

## 1150.09 New Construction

~~Any new construction in these special downtown zoning districts must conform in general exterior styling or be in sympathy or in character with existing architecture. It must include landscaping and walks which blend with and become part of the natural landscaping of the category of the area described in this chapter. Materials must be indigenous in character. Design recommendations shall be as directed in Chapter 1197 of the Codified Ordinances of Gahanna.~~

~~New buildings should have similar massing and building form as to neighboring buildings. Roof forms, lines, openings and other architectural elements should be used to form similar massing. Setbacks should be in conformance with the existing setbacks and maintain uniformity with porte cocheres, porches, decks, colonnades, balconies, and other architectural projections. The principal facades of new buildings should be oriented parallel to the street. Main entrances should be located along principal facades, which maintain continuity. Harmony must be achieved through the uniformity of the proportion of the facades and the spacing of the buildings.~~

**ANY NEW CONSTRUCTION IN THESE SPECIAL DOWNTOWN ZONING DISTRICTS SHALL EMPHASIZE URBAN DESIGN IN CONTEXT WITH PEDESTRIAN AMENITIES AND NATURAL FEATURES. IT SHALL CONFORM TO COMMUNITY DEVELOPMENT GOALS AND RECOMMENDATIONS DIRECTED IN CHAPTER 1197 OF THE CODIFIED ORDINANCES OF GAHANNA. BUILDINGS, PROJECTED USES, AND LANDSCAPING SHALL INTEGRATE WITH THE SURROUNDING NATURAL FEATURES. PROJECT PLANS SHALL CONTRIBUTE TO A CREATIVE, ECLECTIC ARCHITECTURAL STYLE THAT EXPANDS OLDE GAHANNA'S UNIQUE CHARACTER AND SENSE OF PLACE.**

**NEW BUILDING PROJECTS SHALL BE SENSITIVE TO HISTORIC PRESERVATION AND HAVE SIMILAR MASSING AND BUILDING FORM AS THAT OF NEIGHBORING BUILDINGS. PROJECTS SHALL HAVE GOOD CONTEXT BY SUCCESSFULLY RELATING TO AND ENHANCING ADJACENT STRUCTURES AND OPEN SPACES. PROJECTS SHALL ENCOURAGE PEDESTRIAN SAFETY, ACTIVITIES, AND ACCESSIBILITY. ALL POTENTIALLY VISIBLE BUILDING FACADES SHALL BE ADDRESSED ARCHITECTURALLY AND FUNCTIONALLY. FOR CREEKSIDE PROJECTS, SPECIAL EMPHASIS SHALL BE PLACED ON CREATING FUNCTIONAL, PEOPLE-ORIENTED FACADES ALONG BIG WALNUT CREEK.**

**EXHIBIT A**

## 1150.10 Restrictions

- (a) Alterations, Style, and Architecture. All work performed on the exterior of any building **WITHIN THESE SPECIAL DOWNTOWN ZONING DISTRICTS SHALL FOLLOW THE GUIDELINES IN SECTIONS 1150.09 AND 1150.11 HEREIN.** ~~with this special zoning district must follow the styling and architecture guidelines in Section 1150.09. Design must follow Section 1150.11 herein.~~
- (b) 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 shall be used for exterior balconies.~~
- (b) Encroachment. No construction, improvements, **OR** structures, decorations, or displays will be undertaken **IN** ~~or placed with~~ any area of the Olde Gahanna Downtown Zoning Districts without a Certificate of Appropriateness from the Planning Commission.

No removal, damage to, change or addition to trees, plants, or landscaping shall be done without prior written approval by the Planning Commission.

## 1150.11 Design Recommendations

~~Sensitivity in design and harmonious blending should be emphasized. Colors, setting, styles and other physical issues should be addressed to ensure responsible development practices. Protecting property conditions and values creates a higher quality of life and a more valuable tax base for the City. In addition to the individuality of each building, the relationship of that building to neighboring structures and land uses shall be complementary. Design recommendations shall be as directed in Chapter 1197 of the Codified Ordinances of Gahanna, except the following additions may be considered:~~

**DESIGN RECOMMENDATIONS ENCOURAGE AND DIRECT A FORM OF DEVELOPMENT AND REDEVELOPMENT THAT ACHIEVES THE PHYSICAL QUALITIES NECESSARY TO MAINTAIN AND ENHANCE OLDE GAHANNA'S ECONOMIC VITALITY AND ITS UNIQUE CHARACTER. DESIGN SHALL MAINTAIN THIS CHARACTER BY EMPHASIZING HISTORIC CHARACTER, BUILDING SIZE AND SCALE RELATIONSHIPS, AND VALUED LANDMARKS WHILE ENCOURAGING AN ECLECTIC CREATIVE MIX OF ARCHITECTURE, OUTDOOR PEDESTRIAN SPACES, AND LANDSCAPED AREAS.**

**WITHIN AND ADJACENT TO THE CREEKSIDE AREA, DEVELOPMENT SHALL BE ENCOURAGED TO RECOGNIZE A SIGNIFICANT VISUAL RELATIONSHIP WITH BIG WALNUT CREEK, PEDESTRIAN ACCESS TO AND FROM CREEKSIDE PARK, MULTIPLE FACADES TOWARD BOTH CREEKSIDE PARK AND THE STREET OR PUBLIC RIGHT-OF-WAY.**

**DESIGN RECOMMENDATIONS SHALL BE AS DIRECTED IN CHAPTER 1197 OF THE CODIFIED ORDINANCES OF GAHANNA AND IN THE APPLICABLE ADOPTED DESIGN GUIDELINES DOCUMENT.**

- ~~(a) Masonry Materials. Painted bricks, in an understated color, may be appropriate in some renovation projects.~~
- ~~(b) Sloping Roofs. Sloping Roofs are encouraged.~~
- ~~(c) Awnings. Canopies. Umbrellas. Awnings, canopies, and umbrellas shall be made of fabric.~~
- ~~(d) Creekside Relationships. Within the Creekside area, development shall be encouraged to recognize a significant relationship with Big Walnut Creek and pedestrian access to and from Big Walnut Creek.
  - ~~1. Development should attempt to have dual fronts with one front toward the creek and the other toward a street or public right of way.~~
  - ~~2. Streets and traffic ways within this area should be pedestrian friendly with minimum ten foot wide sidewalks, street trees, landscaping, and lighting.~~~~

- ~~(e) Parking. On street parking should be encouraged and all off street parking should be in heavily landscaped surface parking lots or in parking structures with proper facades to make the parking invisible from the area.~~
- ~~(f) Street Furnishings. Benches, trash receptacles, planters, light fixtures, street banners, tree grates, and other street furnishings shall adhere to the adopted design for Olde Gahanna District.~~

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- (a) Design Review. All structures in the Olde Gahanna Downtown District, excepting there from **THOSE IN** Downtown Single Family Residential, are subject to design review and shall be subject to approval by Planning Commission for all alteration, renovations, additions, reconstruction, or new construction.

## 1150.12 Signs

All signs shall be governed by the existing regulations of Chapter 1165, including the following:

- (a) Menu Boards Permitted in Creekside Downtown only. Each establishment serving food and/or beverages, where proceeds from sale of such food and/or beverages represents 75% or more of their gross receipts, may have one erasable style, two-sided menu board. A menu board will be permitted for each front facade of the building that the establishment occupies. Such menu board shall contain only the establishment's actual menu, and shall not exceed fifteen square feet per side. Menu boards shall be displayed only during hours of operation.
- (b) Directory Signs. Directory signs are encouraged in those instances where there is more than one business on anyone property in the Creekside area. Such directory sign shall be approved by the Planning Commission.
- (c) Illuminated Sign Restrictions.
  - 1. ~~For illuminated signs with lighting fixtures behind the face of the sign, all light sources shall be a steady light concealed. No flashing lights permitted.~~
  - 2. ~~The face of the sign shall be standard opaque glass or other substance of equal or smaller light transmission factor.~~
  - 3. Light source shall be a steady light concealed by a hood or any other method of indirect lighting approved by the Planning Commission.
  - 4. Exterior neon is ~~prohibited~~ **ALLOWED IN SMALL QUANTITIES.**
  - 5. All lighting installed by property owners or tenants shall be kept in good and safe repair. All burned out bulbs shall be promptly replaced.
- ~~(d) Free Standing Signs. Free standing signs are permitted in the Creekside Downtown area only and shall have a non-illuminated changeable copy.~~
- (d) Prohibited Signs.
  - 1. On premises ground signs are prohibited in the Downtown Creekside area only.
  - 2. ~~Neon illuminated window signs of any kind are prohibited.~~
  - 3. ~~Neon illuminated open and closed signs are prohibited.~~
- (E) MATERIALS. **SIGNS SHOULD BE MADE OF WOOD, MATERIALS THAT RESEMBLE WOOD, OR IRON. METAL SUPPORTS MAY BE USED AS LONG AS THEY ARE ENCASED IN WOOD, STONE, BRICK, OR MATERIALS THAT RESEMBLE SAME FOR APPEARANCE PURPOSES. SAND BLASTED SIGNS ARE ENCOURAGED.**