

1107.01 CITY-WIDE DESIGN STANDARDS.

- (a) *Purpose.* The establishment of design standards is intended to improve the aesthetic and structural quality of Gahanna and its structures, for the promotion of property values, sustainability, and pedestrian experience. This purpose may be accomplished through quality façade materials, interesting building massing and visual order, and a more enjoyable pedestrian experience through the reduction of streetside parking areas, visible building equipment, curb-cuts, and other nuisances.
- (b) *Applicability.*
- (1) The design standards set forth in this section apply to all buildings in all zoning districts, except for those buildings in which the principal use is: (1) one-unit dwelling or (2) two-unit dwelling.
 - (2) If a design regulation is not identified for the Creekside Districts, Sections 1107.02 and 1107.03, then the applicable regulations of Section 1107.01 shall apply.
- (c) *Architectural style.* Architectural elements must include:
- (1) Variations in façade elements on all sides of the principal structure to reduce perceived mass and scale;
 - (2) Variations in height, mass, roof forms, and wall planes to mitigate linear appearance of strip development;
 - (3) Compositional rhythms using windows, columns, trellises, articulation, arcades, materials, awnings, canopies, clerestories, or other features;
 - (4) Architectural features, such as windows, columns, trellises, articulation, arcades, materials, canopies, clerestories, pilasters, porticos, awnings, brackets, arches, or other similar features; and,
 - (5) Entrances along the front elevations that are articulated as significant public entrances; entrances may be emphasized with canopies or similar features.
- (d) *Materials.*
- (1) Side and rear elevations shall be of the same or similar materials as the front elevation.
 - (2) Permitted primary façade materials include: brick, stone veneer (cultured or natural), insulated glazing and framing systems, architectural pre-cast concrete, and preapproved newly developed materials.
 - (3) Vinyl and highly reflective materials, such as bright aluminum or metal, are not permitted as the primary building material, but may be included on any elevation if not more than 20 percent of the total materials, as measured in surface area coverage.
 - (4) Smooth faced concrete block, tilt-up concrete panels, or metal siding is prohibited, except in Innovation & Manufacturing (IM), on any elevation, except that smooth faced concrete block, tilt-up concrete panels, and metal siding are allowable materials on up to 25 percent of the rear elevation. Finished face concrete masonry is permitted when used at ground-level service areas.
- (e) *Colors.*
- (1) Exterior colors should be neutral tones of light brown, tan, beige, white, creams, gray, black, and other similar colors. Other colors can be approved through the Development Plan process, Section 1117.07.
 - (2) Not more than a total of four colors are allowed on any elevation. For the purpose of this regulation, the roof shall be considered its own elevation.

(f) *Roofs.*

- (1) "Green" or planted roofs are encouraged.

(g) *Windows.*

- (1) The ground floor of the primary façade shall be not less than 25 percent transparent glass; however, for all institutional, industrial, and multi-unit uses the primary facade shall not be less than ten percent transparent.
- (2) Reflective glass is not permitted.

(h) *Awnings and Canopies.*

- (1) Awning materials shall be limited to canvas, glass, aluminum, or other finished architectural metal.
- (2) An awning or canopy may extend over the sidewalk but must maintain a two-foot setback from the curb.
- (3) An awning or canopy may not have a clearance above a pedestrian use area, such as a sidewalk, of less than eight feet.

(Ord. No. 0007-2024, § 2(Exh. A), 4-1-24)