

TITLE SEVEN - Design Review
Chap. 1197. Design Review.

CHAPTER 1197
Design Review

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CROSS REFERENCES

Board of Zoning and Building Appeals - see CHTR. Art. X
 Design standards for subdivisions - see P. & Z. Ch. 1109
 Planning Commission zoning powers - see P. & Z. 1125.01, 1125.02
 Zoning certificate required - see P. & Z. 1129.01
 Variance procedures - see P. & Z. 1131.02 et seq.
 Development standards for zoning districts - see P. & Z. Ch. 1167

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) 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) Contribute to the improvement and upgrading of the architectural and design character of the Design Review District;
- (c) Contribute to the continuing economic and community vitality of the Design Review District; and
- (d) Maintain, protect and enhance the physical surroundings of the Design Review District.

In determining compliance with these criteria, the Commission shall incorporate the following design standards as outlined for each individual Design Review District. 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 the 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 Planning and Zoning Administrator.~~
(Ord. 0125-2007. Passed 6-18-07.)

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 Pplanning 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 withIN 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 Pplanning as may be appropriate to assure the proposed development complies with the design standards developed for the district under consideration. (Ord. 141-97. Passed 7-1-97.)

1197.03 APPLICATION.

Written application for a Certificate of Appropriateness shall be submitted to the Planning and Zoning Administrator who shall review such application for proper form and contents. Upon acceptance of the application, the Planning and Zoning Administrator shall process the

application in accordance with the provisions of this chapter. (Ord. 0125-2007. Passed 6-18-07.)

1197.04 FEE.

Application fee for a Certificate of Appropriateness shall be as established in the Development Fee Schedule set forth in Section 148.12 in Part One of these Codified Ordinances. (Ord. 0125-2007. Passed 6-18-07.)

1197.05 CERTIFICATE OF APPROPRIATENESS REQUIRED.

(a) A Certificate of Appropriateness must be obtained prior to commencing new construction or any remodeling, reconstruction or other building modification which would come within the jurisdiction of the Planning Commission. Such certificate shall not be required in the case of normal and customary building maintenance activities provided such activities do not render the structure concerned incompatible with the standards of the Design Review District as established by the Planning Commission under Section 1197.09.

- (b) (1) Any approval of a Certificate of Appropriateness shall be valid for a period of twelve months from date of approval.
- (2) ~~A Certificate of Appropriateness for signage shall have all work completed within that twelve month period.~~
- ~~—————~~ (3) A Certificate of Appropriateness for landscaping with regard to new construction shall have all work completed within twelve months from date of occupancy. **ANY DEAD PLANT MATERIAL SHALL BE IMMEDIATELY REMOVED AND REPLACED AT LEAST BY THE NEXT PLANTING SEASON.** A Certificate of Appropriateness for landscaping on remodeling, reconstruction or other building modification shall have all landscaping completed within twelve months of final inspection.
- (4) Any Certificate of Appropriateness which becomes invalid shall require the applicant to reapply.
(Ord. 0090-2000. Passed 5-15-00.)

1197.06 PLANNING COMMISSION ACTION.

(a) The responsibility of review and approval or denial of the application for a Certificate of Appropriateness shall rest with the Planning Commission. The applicant shall submit with his application, drawings, materials, sketches and proposed exterior ~~and environment~~ of any new, renovated or existing building or structure within the Gahanna ~~Plan~~ **DESIGN** Review District.

(b) The Planning Commission shall review each application and approve, approve with modifications or conditions or disapprove such application within forty-five days of the meeting **UNLESS SAID REQUIREMENT IS WAIVED BY THE APPLICANT.** Upon approval by the Commission, the Planning and Zoning Administrator shall issue a Certificate of Appropriateness to the applicant within fifteen days thereafter. Upon disapproval by the Commission, the Planning and Zoning Administrator shall not issue a Certificate of Appropriateness for such project. (Ord. 0125-2007. Passed 6-18-07.)

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 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. (Ord. 0094-2002. Passed 5-20-02.)

1197.08 DESIGN REVIEW DISTRICTS ESTABLISHED.

Gahanna Design Review Districts as defined herein are established to control, encourage and regulate the character, placement, relationship and design of buildings, structures and spaces within the boundaries of each defined district.

- (a) "Design Review District 1 (DRD-1)" includes the general area known as Olde Gahanna as defined by the established Olde Gahanna ~~Downtown Zoning~~ Districts. Buildings and/or structures dedicated entirely to a ~~one and/or two~~ **SINGLE** family use and which do not include in part or whole a commercial use listed in Chapter 1150, Olde Gahanna ~~Downtown~~ District, of the Codified Ordinances shall be exempt from receiving a Certificate of Appropriateness from the Planning Commission.
- (b) "Design Review District 2 (DRD-2)" includes all land within the City which is now zoned or may be zoned at a future time under Chapter 1149 as a Multiple-Family Residence District or is combined with Section 1152.02, Limited Overlay District.
- (c) "Design Review District 3 (DRD-3)" includes all land within the City which is now zoned or may be zoned at a future time under Chapter 1153 as a General Commercial District, **CHAPTER 1154, RESTRICTED INSTITUTIONAL DISTRICT** or is combined with Section 1152.02, Limited Overlay District.
- (d) "Design Review District 4 (DRD-4)" includes all land within the City which is now zoned or may become zoned at a future time under Chapter 1155, Office, Commerce and Technology District or Chapter 1157, Planned Industrial Park Districts or is combined with Section 1152.02, Limited Overlay District.
- (e) "Design Review District 5 (DRD-5)" includes all land within the City which is now zoned or may become zoned at a future time under Chapter 1151, Planned Districts, or any variations thereof, to the extent that land uses defined under DRD-2, DRD-3 or DRD-4 may be incorporated into the Planned Development.
- (f) "Design Review District 6 (DRD-6)" includes all land within the City which is now zoned or may become zoned at a future time under Chapters 1136, 1137, 1139, 1141, 1143, 1145, 1147 or 1150 Residential Districts, or is combined with Section 1152.01, Residential Overlay District, which now have or may have at a future time a conditional use permit. (Ord. 0150-2009. Passed 9-21-09.)

1197.09 DESIGN REVIEW DISTRICT STANDARDS

(a) Olde Gahanna DISTRICT EXCEPT SINGLE FAMILY RESIDENTIAL (DRD-1). FOCUSED PLANNING OBJECTIVES ENHANCE EXCEPTIONAL DESIGN BY ESTABLISHING THE CHARACTER, FORM, AND SHAPE OF BOTH ACTIVITIES AND SPACES. IN THE DOWNTOWN MIXED USE NEIGHBORHOOD DISTRICT, TWO MAIN PLANNING PRINCIPLES WILL HELP TO CREATE A REINVIGORATED CENTRAL NODE OF COMMUNITY ACTIVITY.

- (1) FIRST, THE PLANNING EMPHASIS MUST BE TO PRESERVE AND ENHANCE THE ENVIRONMENTAL QUALITY OF EXISTING NATURAL AMENITIES WITH SENSITIVE DESIGN IN THE DOWNTOWN MIXED USE NEIGHBORHOOD DISTRICT.**
- (2) SECOND, THIS EMPHASIS ALSO EXTENDS TO THE PEDESTRIAN. THE DOWNTOWN DISTRICT MUST INCORPORATE PEDESTRIAN NEEDS INTO THE DESIGN PROCESS. OLDE GAHANNA MUST REDEVELOP SO THAT BUILDINGS ARE GROUPED TO CREATE PEDESTRIAN PLAZAS AND COURTS – CREATING THE BEST ENVIRONMENT FOR THE EXPERIENCE OF LIVING.**

EMPHASIZING THE INTERRELATIONSHIP OF THE PEDESTRIAN AND NATURAL AMENITIES IN A DEVELOPMENT IS THE HALLMARK OF EXCEPTIONAL DESIGN. IN OLDE GAHANNA, THIS EMPHASIS WILL COORDINATE THE DIFFERENT DESIGN ELEMENTS WEAVING THEM ALL TOGETHER INTO A COHERENT TOWNSCAPE.

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. ALL WORK PERFORMED ON THE EXTERIOR OF ANY BUILDING WITHIN THE OLDE GAHANNA DISTRICT, EXCLUDING SINGLE FAMILY, SHALL FOLLOW THE REQUIREMENTS OF THIS CHAPTER AND CHAPTER 1150.

THE FOLLOWING DESIGN AND PLANNING OBJECTIVES SHOULD GUIDE THE CREATIVE INTEGRATION OF EXCEPTIONAL DESIGN ELEMENTS INTO DEVELOPMENT PROJECTS:

- (1) FOCUS ON BIG WALNUT CREEK: PROTECT, PRESERVE AND INTERRELATE DEVELOPMENT AND ACTIVITIES IN AND AROUND OUR NATURAL RESOURCE, BIG WALNUT CREEK. LINK NEW SPACES WITH THE CREEK USING PATHWAYS, VISTAS, OPEN SPACE, AND ACTIVITIES.**
- (2) CREATE AN OPEN SPACE FRAMEWORK: CREATE A COMMUNITY GATHERING SPACE AROUND THE CREEK WHICH HAS BECOME A NEW CENTER FOR OLDE GAHANNA.**
- (3) FOCUS ON THE PEDESTRIAN: MAINTAIN THE PRIORITY OF THE PEDESTRIAN SPACE AND ENSURE EASE AND SAFETY OF ACCESS AND CIRCULATION.**
- (4) CREATE A UNIQUE, PEOPLE ORIENTED SETTING" NEW DEVELOPMENT SHOULD CREATE A UNIQUE SETTING FOCUSED ON PEOPLE WITH SPACES THAT INVIGORATE, EXCITE, AND INVITE. THIS ENVIRONMENT WILL ENHANCE THE PRIMARY SOCIAL EXPERIENCE. IF SUCCESSFUL, ALL CITIZENS AND BUSINESSES WITHIN OLDE GAHANNA WILL**

PROFIT BOTH IN QUALITY OF LIFE AND ECONOMIC VITALITY.

- (5) CREATE BALANCE: ALL LAND USES, BUILDINGS, AND PATHWAYS WILL WORK TOGETHER AS A BALANCED SYSTEM. A BALANCED RELATIONSHIP OF BUILDING/COMMUNITY ELEMENTS IN HARMONY WITH THE TOPOGRAPHICAL FEATURES OF THE SITE CREATES OPTIMUM LAND USE AND EXCEPTIONAL DESIGN.**
- (6) BE CREATIVE AND INNOVATIVE: CREATIVE DESIGN AND INNOVATIVE PLANNING CAN EMPOWER DEVELOPERS TO TAKE FULL ECONOMIC ADVANTAGE OF THE PRESTIGE AND MARKETING POWER OF A RECOGNIZED VIBRANT COMMUNITY WITH A BUILT IN MARKET.**

CRITERIA FOR PROJECT EVALUATION: THE EVENTUAL NATURE AND CHARACTER OF OLDE GAHANNA WILL EVOLVE OVER TIME AND WILL DEPEND UPON THE DIRECTIONAL INPUT OF THE CITY AND ITS PROJECT REVIEWS. THE FOLLOWING EVALUATION GUIDELINES ARE BASED ON QUALITY PREFERRED DESIGN RELATIONSHIPS AND OBJECTIVES. THESE GUIDELINES CREATE A CLEAR, CONCISE METHOD OF COMMUNICATION WITH THE APPLICANT. THIS CHECKLIST WILL HELP TO ENSURE THAT EACH PROJECT PLAN SUBMITTED WILL BE EXAMINED IN TERMS OF HOW IT ADDRESSES DESIGN OBJECTIVES AND HOW EACH PROJECT PLAN CREATIVELY APPLIES THE BASIC ELEMENTS OF QUALITY DESIGN AS DEFINED WITHIN THE OLDE GAHANNA DESIGN GUIDELINES.

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.

- (1)** 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 building's, 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 and 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.
- (2)** Additional guidelines **REQUIREMENTS** are as follows:
 - A.** **ARCHITECTURE.**

(1) PURPOSE AND INTENT. THE ARCHITECTURAL DESIGN OF COMMERCIAL BUILDINGS MUST CREATE AND ENHANCE COMMUNITY IMAGE. SCALE WILL PLAY AN IMPORTANT ROLE IN THE CREATION OF PEDESTRIAN FRIENDLY MIXED USE DEVELOPMENT PATTERNS. THE “SCALE” OF A BUILDING REFERS TO ITS RELATIONSHIP TO OTHER BUILDINGS AND THE STREET. SCALE IN THIS CONTEXT IS A PERCEIVED RELATIONSHIP ESTABLISHED BY THE APPARENT BULK OF A BUILDING AS SEEN FROM A PUBLIC VANTAGE POINT OR ABUTTING PROPERTY. IN MOST CASES, SCALE IS CONSIDERED TO BE A PRODUCT OF A BUILDING’S APPARENT HEIGHT AND WIDTH. THE RELATIVE NATURE OF THIS TERM IS IMPORTANT TO CONSIDER IN THE APPROVAL OF ARCHITECTURAL DESIGN.

B. ARCHITECTURAL STYLE & BUILDING COMPOSITION:

- 1. VARIATIONS IN FAÇADE ELEMENTS SHALL BE INCORPORATED INTO ALL SIDES OF THE PRINCIPAL BUILDING REDUCING THE PERCEIVED MASS AND SCALE.**
- 2. A BUILDING FRONTAGE SHALL BE ARCHITECTURALLY ARTICULATED TO AVOID THE APPEARANCE OF A BLANK WALL. COMPOSITIONS THAT EXPRESS RHYTHMS AND PATTERNS OF WINDOWS, COLUMNS, TRELLISES, WALL ARTICULATION, ARCADES, MATERIAL CHANGES, AWNINGS, CANOPIES, CLERESTORY, OR OTHER FEATURES SHALL BE INCLUDED.**
- 3. BUILDINGS MUST INCORPORATE VARIATION IN BUILDING HEIGHT, BUILDING MASS, ROOF FORMS AND CHANGES IN WALL PLANES IN THE ARCHITECTURAL DESIGN TO MITIGATE THE LINEAR EFFECT OF STRIP DEVELOPMENT.**
- 4. MATERIALS AND ARCHITECTURAL FEATURES USED ON THE PRIMARY FAÇADE SHALL BE INCORPORATED ON THE SIDE AND REAR FAÇADE FOR ARCHITECTURAL CONSISTENCY WHENEVER A SIDE OR REAR FAÇADE IS VISIBLE FROM A PUBLIC STREET, RESIDENTIAL PROPERTY, OR IF PARKING IS LOCATED AT THE SIDE OR REAR OF A BUILDING.**
- 5. ALL BUILDINGS AND STRUCTURES SHALL CONFORM TO FEDERAL AVIATION ADMINISTRATION AND PORT COLUMBUS AIRPORT ZONING REGULATIONS HEIGHT LIMITATION, WHICHEVER MAY BE MORE RESTRICTIVE.**
- 6. THE HEIGHT OF A BUILDING SHALL BE A MINIMUM OF SIXTEEN (16) FEET ABOVE GRADE.**

7. A BUILDING FRONTAGE THAT EXCEEDS FIFTY (50) FEET SHALL INCLUDE VERTICAL PIERS OR OTHER VERTICAL VISUAL ELEMENTS TO BREAK THE PLANE OF THE BUILDING FRONTAGE.
 8. ARCHITECTURAL FEATURES SUCH AS COLUMNS, PILASTERS, CANOPIES, PORTICOS, AWNINGS, BRACKETS OR ARCHES SHALL BE INCLUDED.
- C. MAIN ENTRANCES SHALL BE CLEARLY IDENTIFIABLE FROM PRIMARY DRIVEWAYS AND DROP OFFS:
- a. BUILDING ENTRANCES SHALL CONTRAST WITH THE SURROUNDING WALL PLANE.
 - b. TINTED GLASS, PAINTED DOORS, OR RECESSED FEATURES MAY BE USED TO CREATE A SHADED EFFECT.
 - c. MAIN ENTRANCE DOORWAYS SHALL INCORPORATE DECORATIVE FRAMING.
 - d. PRIMARY ENTRANCE SHALL BE ACCESSIBLE WITHOUT A COMPLEX RAMP SYSTEM.
- D. BUILDING MATERIALS:
- a. BUILDING EXTERIOR MATERIALS SHALL BE FACTORY FINISHED, STAINED, INTEGRALLY COLORED, OR OTHERWISE SUITABLY TREATED. MATERIALS MAY INCLUDE:
 - i. BRICK
 - ii. STONE VENEER, CULTURED OR NATURAL
 - iii. INSULATED GLAZING AND FRAMING SYSTEMS
 - iv. ARCHITECTURAL PRE-CAST CONCRETE
 - v. PAINTED OR STAINED SITE-CAST CONCRETE
 - vi. EIFS
 - vii. ARCHITECTURAL METAL AS BUILDING ACCENT ONLY
 - viii. WOOD
 - b. HIGHLY REFLECTIVE MATERIALS SUCH AS BRIGHT ALUMINUM OR METAL ARE NOT PERMITTED AS THE PRIMARY BUILDING MATERIAL.
 - c. SMOOTH FACED CONCRETE BLOCK, TILT-UP CONCRETE PANELS, OR METAL SIDING IS PROHIBITED ON THE PRIMARY FAÇADE AND NOT TO EXCEED MORE THAN TWENTY FIVE (25%) PERCENT OF THE REAR AND SIDE FACADES.
- E. COLOR:
- a. COLOR PALETTES FOR BUILDING EXTERIORS MUST BE COMPLEMENTARY WITH THE COLORS OF ADJACENT STRUCTURES.
- F. ROOF FORMS, ROOFLINES AND MATERIALS:
- a. SLOPED ROOFS AND ROOF FACADES SHALL BE TRADITIONAL MATERIALS, NATURAL OR SIMULATED, SUCH AS SLATE, WOOD SHAKES, DIMENSIONAL SHINGLES, FACTORY FINISHED METAL STANDING SEAM OR COPPER.

- b. **ONE STORY BUILDINGS ARE REQUIRED TO HAVE A SLOPED ROOF. SLOPED ROOFS SHALL BE A MINIMUM 6/12 PITCH AND A MAXIMUM 12/12 PITCH WITH THE EAVE LINE AT A MINIMUM OF TWELVE (12') FEET ABOVE GRADE.**
- c. **BUILDINGS TWO STORIES OR GREATER MAY HAVE A FLAT ROOF BUT SHALL BE REQUIRED TO INCORPORATE A PARAPET WALL AND CORNICE TREATMENT ALONG THE ENTIRE PERIMETER OF THE ROOF.**
- d. **ECO-FRIENDLY ROOFS ARE ENCOURAGED.**

G. WINDOWS:

- a. **FOR EACH PRIMARY BUILDING FRONTAGE, AT LEAST SIXTY (60%) PERCENT OF THE AREA BETWEEN THE HEIGHT OF TWO (2') FEET AND TEN (10') FEET ABOVE THE NEAREST SIDEWALK GRADE SHALL BE WINDOW GLASS NOT TINTED MORE THAN FIFTEEN (15%) PERCENT, PERMITTING A VIEW OF THE BUILDING'S INTERIOR TO A MINIMUM DEPTH OF FOUR (4') FEET.**
- b. **REFLECTIVE GLASS IS NOT PERMITTED.**
- c. **FOR ANY NEW INSTALLATION OR REPLACEMENT OF UPPER STORY WINDOWS, THE NEW/REPLACEMENT WINDOWS SHALL BE CLEAR/NON-TINTED GLASS.**
- d. **WINDOWS SHALL NOT BE BLOCKED, BOARDED UP, OR REDUCED IN SIZE, UNLESS OTHERWISE REQUIRED BY CODE FOR SECURING A VACANT STRUCTURE.**
- e. **HAND CRAFTED STAINED GLASS AS ACCENT WINDOWS SHALL BE PERMITTED.**
- f. **AT LEAST TWENTY FIVE (25%) PERCENT OF MULTI STORY BUILDING FRONTAGES SHALL BE WINDOW GLASS UNLESS HISTORIC DOCUMENTATION DICTATES OTHERWISE.**

H. MECHANICAL EQUIPMENT:

- a. **ALL MECHANICAL EQUIPMENT SHALL BE ONE HUNDRED (100%) PERCENT SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES BY USING WALLS, FENCES, ROOF ELEMENTS, PENTHOUSE TYPE SCREENING DEVICES OR LANDSCAPING. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW TO TWO (2') FEET ABOVE THE HEIGHT OF THE EQUIPMENT. THE DESIGN, COLORS AND MATERIALS USED IN SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE ROOFTOP AND THE AESTHETIC CHARACTER OF THE BUILDING.**
- b. **MECHANICAL EQUIPMENT SHALL BE LOCATED TO THE BACK HALF OF THE BUILDING IF GROUND MOUNTED.**

I. AWNINGS:

- a. **ALL PRIMARY EXTERIOR ENTRANCES SHALL HAVE AN AWNING OR ARCHITECTURAL TREATMENT**

DIRECTLY OVER THE DOORS TO AID IN IDENTIFYING THE ENTRANCE.

- b. THE SHAPE OF THE AWNING SHALL BE RELATED TO THE WINDOW OR DOOR OPENING; BARREL SHAPED AWNINGS SHALL BE USED WITH ARCHED WINDOWS WHILE RECTANGULAR AWNINGS SHALL BE USED TO COMPLEMENT RECTANGULAR WINDOWS.**
- c. AWNINGS SHALL BE MADE OF CANVAS OR SIMILAR WATERPROOF MATERIALS. USE OF ALUMINUM, FIBER GLASS, PLASTIC OR SIMILAR MATERIALS IS NOT PERMITTED, EXCEPT AS STRUCTURAL COMPONENTS. PERMANENT STEEL CANOPIES WITH STANDING SEAM ROOFS ARE ACCEPTABLE PROVIDED THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE FAÇADE.**

J. BALCONIES:

- a. 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.**

A. (3). 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.

B.(4). Landscaping.

- 1. 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.~~
- 2. 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.~~
 - a. Type.** Acceptable materials include wood (nature, 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.
 - b. 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.
- 3. Pathways.** Streets and traffic ways within this area should be pedestrian friendly with minimum ten-foot wide sidewalks, street trees, landscaping and appropriate lighting.

C. ~~Building materials.~~ Any materials that will be noticeable upon external viewing of the property and development.

- ~~1. 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.

2. Facades. All visible facades should be addressed architecturally and functionally. Facades shall be sealed to the pedestrian.

3. Exterior wall materials.

a. 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.

b. Other materials. Brick, stone, wood or stucco is allowed. Textured surfaces shall be required for stucco. Real brick or thin brick is permitted. Vinyl imitation stone or brick siding is prohibited, although high quality simulated brick stucco may be considered.

4. 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.

5. 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.

6. 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.

7. 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.

(b) Multi-family Dwellings (DRD-2).

(1) Parking. (Other than Chapter 1163 of the Codified Ordinances)

A. Parking in multiple family developments shall be provided to facilitate residents and add visual interest to the development.

1. Distance. The length from the parking area to the main and auxiliary structures of the development should be a maximum of 400 feet.

2. Landscaping. The general layout of the parking area shall integrate a diverse use of vegetation to promote and define patterns of vehicular and pedestrian traffic. Curved linear designs should be encouraged to provide a natural and interesting effect to the development.

3. Access. Adequate parking should be provided with access to

- recreational and open space facilities. Sidewalks shall be effectively distributed throughout the development to provide pedestrian access and circulation for the entire development.
4. **Lighting.** Be designed to be on the concerned property and shall be metal halide. The lighting components should be visually interesting and serve not only to illuminate the parking area, but also to enhance the aesthetics of the parking area and the multiple family dwellings.
- (2) **Landscaping.** Preserving and enhancing environmentally sensitive areas within the development will be a major consideration and effective landscaping practices should be considered.
- A. **Topography.** Areas of development that have significant topographic features such as ravines, lakes, ponds, rivers, streams, creeks, wetlands or woodlands should be preserved to maintain the natural environment within the development. (Refer to Chapter 1167, Preservation Zones of the Codified Ordinances.)
 - B. **Aesthetics.** Aesthetic, as well as environmental concerns should be addressed to increase and diversify the tax base and preserve the intrinsic value of the area and neighboring properties.
 1. **Vegetation.** Generous use of native vegetation such as shade trees and shrubbery is encouraged to promote the rural environment that presently defines the City.
 2. **Natural elements.** Whenever possible, screening should be of natural elements such as mounding and vegetation; fences should be avoided.
 3. **Open space.** Open space and diverse arrangements of landscaping are issues that should be explored to maintain the rural residential character of the community.
 4. **Signage.** Signage shall be as low profile as possible and shall be in conformance with neighboring properties and/or uses.
 - C. **Screening.** Effective use of natural devices should be employed to minimize the environmental impact of high density multiple family dwelling units and to create a subtle land use transition. Trees, mounding, waterways or a combination of these devices should be used to screen land uses and enhance the appearance of the development. Natural features within the development should be screened to protect the unique attributes of the natural environment from runoff and other externalities associated with high density living conditions.
- (3) **Building materials.** The visual effect of the development should complement the surrounding structures. 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.
- A. **Colors.** Colors should be of a specific palette that fosters a harmonious relationship with other land uses and structures in the vicinity of the multi-family development.
 1. **Type.** Natural, historic, earthtones or similar colors would be least likely to contrast with the existing color scheme.
 2. **Aesthetics.** Consideration should be given to the color of existing and surrounding structures and developments.
 - B. **Materials.** Materials should be of the nature that will enhance the development and existing land values. Bricks, slate, wood, cement, stucco or other materials should provide diversity, but, at the same

time, should be consistent with the area that they will be impacting.

1. Type. Decorative stone and bricks are preferred, but decorative wood or vinyl siding may be used as long as they are approved by the Planning Commission.
2. Other materials. Should be approved by the Planning Commission and be in conformity with existing structures.
3. Aesthetics. The existing features of the area and the visual orientation should be complimented by the location and style of new developments; contrast and conflict should be avoided.
 - a. Adjacent buildings and different architectural styles shall be made compatible by such means as screens, sight breaks and materials.
 - b. Exterior lighting shall be part of the architectural landscape and building design.
 - c. All exterior building materials shall be of durable quality.

(c) General Commercial, **RESTRICTED INSTITUTIONAL (DRD-3).**

(1) Parking. (Other than Chapter 1163 of the Codified Ordinances.)

- A. Parking in commercial areas shall add visual interest to the development and enhance the development.
 1. Distance. The length from the parking area to the main commercial building being serviced by the parking area shall not be greater than 550 feet.
 2. Access. The entrances and exits from the commercial development should be well decorated and landscaped to minimize unsightly visual appearance of commercial developments but should not obstruct the sight triangle.
 3. Lighting. The lighting components should be visually interesting and serve not only to illuminate the parking area but, also, to enhance the aesthetic appearance of the parking area and commercial development. Metal halide lighting shall be encouraged.
 4. Parking areas. Small individual parking areas should be encouraged over large parking areas that serve many.
 5. Landscape islands. Islands of landscape (grass, trees, shrubs, etc.) shall be in the center and at the perimeter of the commercial development parking areas. (See Chapter 1163 of the Codified Ordinances for interior landscaping requirements.)

(2) Screening. Focusing on conflicting land uses and the externalities that are created should be minimized with screening efforts by the developer of the commercial development.

- A. Natural Elements. Earth mounding and trees should be considered to reduce neighborhood noise that is created by the commercial developments.
- B. Other devices. Other screening devices may be necessary to protect adjacent property values depending on the development's problems and secondary impacts and should be evaluated by the Planning Commission on a case-by-case basis.
- C. Vegetation. Generous use of vegetation should be encouraged to produce a natural atmosphere and create a subtle transition of land uses of varying intensities.

(3) Landscape. Materials should be indigenous to the climate of Central Ohio and visually separate land uses of conflicting intensities. Visual interest and

aesthetic enhancement of the development and its relationship to surrounding properties should be examined to ensure that the landscaping is appropriate for the development. Variety, size, spacing, color and the geographic orientation should be considered during the evaluation to determine the effect on the commercial site.

- (4) Building Materials. The visual impact of commercial structures and developments is an issue that requires local government to retain some control over the type and style of individual developments.
- A. Materials. Brick, stone, cement, decorative aluminum, wood, or other materials that will enhance the development in a positive manner and create visual interest and diversity should be encouraged.
 - B. Colors. Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.
 - 1. Quality. Durability and other structural considerations should be given to building materials to ensure that development is of high quality.
 - 2. Aesthetics. Orientation of the development should focus on and compliment the surrounding topographic features and existing developments.
 - a. The Planning Commission should determine whether the proposed intensity of use and the visual appearance of this intensity is aesthetically pleasing.
 - b. Lighting devices should be decorative and enhance the commercial development, as well as adequately light the development.
 - c. Signage shall be as low profile as possible and shall be in conformance with neighboring properties and/or uses.

(d) Manufacturing OFFICE, COMMERCE & TECHNOLOGY (DRD-4).

- (1) Parking. (Other than Chapter 1163 of the Codified Ordinances.)
- A. Parking in office, commerce and technology developments shall accommodate manufacturing employees and not degrade the appearance of the development and the general area.
 - 1. Distance. The maximum length from the parking area to the main manufacturing structure should not exceed 600 feet.
 - a. Adequate walkways and landscaped islands should be distributed throughout the office, commerce and technology development. These should emphasize the use of perimeter and central landscape features and easily observe patterns of circulation.
 - 2. Lighting. The devices that illuminate the parking area of the office, commerce and technology facility should be of decorative nature to ensure visual interest as well as compliance with lighting requirements. Metal halide lighting shall be encouraged.
 - 3. Access. The office, commerce and technology facility should be limited in number of accesses but well defined to all traffic. Use of decorative directional signage should be utilized to minimize problems with vehicular traffic. Entrance and exit lanes should be separated by a median of twenty feet which should contain dense vegetation and trees.
 - 4. Location. The Planning Commission should be concerned with the location of the proposed parking area and the screening design that will minimize visual contact with the

general public. Parking areas should be behind the office, commerce and technology facility.

- (2) Landscaping and Screening. Integration of natural screening elements should be used to maximize visual interest and foster a natural relationship between the development and the land. (See Chapter 1167 of the Codified Ordinances.)

- A. Existing Landscaping. The use of large existing trees such as pines, oaks, and maples for landscaping and screening requirements is encouraged. These types of materials should also assist in defining the circulation pattern within the manufacturing development.
- B. Aesthetics. Ponds, streams, or other waterways are encouraged in office, commerce and technology developments to promote aesthetic qualities that otherwise may not be present in the development. Minimizing externalities such as noise, pollution, and refuse that are associated with manufacturing processes should be accomplished to preserve land values and to maintain the rural nature of the City's community. More aggressive measures may be required to protect the natural environment from manufacturing facilities. The piping of natural watercourses shall be discouraged.

- (3) Building Materials. The relationship between the structure and the land is most often defined by the materials used in the development. In order to protect land values of adjoining parcels, explicit materials, colors, styles, etc. should be established to control development. However, since most of this development will occur in the Office, Commerce and Technology District, a more liberal standard may be used to control development.

- A. Bricks. The types and colors of bricks should be chosen to ensure a harmonious relationship between developments and the environment. Industrial type materials will need to be gathered for this purpose. Examples should be gathered from brick manufacturers and brick distributors in Central Ohio so there is a diverse range of materials for structural design.
- B. Walls. Stone or cement walls that will enhance the design of the area will be encouraged in developments that have large structures.
- C. Roofing. Roofing styles which encourage diversity by use of varying angles and peaks is one issue that should be addressed to provide an interesting aesthetic orientation to the development.
ECO FRIENDLY ROOFS ARE ENCOURAGED.
- D. Windows and entryways. Large windows are encouraged in areas where manufacturing processes will allow them. Entryways into the office and reception areas should enhance the visual interest of the development as well as provide direction to visitor areas.
- E. Screening. The screening of mechanics and/or equipment shall be in accordance with Chapter 1167 of the Codified Ordinances.
- F. Signage. Signage shall be as low profile as possible and shall be in conformance with neighboring properties and/or uses.

(e) Planned Districts (DRD-5). Since the Planning Commission has control of the commercial developments in planned districts, the general commercial requirements outlined for DRD-3 will apply to most developments. However, the Commission may wish to concentrate on demanding more open space and buffer zones between differing land uses. These design attributes should be evaluated by the Commission on a case-by-case basis.

- (f) Residential Districts with Future Conditional Uses (DRD-6).

- (1) Parking. (Other than Chapter 1163 of the Codified Ordinances.)

- A. Screening- Parking areas for conditional uses should be screened with dense vegetation to minimize visual externalities that may

degrade the residential nature of the area. Internal landscaping should be determined on a case-by-case basis.

1. Traffic Patterns. Circulation patterns should be established by the use of directional arrows, vegetation, directional signs or other acceptable means.
 2. Access. Sidewalks to the residential area from the conditional use should be established to incorporate the development into the neighborhood. The pedestrian access should include landscape on the site of development and add to the character of the development.
- (2) Landscape. Sufficient use of diverse vegetation should incorporate the existing topographic features and the existing residential neighborhood. Trees, shrubs and earth mounds are encouraged to add aesthetic value to the existing community's identity.
- A. Preservation of existing natural element. Preserving mature foliage and other natural features of the site should be encouraged. Large trees and unique features will add intrinsic value to the development and community in general.
 - B. Aesthetics. Distance, color, and the general landscape orientation of the conditional use should focus primarily on the relationship of the neighborhood and residences. Diversity is encouraged provided that it does not degrade the residential area or environment. Vegetation that is indigenous to Central Ohio is encouraged.
- (3) Building Materials. Considering the close proximity of conditional uses in residential areas, it is important that the materials used in these types of developments conform to or at least compliment the surrounding community.
- (4) Signage. Signage shall be as low profile as possible and shall be in conformance with neighboring properties and/or uses.
(Ord. 0150-2009. Passed 9-21-09.)

1197.10 VARIANCES REQUIRED.

(a) An application for a Certificate of Appropriateness in which the design under consideration would require a variance granted by the Planning Commission ~~or City Council~~ prior to construction shall not be considered until a final determination has been made on all required or requested variances under the procedures established in Chapter 1103 or 1131. If, during the course of a review, the Commission determines that a ~~zoning~~ variance will be required in order to implement the proposal under consideration, it shall suspend further action on the application until such time as the variance has been approved by the Planning Commission ~~or City Council~~ or the application has been amended to eliminate the need for the variance.

(b) The Planning Commission shall not have the authority or power to grant an exception to any section of the Ohio Basic Building Code during the course of any review conducted under the provisions of this chapter.
(Ord. 0090-2000. Passed 5-15-00.)

1197.11 ACTION ON APPLICATIONS TO BE RECORDED.

The Planning Commission shall maintain a record of all applications for a Certificate of Appropriateness including all action taken on each application.
(Ord. 141-97. Passed 7-1-97.)

1197.12 APPEAL OF DENIED APPLICATIONS.

In the event an application for a Certificate of Appropriateness is denied by the Planning Commission, the applicant may, within twenty calendar days of date of denial, file a written appeal with the Clerk of Council. Such appeal shall be heard by the Board of Zoning and Building Appeals as prescribed under ~~Section 12.05 of the Charter~~ **CHAPTER 147, BOARD OF**

ZONING AND BUILDING APPEALS OF THE CODIFIED ORDINANCES.

(Ord. 990151. Passed 4-5-99.)

1197.99 PENALTY.

Any person, firm, partnership, corporation, or syndicate in violation of this chapter or failing to obey any lawful order of the Planning and Zoning Administrator issued in pursuance thereof ~~may be fined not more than fifty dollars (\$50.00)~~ **SHALL BE DEEMED GUILTY OF A MINOR MISDEMEANOR.** Each day the violation continues or occurs may be considered a separate and new offense. (Ord. 0125-2007. Passed 6-18-07.)