screening as stated in Chapter 1167 of the Codified Ordinances. Decorative front yard fences shall be limited to a maximum height of forty two inches.~~
  - D. ~~For screening requirements, please refer to Chapter 1167 of the Codified Ordnaneces.~~
- (4) ~~Building materials. Any materials that will be noticeable upon external viewing of the property and development.~~
  - A. ~~Store Fronts (facades). Storefronts should be one of or a variation of the following: false front, gable front, brick front, parapet wall.~~
  - B. ~~Windows. Store front windows should be of or a variation of the following: stepped gable, pediment stepped gable, semicircular pediment, and triangular pediment.~~
    1. ~~Second floor and non-storefront windows in Olde Gahanna shall have a height to width ratio greater than two.~~

2. ~~Finish. Window trim shall be painted and have a wood or stone sill and a wood, stone or brick head.~~
- C. ~~Bricks. Bricks should be sand mold and of the following colors: soft red, red orange or orange with little variation. Bricks such as Belerest 560A by Belden Brick shall be the model brick.~~
- D. ~~Awnings. Awnings shall be compatible with building color and shall be in conformity with neighboring buildings.~~
- E. ~~Wood. Wood painted of an approved color; clapboard or beveled siding should be required for siding. Only in cases of hardship, as determined by the Planning Commission, shall aluminum or vinyl siding be used, and only on non-historic buildings. All exterior wood shall be painted of historic colors from the following: Historic color collection by Benjamin Moore Paints; Williamsburg Paint by Martin Senour, Early Americana Colors by Pratt and Lambert, Restoration Colors by Coronado, and Heritage Colors by Sherwin Williams, or their equivalent.~~
- F. ~~Doors. Commercial structures should have front or main entrance doors made of wood or wood and glass. The wooden portion should consist of recessed panels. Rear or security doors may be made of metal. Steel doors that reflect the character of Olde Gahanna may be permitted at the discretion of the Commission.~~
- G. ~~Roofing. Structures in Olde Gahanna should use one of the following roofing materials: slate, synthetic slate, square cut wood shingles, three dimensional shingles, thick butt, seal tab asphalt or fiberglass shingles of approved color, and stand seam metal roofs of approved color.~~
- H. ~~Signage. Signs should be made of wood or materials that resemble wood. Metal supports may be used as long as they are encased in wood, stone, brick, or materials that resemble same for appearance purposes. The color shall be of the historic color selection listed previously. Sand blasted signs are encouraged. Neon or internally illuminated signs are discouraged.~~

**ADDITIONAL GUIDELINES ARE AS FOLLOWS:**

- (1) PARKING. (OTHER THAN CHAPTER 1163 OF THE CODIFIED ORDINANCES.) ON-STREET PARKING SHALL BE ENCOURAGED. SURFACE PARKING LOTS ARE DISCOURAGED, BUT WHEN PERMITTED SHALL BE LOCATED BEHIND STRUCTURES AND**

SHIELDED FROM PEDESTRIAN VIEW WITH ANY OF THE FOLLOWING: HEAVY LANDSCAPING, DECORATIVE FENCING, OR DECORATIVE STONE OR BRICK WALLS. PARKING STRUCTURES SHALL HAVE PROPER FACADES TO CONCEAL PARKED CARS FROM PEDESTRIAN VIEW. PARKING STRUCTURES SHALL BE PERMITTED ONLY AS A PART OF A MIXED USE PROJECT. ACCESS TO PARKING SHOULD BE FROM SIDE STREETS, ALLEYS, AND SERVICE DRIVES.

(2) **LANDSCAPING.**

A. **LANDSCAPED AREAS.** LANDSCAPED AREAS MAY INCLUDE GRASS, UNIFORMLY TRIMMED HEDGE ROWS, SHADE AND ORNAMENTAL TREES, VEGETABLE AND HERB GARDENS, AND FLOWERBEDS. OUTDOOR SCULPTURE AND ART IS ENCOURAGED. VEGETABLE GARDENS ARE NOT PERMITTED IN CREEKSIDE.

B. **FENCES.** DECORATIVE FENCES ARE PERMITTED IN AREAS DIRECTLY IN FRONT OF AND TO THE SIDE OF ACTIVE FACADES AND MAY ALSO DELINEATE OUTDOOR PATIO OR COMMERCIAL SPACES. SIDE AND REAR YARDS MAY HAVE FENCES. REAR YARD FENCES ARE NOT PERMITTED IN CREEKSIDE.

1. **TYPE.** ACCEPTABLE MATERIALS INCLUDE WOOD (NATURAL, BLEACHED, OR PAINTED A RECOMMENDED PAINT COLOR), METAL, AND MASONRY. CHAIN LINK FENCING IS PROHIBITED. DECORATIVE WALLS CONSTRUCTED OF BRICK, STONE, OR STUCCO MAY BE SUBSTITUTED FOR FENCES.

2. **HEIGHT.** HEIGHTS OF SIDE AND REAR YARD FENCES SHALL NOT EXCEED SIX FEET EXCEPT FOR DUMPSTER SCREENING AS STATED IN CHAPTER 1167. DECORATIVE FRONT AND SIDE YARD FENCES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 42 INCHES.

C. **PATHWAYS.** STREETS AND TRAFFIC WAYS WITHIN THIS AREA SHOULD BE PEDESTRIAN FRIENDLY WITH MINIMUM TEN-FOOT WIDE SIDEWALKS, STREET TREES, LANDSCAPING, AND APPROPRIATE LIGHTING.



- (3) BUILDING MATERIALS. ANY MATERIALS THAT WILL BE NOTICEABLE UPON EXTERNAL VIEWING OF THE PROPERTY AND DEVELOPMENT.**
- A. RECOMMENDED PAINT COLORS. WHEN APPLICABLE, THE USE OF COLORS FOR BUILDING MATERIALS SHOULD BE EQUIVALENT TO HISTORIC COLORS FROM THE FOLLOWING COLLECTIONS: HISTORIC COLOR COLLECTION BY BENJAMIN MOORE PAINTS, WILLIAMSBURG PAINT BY MARTIN SENOUR, RESTORATION COLORS BY CORONADO, OR HERITAGE COLORS BY SHERWIN WILLIAMS. SAMPLES OF THESE COLOR COLLECTIONS ARE AVAILABLE FOR REFERENCE AT THE OFFICE OF THE ZONING ADMINISTRATOR.**
- B. FACADES. ALL VISIBLE FACADES SHOULD BE ADDRESSED ARCHITECTURALLY AND FUNCTIONALLY. FACADES SHALL BE SCALED TO THE PEDESTRIAN.**
- C. EXTERIOR WALL MATERIALS**
- 1. SIDING. SIDING SHALL BE CLAPBOARD OR BEVELED. ALUMINUM SIDING IS PROHIBITED. VINYL SIDING SHALL BE OF A THICKNESS GREATER THAN 0.044 MILL, UNLESS IT IS DUTCH-LAP BEVELED OR SHAKES STYLE.**
  - 2. OTHER MATERIALS. BRICK, STONE, WOOD, OR STUCCO IS ALLOWED. TEXTURED SURFACES SHALL BE REQUIRED FOR STUCCO. REAL BRICK OR THIN BRICK ARE PERMITTED. VINYL IMITATION STONE OR BRICK SIDING IS PROHIBITED, ALTHOUGH HIGH QUALITY SIMULATED BRICK STUCCO MAY BE CONSIDERED.**
- D. DOORS. COMMERCIAL STRUCTURES SHOULD HAVE MAIN ENTRANCE DOORS MADE OF WOOD OR OF A COMBINATION OF WOOD AND GLASS. SECURITY DOORS MAY BE MADE OF METAL. DOORS MADE OF STEEL OR OTHER MATERIALS THAT REFLECT THE CHARACTER OF OLDE GAHANNA MAY BE PERMITTED AT THE DISCRETION OF THE COMMISSION. RECESSED PANELS ON WOOD DOORS ARE ENCOURAGED.**
- E. AWNINGS. AWNINGS SHALL BE CONSTRUCTED OF DURABLE AND WASHABLE FABRIC MATERIAL HAVING A MINIMUM LIFESPAN OF FIVE YEARS. A VARIETY OF COLORS IS**

**RECOMMENDED, BUT SHALL BE COMPATIBLE WITH BUILDING COLOR AND NEIGHBORING STRUCTURES. BOXED AWNINGS AND AWNINGS WITH FRINGE ARE DISCOURAGED.**

**F. ROOFING. STRUCTURES IN OLDE GAHANNA SHOULD USE ONE OF THE FOLLOWING ROOFING MATERIALS FOR ALL ROOF PORTIONS EXPOSED TO VIEW: SLATE, SYNTHETIC SLATE, DIMENSIONAL SHINGLES, SHAKE SHINGLES, THICK-BUTT SHINGLES, CLAY TILE, OR STANDING SEAM METAL ROOFS.**

**G. BALCONIES. NO BALCONY WILL BE ADDED TO AN EXISTING BUILDING WITHOUT PRIOR APPROVAL OF THE PLANNING COMMISSION AS TO STYLE AND SIZE. AN ADEQUATE VERTICAL CLEARANCE SHALL BE MAINTAINED. WROUGHT IRON, TURNED WOODEN RAILINGS OR OTHER NATURAL MATERIALS ARE ENCOURAGED FOR EXTERIOR BALCONIES.**