



Legislation Text

File #: 1891-2008, Version: 1

Rezoning Application Z90-166D

Ordinance # 1302-91 rezoned 1,691.37± acres to various limited residential, commercial, and manufacturing districts. This legislation will amend Ordinance #1302-91, passed June 17, 1991, and subsequently amended by Ordinance #1354-92 on July 13, 1992 to modify development standards in Subarea 2C; Ordinance # 1252-2004, to modify roof pitch requirements for outparcel development in Subareas 14A, 14B, and 14C; and Ordinance #1327-2005 to modify graphics, loading dock screening, roof pitch requirements, increase the maximum height of light poles from 28 to 38 feet in interior portions of the parking lot, and to allow shopping cart corrals in parking lots. The applicant proposes to modify development standards for roof pitch and building materials in Subarea 17. All other conditions and restrictions of Ordinance #1302-91, as amended, remain in effect and are unchanged by this legislation.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #1302-91, passed June 17, 1991, for property located at **4848 MORSE ROAD (43230)**, by amending the limitation overlay text in Section 19 applicable to Subarea 17 as it pertains roof pitch requirements and building materials (Z90-166D).

WHEREAS, Ordinance #1302-91, passed on June 17, 1991 (Z90-166), established the L-C-2, Limited-Commercial, L-C-4, Limited-Commercial, L-C-5, Limited-Commercial, L-M-2, Limited-Manufacturing, CPD, Commercial Planned Development, PUD-4, Planned Unit Development and PUD-8, Planned Unit Development Districts on property located at **4848 MORSE ROAD (43230)**, being a part of the total 1,691.37± acres located on the east side of North Hamilton Road north of and adjacent to Morse Road; and

WHEREAS, Ordinance #1302-91, passed on June 17, 1991 (Z90-166), established 42 separate Subareas, each having specific use prohibitions and development standards including building design, height, setback, landscaping, lighting, access and graphics restrictions; and,

WHEREAS, Ordinance #1354-92, passed on July 13, 1992, modified development standards in Subarea 2C; and,

WHEREAS, Ordinance # 1252-2004, passed on July 26, 2004, modified roof pitch requirements for outparcel development in Subareas 14A, 14B, and 14C; and,

WHEREAS, Ordinance #1327-2005, passed on July 25, 2005, modified graphics, loading dock screening, roof pitch requirements, increased the maximum height of light poles from 28 to 38 feet in interior portions of the parking lot, and allowed shopping cart corrals in parking lots; and,

WHEREAS, it is necessary to amend Ordinance #1302-91 to modify certain standards included in Subarea 17 including, roof pitch and building materials; and,

WHEREAS, the Northland Community Council has recommended approval, now therefore,

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

Section 1. That Section 19 of Ordinance #1302-91, passed June 17, 1991, (Z90-166), be amended to read as follows:

SECTION 19. That the Director of Department of Development be and is hereby authorized and directed to make said changes to the said original zoning map in the office of the Building Services Section and shall register a copy of the approved L-C-4, Limited Commercial and L-C-5, Limited Commercial, L-C-2, Limited Commercial, L-M-2, Limited Manufacturing and CPD, Commercial Planned Development Districts and application among the records of the Department as required by Section 3370.03 of the Columbus City Codes; said plans titled "**PRELIMINARY DEVELOPMENT PLAN/FIGURE A,**" "**PROPOSED ROADWAY NETWORK/EXHIBIT P8,**" and "**HAMILTON MARKET LIGHTING EXHIBIT,**" signed by Jeffrey L. Brown, Attorney, dated July 7, 2005 and said text titled "**OUTLINE DEVELOPMENT TEXT ROCKY FORK PLANNING AREA - WEST ,**" signed by Lawrence Swick, Agent for this amendment application, dated October 20, 2008, and the text reading as follows:

**OUTLINE DEVELOPMENT TEXT
ROCKY FORK PLANNING AREA - WEST**

A. BACKGROUND AND INTRODUCTION

The advent of the 1-670/1-270 linkage to northeast Franklin County is the single major event which determined that the northeast area would become the next major growth area in Central Ohio. The region experienced a similar event to the northwest where, even though sewer and water service were already in place, real growth began only with the completion of S.R. 315. What we know is that, while basic services are essential to growth, the market place signal for residential development is the single fact of access to the central city and that access is measured in time, not miles. S.R. 315 meant that Hard Road was twenty minutes from downtown, not forty. And the completion of 1-670 means that the Hamilton Road/S.R. 161 intersection is fifteen minutes from downtown, not forty.

The ownership pattern and the development status in the northeast area provides a unique planning opportunity. The area is sparsely developed at best and the concentration of ownership enables planning determinations to be more consistently implemented. The entry points are clearly Morse Road and S.R. 161 which are linked directly into the total outerbelt system and with the completion of 1-670 to the central core. Equally important is the fact that the total growth area involved in the northeast expansion will be, at least for the foreseeable future, smaller and more finite than the experience of the northwest. The southern boundary is the virtually developed City of Gahanna, and the presumably permanent estate lot pattern of eastern Jefferson Township. The eastern boundary of Kitzmiller Road is not readily expandable since it depends on the Blacklick Trunk Sewer for sanitary sewer service. To the north there is no immediate likelihood of expansion into northern Plain Township and no likelihood at all that the Delaware County growth east of Hoover Reservoir will remotely resemble growth in that county to the north and northwest. Finally, New Albany itself, if compared to Dublin, is a geographically small place with special rural ambitions.

B. PLANNING AND ZONING OBJECTIVES

The major planning objective is a text book exercise based upon a simple and fundamental planning principle: from the point of entry, intensity shall decrease with the distance from the point of entry. Practically what this means is that, since the area orients from a highway standpoint strongly east-west, the major intensity should be from one entry point to the other (from S.R. 161 to Morse Road) along Hamilton Road (the first development area east of 1-270) and, as we proceed east, that intensity should be reduced. The principle is totally sound and graphically means that all indices of intensity, traffic, density, population, building mass, etc. should be reduced as we move east across the area.

The effect of consistently and emphatically employing this simplistic planning principle in producing the developmental goal for the northeast is to produce virtually all of the nonresidential activity along the Hamilton Road - relocated Hamilton Road - S.R. 161 corridor. This principle will produce predictable densities which will be greatest just east of Hamilton Road and consistently decrease as we move to the east.

The overall zoning effort, parts of which occur in Gahanna, New Albany, Plain Township and Columbus, is to effect the planning principle while producing land uses which meet the needs of the total northeast area and its predictable population. At the same time, the zoning and developmental effort must insure a level of quality from both functional and design standpoints, consistent throughout the area, regardless of political jurisdiction, and which is produced as a part of the aesthetic and functional fabric no matter what the land use, size, type or price of the residential accommodation. Finally, and of equal importance, the total zoning effect must assure coordinated and adequate traffic and infrastructure systems regardless of political jurisdiction.

This application contains 3 owners and over 1,700 acres so located that the imposition of a street pattern and sufficient standards on the subject land should provide the maximum precedent to insure that those patterns and standards will be the rule for the entire planning area.

The plan and text address most of the above but some additional comments are in order.

C. THE TRAFFIC NETWORK

Major freeway access to the study area is provided by State Route 161 and Morse Road. Major points of access into the study area also include Hamilton Road as a north-south arterial and Route 62 as a southwest-northeast diagonal arterial across the frame of the planning area. Hamilton Road will be realigned north of 161 from its present terminus to continue expansion of the regional arterial network into northern Plain Township.

D. PROPOSED TRAFFIC PLAN

Proposed traffic plan, Exhibit P8, indicates present average daily traffic (ADT) within the planning area and also indicates the points where improvements will be required. In overview, the following traffic movements need to be accommodated:

a. Regional and through movements: At present considerable regional movements occur utilizing Route 161 through the small Village of New Albany, creating significant congestion. In addition, the present lane capacity of 161 is wholly insufficient for the existing traffic volume.

As a result of this proposal, Route 161 freeway bypass is presently being jointly planned between the applicants, the City of Columbus, Village of New Albany, MORPC and the Ohio Department of Transportation in order to initiate this improvement at the earliest possible stage.

Right-of-way acquisition along the proposed alignment is nearly complete and various shared funding proposals are presently being discussed and reviewed. This facility (Exhibit P8) is to provide controlled, defined points of access from 1-270 on the west along its realignment north of the Village of New Albany to its realignment with present Route 161 at the Franklin/Licking County line.

b. Commuting movements: Given the present relative undeveloped nature of the area, no present significant commuter movements are noted.

It is anticipated that Route 161, Morse Road, and Route 62 will be major routes for commuter traffic in and out of the study area. A Morse Road boulevard improvement is anticipated with controlled median breaks between 1-270 at the west to the Hamilton Road intersection on the east. It is anticipated that selective widening and intersection improvement will be undertaken as part of any substantial retail development adjacent to Morse Road and/or Hamilton Road. In the longer term, public funding from the City and/or the State will be required for both Hamilton Road, Morse Road and Morse Road boulevard sections. In addition, for Morse Road, cooperation will be required with the City of Gahanna. Beyond Hamilton Road to the east, Morse Road is anticipated to retain a more rural collector.

c. Movements to and from the planning area to utilize retail facilities:

Hamilton Road will require upgrading to a five lane boulevard status with controlled points of access and a divided median (see Exhibit P8). Hamilton Road is also to be realigned to the west and north of 161 and can be further extended as development warrants in servicing northern portions of Plain Township.

The Hamilton Road boulevard improvement will occur in stages over time with selective widening and intersection improvements, again, as part of any substantial retail development within the Hamilton Road corridor. Longer term improvements will require funding from the City and/or the State.

Morse Road, State Route 161, and freeway S.R. 161 along with the loop systems east of Hamilton Road provide more than adequate access to what is, in fact, the single major intensity and retail area. The ideal density curve, reducing as it does, as one moves to the east, means that most of the people travel the least distance and the fewest the longest distance. This singular fact enables alternative systems to be reduced in the easterly part of the total area.

d. Local and internal movements servicing neighborhoods, schools, and recreation facilities: At present, with the exception of Thompson Road, no internal streets have evolved in anticipation of future development.

As part of the phased development of neighborhoods, an internal east-west / north-south street network has been planned and will be built allowing internal movement between 161. to the north, Morse Road to the south, Hamilton Road to the west and Route 62 to the east, Exhibit P8.

e. Non-vehicular circulation: At present, given the agricultural nature of the area, no pedestrian system or trails of any kind are in place.

As part of the development of neighborhoods and for any development in association with Rocky Fork Creek, a series of pedestrian paths, trails and bikeways will be built, interconnecting points of service, neighborhood recreation centers, and concentrations of housing to provide an alternative to vehicular movement.

f. Arterial "intercept" system: At present, existing arterials meet with other arterials and form traditional intersections that will be required to be improved in the future. To move within the system, there are no present alternatives to using this existing network of "spokes" and "intersections".

As part of the development of retail concentrations, a series of minor arterial loop or service roads are planned to encapsulate such retail nodes that will also provide:

1. Interior vehicular service to the major developments.
2. Traffic intercepts to utilizing the spoke and intersection system to move around retail concentrations.
3. Providing points of access for neighborhood collectors into the interior of the major developments, providing residential movements with two vs. one point of entry/exit out of the planning area. (See Exhibit P8).

E. ENVIRONMENTAL CHARACTERISTICS

The area is generally denoted by a mix of open agricultural fields framed by major wood lots and is gently sloping to Rocky Fork Creek. There is also a mix of roadway frontage characteristics. For example, Hamilton Road has been a corridor for electric transmission lines and single family strip development while Route 161 east of Hamilton Road remains totally undeveloped and has open road frontage. A major characteristic of the area is the north-south floodplain/creek corridor along Rocky Fork Creek; the alignment of the creek provides a natural open space and environmental spine to the area.

Environmental focus of the plan will include:

- a. Focus on pedestrian/bikeway circulation network planned along the north-south alignment of Rocky Fork Creek.
- b. Utilizing east-west links from the creek spine to interconnect neighborhood level recreation facilities.
- c. Consistent imagery through strategic placement of open space as perceived from major and minor roadways.
- d. Maintaining a perception of spaciousness by preserving longer views into the floodplain, the golf course and providing gracious setbacks along major gateways.
- e. Placement of neighborhoods within the frame of the area as defined by major woodlots, e.g. treating wooded areas as an edge to be maintained.

F. ADDITIONAL AREA PLANNING NEEDS

The area proposed for zoning and development is within both the Plain Local and the City of Columbus school districts. No additional school sites are being requested as part of this development; the Plain Township Local school system is a consolidated campus setting having elementary/junior/senior high facilities on one campus and with the desire to remain as such. Within the City of Columbus school district, sufficient facilities are available to the west within the City of Columbus to provide school services to this area.

The planning area is immediately east of a major regional park, Blendon Woods, to which it has immediate access via State Route 161. The total planning area has both the appearance and fact of large open spaces, three golf courses, and the pasture sense created

by the fencing along major roads and to be created along new ones, and an overall low density. From a usership standpoint, any additional park lands would seem to be unwarranted.

G. TIMING AND PHASING OF DEVELOPMENT

The Jack Nicklaus golf course presently under construction is anticipated to be completed in 1991. The utility extensions, both the interceptor and initial service trunks, are scheduled to be completed in 1991. Neighborhood developments in association with the golf course are presently being planned and will be tied into the extension of utilities to the area. Initial retail development along the Hamilton Road corridor is anticipated as the number of residents in the area increases. Additional neighborhood developments will also occur on the west side of Rocky Fork as demand occurs.

H. FUTURE ZONING APPLICATION

The subject area is being divided into subareas to reflect zoning classifications and standards which are thought to be appropriate for each subarea. The development will occur over an extended period of time and it will be necessary from time to time to augment the development standards and to provide for additional uses which cannot be foreseen but are compatible with the uses allowed in each subarea. Each subarea may be the subject of a zoning application filed with the City of Columbus and nothing contained herein shall prevent the current or future owners of the property the subject of these standards from filing and processing a zoning application on any subarea.

* All Subarea acreages are preliminary and are subject to change with final Engineering Drawings.

I. TRAFFIC NOTES WHICH APPLY TO ALL SUBAREAS

All curb cut measurements are from centerline to centerline. Where the word restricted is used, the types of movements shall be approved by the Division of Traffic Engineering. The traffic limitations contained within this text may be modified with the approval of the Division of Traffic Engineering. See additional notes on Preliminary Development Plan.

Subareas 1A & 1B: L-M2

1.01 Description and Acreage:

Subareas 1A & 1B are located on the north side of State Route 161 and contain 36.5 & 24.8 gross acreage. Subareas 1A & 1B will contain office and flex type office/distribution type uses.

1.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for these Subareas are contained in Chapter 3367 (M2) of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1.03 Permitted Density:

A. Within Subareas 1A and 1B, permitted maximum density shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

1.04 Traffic and Circulation:

A. Along the eastern edge of Subarea 1A, an arterial Road A shall be extended to north property line and shall have a minimum right-of-way of 120 feet.

B. All other publicly dedicated local access streets, including Road E, shall have a minimum 60 foot right-of-way.

C. One full service curb cut shall be provided along Road A between Road E and the north property line.

D. All curbcuts shall be located a minimum 200 feet apart taken centerline to centerline and either aligned with curbcuts across the street or offset a minimum 100 feet.

1.05 Parking and Loading:

- A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.
- B. The view of all loading dock areas shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

1.06 Height and Setback Requirements:

- A. The setback along State Route 161 By-Pass shall be 50 feet for all parking and maneuvering areas and 75 feet for all buildings.
- B. The setback along Road A shall be 50 feet for all parking and maneuvering areas and 50 feet for all buildings.
- C. The setback from other publicly dedicated streets including Road E shall be 50 feet for parking and maneuvering areas and 50 feet for buildings.
- D. Side yards shall be 25 feet for parking and maneuvering areas and buildings.
- E. Rear yard shall be 25 feet for parking and maneuvering areas and buildings.
- F. Height districts within Subareas 1A & 1B shall be 35 feet as measured per Columbus Zoning Code.

1.07 Landscaping/Environmental Treatment:

- A. Along relocated Hamilton Road (Road A), a 50 foot green space corridor shall be established from edge of right-of-way. Within the required 50 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 50 foot green space corridor, at a minimum distance of 40 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 feet treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five shrubs shall be used for every 100 feet of frontage.
- B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.
- C. All parking areas adjacent to Road A shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.
- D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 1.07A.
- E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.
 - 1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.
 - 2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.
 - 3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items E, F and A may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 foot to 6 foot in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen dumpster service area, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than 7 feet above finished grade.

1.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lot lighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

1.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. Ground supported signage shall have a square footage no greater than 50 square feet and a height no greater than 6 feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

C. All other signage shall be behind the required 50 foot setback, with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe, clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

D. At the discretion of the applicant, signage may be located on stone, brick or stucco bases provided that the material used for the sign base is also the same material utilized on the building to which the sign references.

E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

F. No roof signs shall be permitted nor should a sign extend higher than the building.

G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

1.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way of Road A and SR 161 By-Pass. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a structure with a minimum pitch of 6:12 and maximum pitch of 12:12. The height of the roof element shall not less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center shall be constructed of material common to other such outparcel structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscaped material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences, or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subareas 2A and 2B: L-C4

2.01 Description and Acreage:

Subareas 2A and 2B are located on the north side of State Route 161 and adjacent to SR 161 By-Pass. The proposed acreage for Subareas 2A and 2B is 26.3 and 6.4 gross acres, respectively, totaling 32.7 acres. Proposed land use will be for regional scale retail.

2.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for these Subareas are contained in Section 3355.02 (C-4) and Chapter 3355 (C-4), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea:

- a) adult bookstore
- b) adult only motion picture
- c) adult only entertainment
- d) book bindery
- e) bus or truck terminal
- f) ice house
- g) poultry killing
- h) stables
- i) tinsmith

2.03 Permitted Density:

A. The permitted maximum site density within Subareas 2A and 2B shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

2.04 Traffic and Circulation:

A. State Route 161 shall contain a right-of-way of a minimum 80 feet.

B. Full service cuts shall have a minimum of 900 foot spacing, and restricted curbcuts shall have a minimum 300 foot spacing.

C. Road A shall be an arterial and contain a minimum right-of-way of 120 feet.

D. No full service curbcuts shall be permitted on Road A except for intersection of Roads C and B.

E. One right-in, right-out curbcut shall be allowed in Subareas 2A and 2B between Road E and S.R. 161 ramp. It shall be spaced no closer than 300 feet from S.R. 161 ramps.

F. Road C shall have a minimum right-of-way of 60 feet.

G. All other curbcuts on Road C and B shall be located a minimum of 200 feet apart taken from centerline to centerline and either aligned with curbcuts across the Street or offset a minimum of 100 feet.

H. Any development having full access to SR 161 shall construct an additional lane on SR 161 if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic off of and on to SR 161. Construction shall be done at the time of development and to specifications of the City of Columbus.

2.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lots achieving 90% opacity to a minimum height of seven feet (7) from finished grade.

2.06 Height and Setback Requirements:

A. The setback along State Route 161 By-Pass shall be 40 feet for parking and maneuvering areas and 75 feet for building.

B. The setback along Road A shall be 40 feet for all parking and maneuvering areas and 50 feet for all buildings.

C. Height districts within Subareas 2A and 2B shall be 35 feet as measured per the Columbus Zoning Code.

D. The setback along old S.R. 161 shall be 25 feet for parking and maneuvering areas and 50 feet building.

E. The setback along other roadways including Road C shall be 25 feet for parking and maneuvering areas and 50 feet for building.

2.07 Landscaping/Environmental Treatment:

A. Along Road A frontage, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor, at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 feet treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 foot to 6 foot upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to both Road A and Route 161 By-Pass shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.

D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 2.07A.

E. Tree plantings shall be required within site parking or service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inches caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inches additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inches additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inches additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inches caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items B, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inches caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet in height.

2.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark, brown, bronze or black.

- C. Parking lot lighting shall be no higher than 28 feet.
- D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.
- E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

2.09 Signage:

- A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning districts. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
- B. The height of ground supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains two or more stores dedicated to retail sales.
- C. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and shall be placed within the setback area at a minimum of fifteen (15) feet from the street right-of-way.
- D. All other signage shall be behind the required 40 foot setback, with the exception of one directional entry and exit sign which shall be ground type only and limited to 4 square feet in area per face and shall be located at a minimum of five (5) feet from street right-of-way. In no case, shall such signage interfere with maintaining safe clear-sight distances at driveway entries or exits. Identification logo or name shall not be displayed on directional signage.
- E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- F. No roof signs shall be permitted nor should a sign extend higher than the building.
- G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

2.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way lines of Road A or State Route 161 By-Pass. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

- A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.
- B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.
- C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.
- D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same material utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.
- E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the

exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet -0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subarea 2C

1. INTRODUCTION: Subarea 2C is located on the north side of State Route 161 and adjacent to SR 161 By-Pass. The proposed acreage for Subarea 2C is 45.2 gross acres. Proposed land use will be for regional scale retail.

2. PERMITTED USES: Permitted uses and applicable development standards for Subarea 2C are contained in Section 3356.03 (C-4) and Chapter 3356 (C-4), respectively, of the Columbus City Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea;

- a) book bindery
- b) bus or truck terminal
- c) ice house

3. DEVELOPMENT STANDARDS:

A. Density, Lot, and/or Setback Commitments.

- 1. The permitted maximum site density within Subarea 2C shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.
- 2. The setback along State Route 161 By-Pass shall be 40 feet for parking and maneuvering areas and 75 feet for building.
- 3. Height districts within Subarea 2C shall be 35 feet as measured per the Columbus City Code.
- 4. The setback along old S.R. 161 shall be 25 feet for parking and maneuvering areas and 50 feet building.
- 5. The setback along other roadways including Road C shall be 25 feet for parking and maneuvering areas and 50 feet for building. The setbacks outlined in this section shall not apply to signage.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

- 1. State Route 161 shall contain a right-of-way of a minimum 80 feet.
- 2. Full service cuts shall have a minimum of 900 foot spacing, and restricted curbcuts shall have a minimum 300 foot spacing.
- 3. Any development having full access to SR 161 shall construct an additional lane on SR 161 if required by City of Columbus Division of Transportation. The additional lane shall run for the length of the frontage to facilitate turning traffic off of and on to SR 161. Construction shall be done at the time of development and to specifications of the City of Columbus.
- 4. Size, ratio and type of parking and loading facilities shall be regulated by Columbus City Code under Chapter 3342.
- 5. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lots achieving 90% opacity to a minimum height of six feet (6) from finished grade.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Along Hamilton Road frontage, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor, at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 feet treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 foot to 6 foot upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five shrubs shall be used for every 100 feet of frontage.
2. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.
3. All parking areas adjacent to old SR 161 or Route 161 By-Pass shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.
4. All major entries shall be demarked by utilizing the fencing and landscape material noted in 3(C)(1).
5. Tree plantings shall be required within site parking or service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inches caliper per tree) to total site coverage by buildings and pavement.
 - A. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inches additional for every 4,000 square feet of total site coverage by buildings and pavement.
 - B. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inches additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.
 - C. Over 100,000 square feet: 20 inches of trunk size plus 1 inches additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.
6. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inches caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.
7. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.
8. The landscaping required in items 5,6 and 7 may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus City Code.
9. Minimum tree size shall be no less than 2 1/2 inches caliper for street and/or shade trees, 5 feet in height for evergreen trees and 1 1/2 inch caliper for ornamental trees.
10. If landscaping is used to screen service area, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet in height.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way lines of Hamilton Road or State Route 161 By-Pass. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

- A. Pitched, flat, or mansard roofs shall be permitted. All flat roofs shall be required to have a parapet.
- B. A maximum of three building material types shall be utilized for the exterior of any building. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architecture uniformity.
2. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure except for shopping cart corrals.
3. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same material utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.
4. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.
5. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet-0 inches.
6. All buildings shall be finished utilizing the same materials on all sides of the exterior.
7. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements, the overall building mass will appear to be reduced and will reflect a residential character.
- E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.
1. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark, brown, bronze or black.
3. Parking lot lighting shall be no higher than 28 feet in zone 2 and 38 in zone 1 as shown on the submitted Lighting Plan drawing.
4. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.
5. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.
- F. Graphics and/or Signage Commitments.
1. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning districts. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
2. The height of ground supported signage shall not exceed 20 feet for all retail centers unless higher signage is approved as part of a graphics plan or variance request. A retail center shall be defined as a building that contains two or more stores dedicated to retail sales.
3. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and shall be placed within the setback area at a minimum of fifteen (15) feet from the street right-of-way.
4. All other signage shall be behind the required 40 foot setback, with the exception the retail center signage outlined in items 3F2 above and of one directional entry and exit sign which shall be ground type only and limited to 4 square feet in area per face and shall

be located at a minimum of five (5) feet from street right-of-way. In no case, shall such signage interfere with maintaining safe clear-sight distances at driveway entries or exits. Identification logo or name shall not be displayed on directional signage.

5. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

6. No roof signs shall be permitted nor should a sign extend higher than the building.

7. No flashing, traveling, animated or intermittently illuminated signs shall be used.

G. Miscellaneous Commitments.

N/A

Subarea 3: L-C4

3.01 Description and Acreage:

Subarea 3 contains 43.5 gross acres and is located on the west side of Hamilton Road.

3.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for this Subarea are contained in Section 3355.02 (C4) and Chapter 3355, respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea;

- a) adult bookstore
- b) adult only motion picture
- c) adult only entertainment
- d) book bindery
- e) bus or truck terminal
- f) ice house
- g) poultry killing
- h) stables
- i) tinsmith

3.03 Permitted Density:

The permitted maximum site density within Subarea 3 shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

3.04 Traffic and Circulation:

A. Old Hamilton, north of Road A shall have a minimum 80 foot right-of-way.

B. Relocated Hamilton Road (Road A) shall contain a right-of-way of 120 feet.

C. Full service curbcuts shall be permitted on Hamilton Road at a minimum spacing of 900 feet centerline to centerline. Right-in, right-out curbcuts shall be permitted and spaced at a minimum 300 feet on center from centerline to centerline. Road B shall intersect Road A at a full service curbcut.

D. Curbcuts shall be permitted on old Hamilton Road, north of Road A spaced at a minimum 300 feet from centerline to centerline and either aligned with curbcuts across street or offset a minimum 150 feet.

E. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

3.05 Parking and Loading:

- A. Size, ratio and type of parking and loading facility shall be regulated by the Columbus Zoning Code Chapter 3342.
- B. The view of all loading areas shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

3.06 Height and Setback Requirements:

- A. Setback off relocated Hamilton Road (Road A) shall be 40 feet for all parking and maneuvering areas and 60 feet for all buildings.
- B. All other publicly dedicated local streets including old Hamilton Road north of Road A shall have a 25 feet parking and maneuvering area setback and a minimum 50 foot building setback.
- C. The setback from the rear property line shall be 25 feet for all structures except for the fencing or wall required in 3.07K or 3.07L, respectively, and 50 feet for all parking and maneuvering areas. Said 25 foot setback area shall be used as a buffer area and at no time shall it be used for storage, dumping, or other activity.
- D. Height district within Subarea 3 shall be 35 feet as measured per the Columbus Zoning Code.

3.07 Landscaping/Environmental Treatment:

- A. Along relocated Hamilton Road (Road A) a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 feet green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1- 1/8 inches x 6 inches x 16 feet treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five shrubs shall be used for every 100 feet of frontage.
- B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.
- C. All parking areas adjacent to both relocated Hamilton Road (Road A) and old Hamilton Road (Road F) shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.
- D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 3.07A.
- E. Tree plantings shall be required within site parking or service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.
 - 1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.
 - 2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.
 - 3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.
- F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inches caliper or

greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items E, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service areas containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet above finish grade.

K. The owners shall construct and maintain, within the 25 foot rear setback buffer, a solid fence, or a wall sufficient in design and strength to deter pedestrian trespass of a minimum height of 8 feet.

L. Prior to the construction of any improvements, except grading, the owners shall provide a visibility screen of at least 15 feet in height, within the 25 foot rear setback buffer, which may consist in whole or in part of earth material, conifer vegetation, or the wall or fence referred to in Item K. Where said visibility screen consists in whole or in part of vegetation, the owners' obligations under this section shall be met if:

- A. A height of 15 feet will be attained upon maturity of said vegetation.
- B. A height of 10 feet is attained at the time of planting.
- C. Said materials are so placed as to provide a visibility screen upon maturity.

3.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lot lighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. All lighting within 200 feet of rear property line shall be at a height of not more than 8 feet, except which lights as may be shielded or screened by structure from rear property line.

F. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

3.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. The height of ground supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains two or more stores dedicated to retail sales.

C. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within setback area at a minimum of fifteen (15) feet from street right-of-way.

D. Along Road A, all signage shall be behind the required 40 foot setback, with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) from right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

F. No roof signs shall be permitted nor should a sign extend higher than the building.

G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

3.10 Architectural Requirements:

Within 300 feet of Hamilton Road, south of Road A, the following architectural requirements shall apply. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same material utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet-0 inches.

G. All buildings shall be fully finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern or structural expression equally on all sides of each structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

I. There shall be no exterior sound system either portable or permanent used on owner's property, which can be heard from adjacent property to the west.

Subarea 4: CPD

4.01 Description and Acreage:

Subarea 4 is located on the west side of Hamilton Road and contains approximately 35.9 acres. Subarea 4 will be characterized as a retail/service area and will contain uses such as health club and theater.

4.02 Permitted Uses/Development Standards:

A. Zoning classification will be CPD as set forth in Chapter 3361.

B. Permitted uses and applicable development standard for this Subarea are contained in Sections 3353.01 (C-2), 3355.01 (C-3) plus restaurants that serve alcohol and health club uses and Chapter 3355 (C-3), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from this subarea:

- a. assembly hall
- b. auto park
- c. electric substation
- d. greenhouse and nursery
- e. motel
- f. motor bus terminal
- g. newspaper printing
- h. off-premise graphics

4.03 Permitted Density:

A. The permitted maximum site density within Subarea 4 shall not exceed the ratio of 10,000 gross square feet of building per net acre of site.

B. On the southern half of Subarea 4, no building shall have a footprint greater than 15,000 S.F.

4.04 Traffic and Circulation:

A. Hamilton Road shall contain a right-of-way of 120 feet.

B. Major points of entry shall generally be spaced 900 feet apart.

C. Right-in and right-out curbcuts shall be permitted, however, such right-in and right-out curbcuts shall have a minimum spacing and separation of 300 feet taken from centerline to centerline.

D. Full service curbcuts shall be permitted along the local collector provided that they are spaced a minimum of 200 feet apart and 400 feet back from the intersection of Hamilton Road.

E. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

4.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

B. The view of all loading areas shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

4.06 Height and Setback Requirements:

- A. The setback from Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.
- B. The setback for all other publicly dedicated local access streets shall be 25 feet for all parking and maneuvering areas and 50 feet for buildings.
- C. The setback from the rear property line shall be 25 feet for all structures except for the fencing or wall required in 4.07K and 4.07L, respectively, and 50 feet for all parking areas and maneuvering areas. Said 25 foot setback area shall be used as a buffer area and at no time shall it be used for storage, dumping or other activity.
- D. If existing residential structures convert to commercial uses, all parking areas shall be behind said structure to be converted. This shall also apply if any substantial additions are made to an existing residential structure in its conversion to a commercial use. New construction shall meet the setback requirements set forth in 4.06, paragraph A.
- E. Height district within Subarea 4 shall be 35 feet as measured per the Columbus Zoning Code.

4.07 Landscaping/Environmental Treatment:

- A. Along Hamilton Road, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 feet treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five shrubs shall be used for every 100 feet of frontage.
- B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.
- C. All parking areas adjacent to Hamilton Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.
- D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 4.07A.
- E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.
 - 1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.
 - 2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.
 - 3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.
- F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inches caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.
- G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items B, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service areas containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet above finish grade.

K. The owners shall construct and maintain, within the 25 foot rear setback buffer, a solid fence, or a wall, sufficient in design and strength to deter pedestrian trespass, of a minimum height of 8 feet.

L. Prior to the construction of any improvements, except grading, the owners shall provide a visibility screen of at least 15 feet in height within the 25 foot rear setback buffer, which may consist in whole or in part of earth material, conifer vegetation, or the wall or fence referred to in Item K. Where said visibility screen consists in whole or in part of vegetation, the owners' obligations under this section shall be met if:

A. A height of 15 feet will be attained upon maturity of said vegetation.

B. A height of 10 feet is attained at the time of planting.

C. Said materials are so placed as to provide a visibility screen upon maturity.

M. All parking lot frontage parallel to Hamilton Road shall be interrupted by landscape peninsulas. These shall be located a maximum of 100 feet apart and shall be a minimum of 10 feet wide.

4.08 Lighting:

A. All external outdoor lighting, shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting by a concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lot lighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. All lighting within 200 feet of rear property line shall be at a height of not more than 8 feet, except lights that will be shielded or screened by structure from rear property line.

F. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

4.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. The height of ground supported signage shall not exceed 10 feet except for theaters. Theaters shall have a maximum signage height of 20 feet.

C. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of 15 feet from street right-of-way.

D. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of 5 feet from street right-of-way. In no case, shall signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

F. No roof signs shall be permitted nor should a sign extend higher than the building.

G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

4.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within Subarea 4.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of two building material types shall be utilized for the exterior of any building. Minor accenting of structures through the use of a third building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

I. There shall be no exterior sound system either portable or permanent used on owner's property, which can be heard from adjacent property to the west.

4.11 Additional Architectural Requirements:

Within the first 300 feet from the right-of-way line of Hamilton Road, the following additional architectural requirements shall apply.

A. For all uses constructed within the prescribed zone, all roofs shall be sloped and have a minimum pitch of 4:12. No flat roofs shall be permitted.

B. All buildings within this described zone shall be constructed of brick as the primary exterior material covering at least 60% of building elevation excluding doors and windows. Brick size and color shall be the same for all buildings although brick does not need to come from the same manufacturer.

CPD RESPONSES

Natural Environment

The property is flat to gently rolling and is currently used for agricultural purposes.

Existing Land Uses

To the north and west, are agricultural uses; to the south and east is residential.

Transportation & Circulation

See enclosed text for traffic standards.

Visual Form of the Environment

See enclosed text for architectural standards.

View & Visibility

The development standards require landscaping along Hamilton Road as well as interior landscaping and the clear vision will be maintained at access points.

Proposed Development

At the time of development, utility lines will be extended to the site.

Behavior Patterns

This site is part of the Rocky Fork Planning area which will provide new housing and shopping opportunities for the existing and future population along with a road network which will facilitate traffic movement within the area.

Emission

The development of the site will not have an adverse effect on the level of lights, sounds, smells and dust.

Subarea 5: L-C4

5.01 Description and Acreage:

Subarea 5 is located on the east side of Hamilton Road between the arterial indicated Road A and the local collector Road F. Subarea 5 contains approximately 29.8 gross acres.

5.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for this Subarea are contained in Section 3355.02 (C-4) and Chapter 3355 (C4), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea:

- a) book bindery
- b) bus or truck terminal

5.03 Permitted Density:

A. The permitted maximum density within Subarea 5 shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

5.04 Traffic and Circulation:

A. Hamilton Road and Road A shall contain a 120 foot right-of-way.

B. Road F shall be a local collector and contain a right-of-way no smaller than 60 feet.

C. Right-in, right-out curbcuts along Hamilton Road and Road A shall be permitted as long as they are a minimum of 300 feet apart, centerline to centerline.

D. No full service curbcuts shall be allowed along Road A or Hamilton Road. Temporary curbcut for Road F will be allowed along north property line if needed. Temporary curbcut shall be abandoned with Hamilton Road relocation.

E. Full service curbcuts shall be allowed along the Road F as long as they are spaced a minimum of 200 feet apart, centerline to centerline and are offset no less than 100 feet taking centerline to centerline from curbcuts located on the opposite side of the roads.

F. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

G. Any development in Subarea 5 must participate in the construction of 4 or 5 lane arterial Road A from SR 161 to Hamilton Road to provide reasonable access to this land and to the SR 161 By-Pass. Construction shall be done at the time of development and to specifications of City of Columbus. In the event that city or state funding is not available for this section of Road A when adjacent land is developed, the cost of constructing this street to the extent required to serve the developing land shall be born by the developers.

5.05 Parking and Loading:

A. Parking and loading requirements shall be as those specified within the Columbus Zoning Code under Chapter 3342.

B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building, or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

5.06 Height and Setback Requirements:

A. The setback off Hamilton Road and Road A shall be 40 feet for all parking and maneuvering areas and 60 feet for all buildings.

B. For all other publicly dedicated local streets including Road F, a parking and maneuvering area setback of 25 feet and a building setback of 50 feet shall be used.

C. Height district within Subarea 5 shall be a maximum of 35 feet as measured per the Columbus Zoning Code.

5.07 Landscaping/Environmental Treatment:

A. Along Hamilton Road and Road A, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping to be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts,

with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to both Hamilton Road and Road A shall have headlight screening with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.

D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 5.07A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items E, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

5.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lot lighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

5.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. The height of ground supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains two or more stores dedicated to retail sales.

C. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

D. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

F. No roof signs shall be permitted nor should a sign extend higher than the building.

G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

5.10 Architectural Requirements:

Within 300 feet of Hamilton Road, the following architectural requirements shall apply. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure located on an outparcel developed in conjunction with or as a part of a single identified shopping center shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical or other utility equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expression equally on all sides of each structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subareas 6A, 6B, 6C & 6D: PUD-4

6.01 Description and Acreage:

Subareas 6A, 6B, 6C & 6D shall be approximately 17.6, 48.0, 48.2, 42.2 gross acres, respectively, totaling 156 acres. They are located east of Subarea 5.

6.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for Subareas 6A, 6B and 6C are contained in Section 3332.033 (R2) and Section 3333.02 (AR12) and Chapters 3332 (R2) and 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

B. Permitted uses and applicable development standards for Subarea 6D are contained in Section 3332.029 (SR) and Section 3333.02 (AR12) and Chapters 3332 (SR) and 3333 (AR12) respectively of the Columbus Zoning Code unless otherwise indicated within this limitation text.

6.03 Permitted Density:

Within these Subareas the permitted maximum site density shall be limited to 6.0 units per net acre of site.

6.04 Traffic and Circulation:

A. Road F, Road G, Road I and Thompson Road, shall have a minimum right-of-way of 60 feet.

B. Curbcuts along Road F, Road G & Road I, and Thompson Road shall be spaced at a minimum of 200 feet apart taken centerline to centerline. (If developed as single family, curbcut restriction will not include driveway cuts.)

C. Driveway cuts, where possible, shall occur off side streets minimizing curbcuts off collector streets.

D. Development of 6C shall include construction of Road G and cutting off Thompson Road at Road G.

6.05 Parking and Loading:

A. Size, ratio and type of parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

6.06 Height and Setback Requirements:

A. Setbacks on Road F, Road G, Road I, and Thompson Road shall be 25 feet for parking and maneuvering areas and 50 feet for building of attached residential and 25 feet for parking and maneuvering areas and 35 feet for building of detached residential.

B. Height district within Subarea 6 shall be 35 feet as measured per Columbus Zoning Code.

6.07 Landscaping/Environmental Treatment:

A. If developed in attached residential form, a 3 foot to 5 foot landscaped mound shall be located along the perimeter of Road F, Road G, Road I, and existing Thompson Road. This mound shall be landscaped with a combination of evergreen and deciduous plant material.

6.08 Open Space Requirements:

- A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subareas 7A & 7B: PUD-4

7.01 Description and Acreage:

Subareas 7A & 7B shall contain approximately 151.0 and 43.6 gross acres, respectively and are south of State Route 161 and generally parallel to Rocky Fork Creek. Subarea 7 shall be restricted to single family housing.

7.02 Permitted Uses/Development Standards:

- A. Permitted uses and applicable development standards for these Subareas are contained in Section 3332.029 (SR) and Chapter 3332 (SR) respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

7.03 Permitted Density:

- A. The permitted maximum site density within Subarea 7 shall be restricted to 3.5 dwelling units per net acre of site.

7.04 Traffic and Circulation:

- A. There will be a collector developed through Subarea 7 noted as Street H. Street H shall contain a 60 foot right-of-way.
- B. A second collector shall be developed labeled Street G and this street shall contain a 60 foot right-of-way.
- C. Driveway cuts where possible shall occur off side streets minimizing driveway cuts off Roads H and G.
- D. Road H shall be disconnected between Road B and Morse Road and not continue as straight through connection.

7.05 Parking and Loading:

- A. All parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

7.06 Height and Setback Requirements:

- A. All setback requirements shall be as specified in Section 3332.21 of the Columbus Zoning Code.
- B. Height district within Subarea 7 shall be 35 feet as measured per Columbus Zoning Code.

7.07 Open Space Requirements:

- A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 8: PUD-4

8.01 Description and Acreage:

Subarea 8 is located along the east side of Rocky Fork Creek, south of State Route 161 and shall be approximately 344.0 gross acres. It shall consist of predominantly single-family attached or detached housing.

8.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Sections 3332.029 (SR) and 3333.02 (AR12) and Chapters 3332 (SR) and 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

B. A maximum of 73 attached units shall be permitted within Subarea 8.

8.03 Permitted Density:

A. The permitted maximum site density within Subarea 8 shall be one (1) dwelling unit per net acre of site.

8.04 Traffic and Circulation:

A. State Route 161 shall have a minimum 60 foot right-of-way.

B. Maximum of one entry off SR 161 shall be permitted.

C. All other publicly dedicated streets including Road L shall have a minimum right-of-way of 60 feet.

D. No single family lots shall have direct access to SR 161 except from publicly dedicated streets.

8.05 Parking and Loading:

A. Parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

8.06 Height and Setback Requirements:

A. The setback off State Route 161 shall be 40 feet for pavement and 50 feet for buildings. All other publicly dedicated streets shall have setbacks as required in Sections 3332.21 and 3333.18 of the Columbus Zoning Code.

B. Height district within Subarea 8 shall be 35 feet as measured per Columbus Zoning Code.

8.07 Landscaping/Environmental Treatment:

A. Along SR 161, a 40 foot green space corridor shall be established from edge of right-of-way. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor, at a minimum distance of 30 feet from the right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Along the 161 frontage, lot orientation shall be such to discourage rear facing houses on to 161 vs. front or side facing.

8.08 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning districts. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

C. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off site.

D. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

8.09 Open Space Requirements:

A. Open space requirement with Subarea 8 shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 9: L-C2

9.01 Description and Acreage:

Subarea 9 will be on the south side of State Route 161, west of Rocky Fork Creek and will contain 14.2 gross acres. Subarea 9 will be utilized for a residential sales and reception center.

9.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Section 3353.01 (C2 and Chapter 3353 (C2), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

9.03 Permitted Density:

A. Within Subarea 9, the permitted maximum site density shall be restricted to 8,000 gross square feet of building per net acre of site.

9.04 Traffic and Circulation:

A. State Route 161 shall have a minimum 60 foot right-of-way.

9.05 Parking and Loading:

A. All parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building, or parking lot achieving 90% opacity to a minimum of seven (7) feet from finished grade.

9.06 Height and Setback Requirements:

A. The setback off State Route 161 shall be 40 feet for parking and maneuvering areas and 50 feet for buildings.

B. Height district within Subarea 9 shall be 60 feet as measured per Columbus Zoning Code.

9.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along State Route 161 within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 feet treated wood boards attached to 6 to 7 inches treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Route 161 shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the adjacent parking area. Headlight screening may be in the form of an evergreen hedge, earth mounding, or walls.

D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 9.07A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items E, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

9.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lot lighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

9.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning districts. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. All ground supported signage utilized for primary identification shall be limited to a maximum height no greater than 6 feet and a

maximum of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

C. All other signage shall be behind the required 40 foot green space corridor with the exception of one directional entry and exit sign located at each entrance, which shall be ground type and be limited to 4 square feet of area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

D. At the discretion of the applicant, signage may be located on stone, brick or stucco bases provided that the material used for the sign base is also the same material utilized on the building to which the sign references.

E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

F. No roof signs shall be permitted nor should a sign extend higher than the building.

G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

9.10 Architectural Requirements:

The following additional architectural requirements shall apply to those uses located within Subarea 9.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material may be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical or other utility equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern or structural expression equally on all sides of each structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, overall building mass will appear to be reduced and will reflect a residential character.

Subareas 10A & 10B: PUD-4

10.01 Description and Acreage:

Subareas 10A & 10B are located east of Hamilton Road on the north and south sides of Thompson Road and shall contain multi-family housing and will consist of approximately 30.8 and 15.2 gross acres, respectively.

10.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for these Subareas are contained in Section 3333.02 (AR12) and Chapter 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

10.03 Permitted Density:

The permitted maximum site density within these Subareas shall be limited to eight dwelling units per net acre of site.

10.04 Traffic and Circulation:

A. Along the south and east border of Subareas 10A and B, a collector shall be developed labeled Road G and Thompson Road. This collector shall have a 60 foot right-of-way.

B. Road J shall have a minimum right-of-way of 60 feet.

C. Curbscuts shall be spaced at a minimum of 200 feet apart measured centerline to centerline.

D. Construction of Road 3 shall include cutting off Thompson Road as per the design requirements of the Division of Traffic Engineers.

10.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

10.06 Height and Setback Requirements:

A. Setback off Road G, Road J and Thompson Road shall be 25 feet for parking and maneuvering areas and 50 feet for building.

B. Height district within Subarea 10 shall be 35 feet as measured per the Columbus Zoning Code.

10.07 Landscaping/Environmental Treatment:

A. A 3 foot to 5 foot landscaped mound shall be required along the perimeter of Road G, Road J, and Thompson Road and will be landscaped with a combination of evergreen and deciduous plant material.

10.08 Signage:

A. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

B. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.

C. Site signage shall have a maximum height of 6 square feet and a maximum area of 32 square feet per sign face.

10.09 Open Space Requirements:

A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subareas 11A & 118: PUD-4

11.01 Description and Acreage:

Subareas 11A and 11B are approximately 55.7 and 63.8 gross acres, respectively and are located along the north side of Morse Road, just west of Rocky Fork Creek. Land use within Subarea 11 will be predominantly multifamily or attached type housing.

11.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for these Subareas are contained in Section 3333.02 (AR12) and Chapter 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

11.03 Permitted Density:

A. The permitted maximum site density within Subareas 11A and B shall be eight dwelling units per net acre of site.

11.04 Traffic and Circulation:

A. Morse Road shall have a minimum right-of-way of 80 feet.

B. The north/south collector, Road H, shall have a minimum right-of-way of 60 feet.

C. No development units shall front on Morse Road.

D. Minimize buildings fronting on Road H.

E. Along the north/south collector (Road H), curbcuts shall be spaced a minimum of 200 feet measured centerline to centerline.

F. Along Morse Road, curbcuts shall be spaced a minimum of 400 feet measured centerline to centerline.

G. An east/west collector (Road I) shall have a 60 foot right-of-way.

11.05 Parking and Loading:

A. Size, ratio and type of parking facility shall be regulated by Columbus Zoning Code under Chapter 3342.

11.06 Height and Setback Requirements:

A. The setback off Morse Road shall be 40 feet for parking and maneuvering areas and 75 feet for buildings.

B. Setbacks from publicly dedicated local access streets including Road H shall be 25 feet for parking and maneuvering areas and 50 feet for buildings.

C. The height district for Subarea 11 shall be 35 feet as measured per Columbus Zoning Code.

11.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along Morse Road within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from the right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor, such trees shall be those specified in Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Morse Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of adjacent parking area. Headlight screening shall be in the form of either evergreen hedge or earth mounding.

D. Major entries shall be demarked utilizing the fencing and landscape material noted in 11.07A.

E. Minimum tree size shall be 2 inch caliper for shade and street trees, 4 feet to 6 feet in height evergreen trees and 1 inch caliper for ornamental trees.

11.08 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning districts. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

C. All site signage will be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.

D. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

11.09 Open Space Requirements:

A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 13: L-C4

13.01 Description and Acreage:

Subarea 13 is located along the east side of Hamilton Road, south of Thompson Road. Subarea 13 consists of 12.9 gross acres and will contain community scale/local retail.

13.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Section 3355.02 (C4) and Chapter 3355 (C4), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea:

- a) adult bookstore
- b) adult only motion picture
- c) adult only entertainment
- d) book bindery
- e) bus or truck terminal
- f) ice house
- g) poultry killing
- h) stables
- i) tinsmith

13.03 Permitted Density:

A. The permitted maximum site density within Subarea 13 shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

13.04 Traffic and Circulation:

- A. Hamilton Road shall contain a 120 foot right-of-way.
- B. Along the northern edge of Subarea 13, Road 3 (Thompson Road) shall contain a 60 foot right-of-way.
- C. Two full service curbcuts (containing a median break, if necessary) shall be provided for Subarea 13 on to Thompson Road.
- D. Right-in, right-out curbcuts along Thompson Road shall be permitted as long as they are a minimum 200 feet apart, centerline to centerline.
- E. Curbcuts along collector road J shall be spaced at a minimum 200 feet apart taken centerline to centerline.
- F. One full service curbcut (containing a median break, if necessary) shall be provided for Subarea 13 on to collector road J.
- G. One right-in, right-out curbcut along Hamilton Road shall be permitted as long as it is a minimum 200 feet, centerline to centerline from Thompson Road.
- H. One full service curbcut shall be permitted along Hamilton Road, provided such curbcut shall be located 480 feet centerline to centerline from Thompson Road. The City of Columbus reserves to itself the right to construct a barrier median strip in Hamilton Road which would make this curbcut right-in, right-out only.
- I. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.
- J. Road J shall be a collector and have a minimum right-of-way of 60 feet.

13.05 Parking and Loading:

- A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.
- B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

13.06 Height and Setback Requirements:

- A. The setback along Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.
- B. The setback along all other streets shall be 25 feet for parking and maneuvering areas and 50 feet for building.
- C. Height district within Subarea 13 shall be 35 feet as measured per Columbus Zoning Code.

13.07 Landscaping/Environmental Treatment;

- A. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along Hamilton Road within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from the right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 foot to 6 foot upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.
- B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35

feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Hamilton Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.

D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 13.07A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items E, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

13.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lot lighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

13.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. The height of ground supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains 2 or more stores dedicated to retail sales.

C. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of way.

D. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of- way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

F. No roof signs shall be permitted nor should a sign extend higher than the building.

G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

13.10 Architectural Requirements:

The following architectural requirements shall apply to those uses located within 300 feet of the right-of-way line of Hamilton Road. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical or other utility equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expression equally on all sides of each structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subareas 14A, 14B, & 14C: L-C4 & L-C5

14.01 Description and Acreage:

Subarea 14A, 14B and 14C shall contain 40.8, 8.1 and 2.5 gross acres, respectively, totaling 51.4 acres. They are located on the east side of Hamilton Road. Subarea 14A and 14B are adjacent to Road J. Uses within Subarea 14 shall be characterized as retail in nature.

14.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for Subareas 14A and 14B are contained in Section 3355.02 (C4) and Chapter 3355 (C4), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea:

- a) adult bookstore
- b) adult only motion picture
- c) adult only entertainment
- d) book bindery
- e) bus or truck terminal
- f) ice house
- g) poultry killing
- h) stables
- i) tinsmith

B. Permitted uses and applicable development standards for Subarea 14C are contained in Section 3357.01 (C5) and Chapter 3357 (C5), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

C. The development standards shall apply to all three Subareas unless otherwise indicated.

14.03 Permitted Density:

A. The permitted maximum site density of Subareas 14A, 14B and 14C shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

14.04 Traffic and Circulation:

A. Hamilton Road shall contain a right-of-way of a 120 feet.

B. Road J shall be a collector and have a minimum right-of-way of 60 feet.

C. Major points of entry shall be generally spaced at 650 feet apart taken centerline to centerline.

D. All major vehicular entries to the retail centers may be a landscaped boulevard.

E. Right-in and right-out curbcuts are permitted, however, such curbcuts shall have a minimum spacing and separation of 200 feet taken centerline to centerline.

F. Curbcuts located on Road J shall be spaced at a minimum of 200 feet apart taken centerline to centerline.

G. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

14.05 Parking and Loading:

- A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.
- B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

14.06 Height and Setback Requirements:

- A. The setback along Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.
- B. The setback along Road J shall be 25 feet for parking and maneuvering and 50 feet for building.
- C. Height district within Subarea 14 shall be 60 feet as measured per Columbus Zoning Code.

14.07 Landscaping/Environmental Treatment for Subareas 14A and 14B:

A. Within the required 40 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along Hamilton Road within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Hamilton Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.

D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 14.07A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet; 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items B, F and C may be used to offset the parking lot landscaping requirements contained in Chapter

3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

14.08 Landscaping/Environmental Treatment for Subarea 14C:

A. Within the required 40 foot green space corridor along Hamilton Road, fencing and landscaping shall be required for a minimum of 65% of the frontage within Subarea 14C, such fencing and landscaping shall be uniformly placed within the last 10 feet from right-of-way of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of 3 -board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 foot on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shades trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planning shall be required within the green space corridor, such trees shall be those specified in the Columbus Street Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Hamilton Road shall have headlight screening parallel to frontage with a minimum height of 30 inches measured from the elevation of the nearest section of adjacent parking area. Parking lot screening shall be in the form of evergreen hedge, earth mounding, or walls.

D. Major entries shall be demarked by utilizing the fencing and landscape material noted in 14.08A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inches caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. Minimum tree size shall be 2 inch caliper for street trees and shade trees, 4 feet to 6 feet height for evergreen trees and 1 inch caliper for ornamental trees.

G. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

14.09 Lighting:

A. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

B. Parking lot lighting shall be no higher than 28 feet.

- C. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.
- D. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

14.10 Signage:

- A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
- B. The height of ground supported signage shall not exceed 20 feet for all retail centers. A retail center shall be defined as a building that contains 2 or more stores dedicated to retail sales.
- C. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.
- D. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.
- E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- F. No roof signs shall be permitted nor should a sign extend higher than the building.
- G. No flashing, traveling, animated or intermittently illuminated signs shall be used.

14.11 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way line of Hamilton Road. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

- A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper. Roof requirements shall not apply to service station canopies.
- B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.
- C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.
- D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.
- E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subarea 15: PUD-4

15.01 Description and Acreage:

Subarea 15 is located east of Road J on the south side of Thompson Road and shall contain multi-family, cluster or detached single family housing. It consists of approximately 37.1 gross acres.

15.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Sections 3332.033 (R-2) and 3333.02 (AR12) and Chapters 3332 (R2) and 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

15.03 Permitted Density:

The permitted maximum site density within Subarea 15 shall be limited to eight dwelling units per net acre of site.

15.04 Traffic and Circulation:

A. Along the west border of Subarea 15, a road shall be developed labeled Road J. Road J shall have a 60 foot right-of-way.

B. Curbcuts shall be spaced at a minimum 200 feet apart measured centerline to centerline.

15.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

15.06 Height and Setback Requirements:

A. Setback off Road 3 shall be 25 feet for parking and maneuvering areas and building setback of 50 feet for attached residential and 35 feet for detached residential.

B. Height district within Subarea 15 shall be 35 feet as measured per the Columbus Zoning Code.

15.07 Landscaping/Environmental Treatment:

A. A 3 foot to 5 foot landscaped mound shall be required along the perimeter of Road J and will be landscaped with a combination of evergreen and deciduous plant material except where the existing trees along Road J provide a buffer. In that instance the trees shall be maintained subject to sound forestry practices. At the time of development the property owner shall indicate what trees are to remain and what areas are to be mounded and landscaped subject to the review and approval of the Development Regulation Administrator.

15.08 Signage:

A. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

B. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.

C. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

15.09 Open Space Requirements:

A. Open space requirement shall be 600 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 16: L-C5

16.01 Description and Acreage:

Subarea 16 contains approximately 1.4 gross acres and is located within the northeast corner of Morse and Hamilton Road. Subarea 16 will be characterized by community scale/local retail.

16.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Section 3357.01 (C5) and Chapter 3357 (C5), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

16.03 Permitted Density:

A. The permitted maximum site density within Subarea 16 shall not exceed 12,000 gross square feet of building per net acre of site.

16.04 Traffic and Circulation:

A. Morse Road from Hamilton Road east shall contain a minimum right-of-way of 80 feet.

B. Hamilton Road shall contain a right-of-way of 120 feet.

C. One shared full service curbcut shall be located on Morse Road and one shared full service curbcut shall be located on Hamilton Road.

D. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

16.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

16.06 Height and Setback Requirements:

A. The setback from Morse and Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.

B. Height district within Subarea 16 shall be 35 feet as measured per Columbus Zoning Code.

16.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor along Hamilton and Morse Roads, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from the right-of-way. The fencing shall consist of a 3-

board fence that is painted or stained white and is 54 feet in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face board, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet-6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 3 shrubs shall be used for every 100 feet of frontage.

B. Street tree planning shall be required within the green space corridor, such trees shall be those specified in the Columbus Street Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to both Hamilton and Morse Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of adjacent parking area. Parking lot screening shall be in the form of an evergreen hedge, earth mounding, or walls.

D. Major entries shall be demarked by utilizing the fencing and landscape material noted in 16.07A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. Minimum tree size shall be 2 inch caliper for Street trees and shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

G. If landscaping is used to screen service area containing dumpster, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

16.08 Lighting:

A. All external outdoor lighting shall be cutoff type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lotlighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

16.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. Outparcel ground supported signage utilized for primary identification shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

C. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

D. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

E. No roof signs shall be permitted nor should a sign extend higher than the building.

F. No flashing, traveling, animated or intermittently illuminated signs shall be used.

16.10 Architectural Requirements:

The following architectural requirements shall apply to those buildings located within Subarea 16.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper. Roof requirements shall not apply to service station canopies.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of material common to other such outparcel structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical or other utility equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

E. Building illumination may be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expression equally on all sides of each structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subarea 17: L-C4

17.01 Description and Acreage:

Subarea 17 contains approximately 13.3 gross acres and is located within the northeast corner of Morse and Hamilton Road. Subarea 17 will be characterized by community scale/local retail.

17.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for this Subarea are contained in Section 3356.02 (C4) and Chapter 3356 (C4), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea:

- a) adult bookstore
- b) adult only motion picture
- c) adult only entertainment
- d) book bindery
- e) bus or truck terminal
- f) ice house
- g) poultry killing
- h) stables
- i) tinsmith

17.03 Permitted Density:

A. The permitted maximum site density within Subarea 17 shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

17.04 Traffic and Circulation:

A. Morse Road from Hamilton Road east shall contain a minimum right-of-way of 80 feet.

B. Hamilton Road shall contain a right-of-way of 120 feet.

C. Two full service curbcuts shall be located on Morse Road and one shared (with Subarea 14B) full service curbcut shall be located on Hamilton Road.

D. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

17.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

17.06 Height and Setback Requirements:

A. The setback from Morse and Hamilton Road shall be 40 feet for parking and maneuvering areas and 75 feet for building.

B. Height district within Subarea 17 shall be 35 feet as measured per Columbus Zoning Code.

17.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor along Hamilton and Morse Roads, fencing and landscaping shall be required for a minimum of 65% of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from the right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and

evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, three evergreen trees, three ornamental trees, and two shade trees and at least five shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor, such trees shall be those specified in the Columbus Street Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to both Hamilton and Morse Road shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of adjacent parking area. Parking lot screening shall be in the form of an evergreen hedge, earth mounding or walls.

D. Major entries shall be demarked by utilizing the fencing and landscape material noted in 17.07A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of the prior tree planting shall be integrated within parking service areas. Existing trees of 3 inches caliper or greater may offset two-thirds of this requirement. Maximum possible green space shall be provided to also minimize extensive unbroken hard surface areas.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items B, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be 2 inch caliper for street trees and shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

17.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lot lighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

17.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

C. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

17.10 Architectural Requirements:

The following architectural requirements shall apply to those uses located within 300 feet of Hamilton Road. However, the requirements do not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

A. ~~A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.~~ **Pitched, flat, or mansard roofs shall be permitted. All flat roofs shall be required to have a parapet.**

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. ~~At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architectural uniformity.~~

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical or other utility equipment on the ground shall be fully screened from view by wall, fence or landscaped material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 feet-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expression equally on all sides of each structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

18.01 Description and Acreage:

Subarea 18 contains approximately 97.9, 1.0, 27.7, 9.5, 14.5, 8.8, 14.4, 5.7 gross acres, respectively, totaling 179.5 acres and is located adjacent to Road A and SR 161 or SR 161 By-Pass.

18.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for these Subareas are contained in Section 3356.02 (C4) and Chapter 3356 (C4), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

1. The following uses are excluded from the subarea:

- a) adult bookstore
- b) adult only motion picture
- c) adult only entertainment
- d) book bindery
- e) bus or truck terminal
- f) ice house
- g) poultry killing
- h) stables
- i) tinsmith

18.03 Permitted Density:

The permitted maximum site density within these Subareas shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

18.04 Traffic and Circulation:

- A. Relocated Hamilton Road and Road A shall contain a right-of-way of 120 feet.
- B. Old Hamilton Road shall contain a minimum right-of-way of 80 feet.
- C. State Route 161 shall have a minimum right-of-way of 80 feet.
- D. The north/south connector to the east, labeled Road B shall have a 60 feet minimum right-of-way. (Right-of-way may widen at intersection.)
- E. Future signalized or full service intersections along Road A shall be spaced 900 feet apart from centerline to centerline.
- F. Additional restricted curbcuts shall be permitted on Road A at a minimum spacing of 300 feet apart from centerline to centerline.
- G. Full service entries located on Road A may have landscaped medians at the entry.
- H. Any other curbcut along Road A shall be right-turn in and out only and at least 300 feet from centerline to centerline from any other curbcut.
- I. Along SR 161, full service curbcuts shall be spaced a minimum of 900 feet centerline to centerline from other curbcuts and restricted curbcuts shall be spaced a minimum of 300 feet apart.
- J. Along old Hamilton Road, full service curbcuts shall be located a minimum of 650 feet measured from centerline to centerline. Northernmost cut shall be aligned with curb cut from Blendon Beecham properties. Parcel # 545-169673.
- K. One right-in, right-out curbcut shall be allowed between Road C and 161 and no curbcut shall be allowed on Road A between Road C and 161 ramp.

L. Any development having full access to Hamilton Road shall construct an additional lane on Hamilton Road if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic on to and off of Hamilton Road. Construction shall be done at time of development and to specifications of City of Columbus.

M. Any development in areas 18A, 18B, 18C, and 18D must participate in the construction of 4 or 5 lane arterial Road A from SR 161 to Hamilton Road to provide reasonable access to this land and to the SR 161 By-Pass. Construction shall be done at the time of development and to specifications of City of Columbus. In the event that city or state funding is not available for this section of Road A when adjacent land is developed, the cost of constructing this street to the extent required to serve the developing land shall be born by the developers.

N. Any development having full access to SR 161 shall construct an additional lane on SR 161 if required by City of Columbus Division of Traffic. The additional lane shall run for the length of the frontage to facilitate turning traffic off of and on to SR 161. Construction shall be done at the time of development and to specifications of the City of Columbus.

18.05 Parking and Loading:

A. Size, ratio and type of loading and parking facility shall be regulated by the Columbus Zoning Code Chapter 3342.

B. The view of all loading docks shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

18.06 Height and Setback Requirements:

A. Setback from the proposed 120 foot Hamilton Road right-of-way shall be 40 feet for all parking and maneuvering areas and 60 feet for all buildings.

B. Setback from the 80 foot SR 161 right-of-way for Subareas 18A and 18E shall be 25 feet for all parking and maneuvering areas and 50 feet for all buildings.

C. The setback from SR 161 for Subarea 18D and 18F shall be 40 feet for parking and maneuvering, 50 feet for building.

D. All other publicly dedicated local streets in Subarea 18 shall have a 35 foot parking and maneuvering setback and a 50 foot building setback.

E. The setback from SR 161 By-Pass shall be 40 feet for parking and maneuvering, 75 feet for building.

F. The height district for Subarea 18 shall be 60 feet as measured per Columbus Zoning Code.

18.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor along SR 161 and Road A, fencing and landscaping shall be required for a minimum of 65% of the frontage along Road A within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation) and evergreen trees (height 4 feet-6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to both Hamilton Road and Route 161 shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.

- D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 18.07A.
- E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.
1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.
 2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.
 3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.
- F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inch caliper or greater may offset 2/3 of this requirement.
- G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.
- H. The landscaping required in items B, F and G may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.
- I. Minimum tree size shall be no less than 2 inch caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.
- J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

18.08 Lighting:

- A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from concealed source.
- B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.
- C. Parking lot lighting shall be no higher than 28 feet.
- D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.
- E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

18.09 Signage:

- A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
- B. Outparcel ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.
- C. All other signage shall be behind the required 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet

from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

18.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way lines of Road A. However, the requirement does not apply to buildings in which at least 80% of their ground floor footprint lies outside designated zone.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure, located on an outparcel developed in conjunction with or as part of a single identified shopping center, shall be constructed of materials common to other such outparcel structures. This will achieve overall architecture uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscape material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations must be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subareas 19A & 19B: L-M2

19.01 Description and Acreage:

Subareas 19A & 19B are located on the north side of State Route 161 and contain 41.4 and 79.8 gross acres, respectively. Subarea 19 will contain office and flex type office/distribution type uses.

19.02 Permitted Uses/Development Standards:

Permitted uses and applicable development standards for these Subareas are contained in Section 3367.01 (M2) and Chapter 3367 (M2), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

19.03 Permitted Density:

A. Within Subareas 19A and 19B, permitted maximum site density shall not exceed the ratio of 12,000 gross square feet of building per net acre of site.

19.04 Traffic Circulation:

A. All publicly dedicated streets, including Road C, Road D and Road E, shall have a minimum of 60 foot right-of-way.

B. State Route 161 shall contain a right-of-way not less than 80 feet west of Road B and a minimum of 60 feet east of Road B.

C. One full service curbcut shall be permitted along State Route 161.

D. Two right-in, right-out curbcuts shall be permitted along Road C and Road D provided that such curbcuts are a minimum 200 feet apart measured centerline to centerline.

E. Full service curbcuts shall be allowed along Road C and D, as long as they are located no closer than 200 feet and either aligned with curbcut across the street or offset a minimum of 100 feet.

F. Any development having full access to SR 161 (excluding public streets) shall construct a left turn stacking lane on SR 161 at the full access point into the development. Construction to be done at time of development and to specifications of City of Columbus.

19.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

B. The view of all loading docks and service areas shall be fully screened on all sides from any adjacent roadway, building or parking lot achieving 90% opacity to a minimum height of seven (7) feet from finished grade.

19.06 Height and Setback Requirements:

A. The setback along State Route 161 shall be 50 feet for all parking and maneuvering areas and 50 feet for all buildings.

B. All other publicly dedicated streets within Subarea 19 including Road C, Road D, and Road B shall have a pavement setback of 50 feet and a building setback of 50 feet.

C. Side yards shall be 25 feet for parking and maneuvering areas and buildings.

D. Rear yards shall be 25 feet for parking and maneuvering areas and buildings.

E. Height district within Subarea 19 shall be 35 feet as measured per Columbus Zoning Code.

F. The setback from 161 By-Pass shall be 50 feet for parking and maneuvering areas, 75 feet for building.

19.07 Landscaping/Environmental Treatment:

A. Within the required 50 foot green space corridor, fencing and landscaping shall be required for a minimum of 65% of the frontage along SR 161 within each parcel. Such fencing and landscaping to be uniformly placed within the last 10 feet of the required 50 foot green space corridor at a minimum distance of 40 foot from right-of-way. The fencing shall consist of a 3- board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face boards, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation), and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree planting shall be required within the green space corridor. Such trees shall be those specified in the Columbus Street Tree Program guidelines from City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 feet on center and located at 1 foot from edge of right-of-way.

C. All parking areas adjacent to Route 161 shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.

D. All major entries shall be demarked by utilizing the fencing and landscape material noted in 19.07A.

E. Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 2 inch caliper per tree) to total site coverage by buildings and pavement.

1. 0 to 20,000 square feet: 6 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement.

2. 20,001 to 100,000 square feet: 10 inches of trunk size plus 1 inch additional for every 4,000 square feet of total site coverage by buildings and pavement over 20,001 square feet.

3. Over 100,000 square feet: 20 inches of trunk size plus 1 inch additional for every 6,500 square feet of total site coverage by buildings and pavement over 100,000 square feet.

F. At least 50% of required tree planting shall be integrated within parking or service areas. Existing trees of 3 inches caliper or greater may offset 2/3 of this requirement.

G. Landscape islands are required within parking lots and shall be provided at a rate of 5 square feet of landscaped area per 100 square feet of vehicular use area in such a manner as to visually break up large expanses of pavement.

H. The landscaping required in items B, F and C may be used to offset the parking lot landscaping requirements contained in Chapter 3342 of the Columbus Zoning Code.

I. Minimum tree size shall be no less than 2 inches caliper for street and/or shade trees, 4 feet to 6 feet in height for evergreen trees and 1 inch caliper for ornamental trees.

J. If landscaping is used to screen service area containing dumpsters, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than seven feet (7) above finish grade.

19.08 Lighting:

A. All external outdoor lighting shall be cut-off type fixtures (downlighting). However, buildings and landscaping may be illuminated with uplighting from a concealed source.

B. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer type or family to ensure aesthetic compatibility. All light poles and standards shall be in dark brown, bronze or black.

C. Parking lot lighting shall be no higher than 28 feet.

D. Building mounted lighting within service areas shall be designed in such a way that no light spillage offsite occurs.

E. Landscaping at entries to parking lots and buildings shall be uplighted by ground mounted concealed fixtures.

19.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the appropriate zoning district. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. All ground supported signage shall be limited to a maximum height of 6 feet and a maximum area of 50 square feet and may be

placed within the setback area at a minimum of fifteen (15) feet from street right-of-way.

C. All other signage shall be behind the 40 foot setback with the exception of one directional entry and exit sign located at each entrance which shall be ground type only and limited to 4 square feet in area per face and located at a minimum of five (5) feet from street right-of-way. In no case shall such signage interfere with maintaining safe clear sight distances at driveway entries and exits. Identification logo or name shall not be displayed on directional signage.

D. At the discretion of the applicant, signage may be located on stone, brick or stucco bases provided that the material used for the sign base is also the same material utilized on the building to which the sign references.

E. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.

F. No roof signs shall be permitted nor should a sign extend higher than the building.

G. No flashing, traveling, animated or intermittently illuminated sign shall be used.

19.10 Architectural Requirements:

The following additional architectural requirements shall be applied to those uses located within 300 feet of the right-of-way lines of State Route 161 and the 161 By-Pass.

A. A residential appearing roof shall be required and structures that appear to have flat roofs shall specifically be prohibited. A residential appearing roof shall be defined as a roof structure with a minimum pitch of 6:12 and a maximum roof of 12:12. The height of the roof element shall not be less than 40% of the overall height of the building as measured from finish floor to top of roof. Once the roof element has reached the 40% level, then the roof may be flattened or depressed so long as the flattened or depressed portion of the roof is not visible from adjacent parking, service areas or roadways. See Figure A. The sloped roof noted above shall be finished with one of the following materials: dimensional asphalt shingles, wood shakes, slate, composite slate, tile, standing metal seam, or copper.

B. A maximum of three building material types shall be utilized for the exterior of any building including roof material. Minor accenting of structures through the use of a fourth building material shall be permitted. At least 30% of each structure located on an outparcel developed in conjunction with or as part of a single identified shopping center shall be constructed of material common to other such outparcel structures. This will achieve overall architectural uniformity.

C. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

D. Mechanical equipment or other utility hardware on the roof of a building shall be screened from view by same materials utilized on building roof or exterior. Color shall also match building exterior or roof. Mechanical and all other equipment on the ground shall be fully screened from view by wall, fence or landscaped material utilizing the same material or character of the building.

E. Building illumination shall be permitted provided such light source is concealed. No colored light shall be used to light the exterior of any building.

F. Blank facades on rear of buildings will not be permitted, therefore, articulating such facades with recesses, fenestrations, fences or pilasters is required. Such articulation shall be evenly spaced along the building elevation at a distance no greater than 20 foot-0 inches.

G. All buildings shall be finished utilizing the same materials on all sides of the exterior.

H. It is recommended that in addition to using building elements to articulate building mass, individual elevations shall be articulated with fenestrations, pattern or structural expressions equally on all sides of the structure. Through the use of articulated building elements such as porticoes, dormers, recesses and other such elements, the overall building mass will appear to be reduced and will reflect a residential character.

Subarea 20: PUD-8

20.01 Description and Acreage:

Subarea 20 is located on the south side of State Route 161 and west of the proposed road labeled Road B. Subarea 20 is approximately 75.9 gross acres and will contain lower density multi-family housing and/or single-family housing.

20.02 Permitted Uses/Development Standards:

A. Permitted Uses and applicable development standards for this Subarea are contained in Section 3333.02 (AR12) and Section 3332.09 (SR) and Chapter 3333 (AR12) and Chapter 3332 (SR), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

20.03 Permitted Density:

A. The permitted maximum site density within Subarea 20 shall not exceed 8.0 units per net acre of site.

20.04 Traffic and Circulation:

A. State Route 161 shall have a minimum right-of-way of 80 feet west of Road B and a minimum right-of-way of 80 feet east of Road B.

B. Maximum of two access points to SR 161 shall be provided in addition to Road B.

C. Road B shall have a minimum right-of-way of 60 feet.

D. No curbcuts shall be permitted on Road B within 200 feet of the intersection of State Route 161.

E. All other full service curbcuts on Road B shall be spaced a minimum 200 feet apart measured centerline to centerline and shall either align with curbcuts across the road or be offset a minimum of 100 feet taken centerline to centerline.

F. Any multi-family development having full access to SR 161 (excluding public streets) shall construct a left turn stacking lane on SR 161 at the full access point into the development. Construction to be done at time of development and to specifications of City of Columbus.

20.05 Parking and Loading:

A. Size, ratio and type of parking and loading facilities shall be regulated by Columbus Zoning Code under Chapter 3342.

20.06 Height and Setback Requirements:

A. Along State Route 161, there shall be a 40 foot parking and maneuvering area setback and a 50 foot building setback. Along all other publicly dedicated streets, including Road B, there shall be a 25 foot parking and maneuvering area setback and a 50 foot building setback.

B. Height district within Subarea 20 shall be 35 feet as measured per Columbus Zoning Code.

20.07 Landscaping/Environmental Treatment:

A. Within the required 40 foot green space corridor from SR 161, fencing and landscaping shall be required for a minimum of 65 percent of the frontage within each parcel. Such fencing and landscaping shall be uniformly placed within the last 10 feet of the required 40 foot green space corridor at a minimum distance of 30 feet from right-of-way. The fencing shall consist of a 3-board fence that is painted or stained white and is 54 inches in height. It shall be constructed of 1-1/8 inches x 6 inches x 16 foot treated wood boards attached to 6 to 7 inch treated posts, with face board, located 8 feet on center. The landscaping shall consist of deciduous shade trees (minimum 2 inch caliper upon installation), ornamental trees (minimum 1 inch caliper upon installation) and evergreen trees (height 4 feet to 6 feet upon installation). Evergreen and/or deciduous shrubs and mounding may be used. To insure the utilization of a variety of plant material, 3 evergreen trees, 3 ornamental trees, and 2 shade trees and at least 5 shrubs shall be used for every 100 feet of frontage.

B. Street tree plantings shall be required in the remaining 30 feet within the green space corridor, and such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester and have a minimum caliper upon planting of 2 inches and a minimum spacing of 35 foot on center and located 1 foot from edge of right-of-way.

C. All parking areas adjacent to Route 161 shall have headlight screening parallel to the frontage with a minimum height of 30 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be done with either an evergreen hedge or earth mounding.

D. Along Road B, a 3 feet to 5 feet landscaped mound shall be installed along the road perimeter. This mound shall be landscaped with a mixture of evergreen and deciduous plant material.

20.08 Signage:

A. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

B. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.

C. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

20.09 Open Space Requirements:

A. Open space requirement shall be 750 square feet per unit. This open space shall be in addition to any required yard space.

Subareas 21A & 21B: PUD-8

21.01 Description and Acreage:

Subareas 21A & 21B contain approximately 25.1 and 9.8 gross acres, respectively, and are south of State Route 161 and generally parallel to Rocky Fork Creek. Subarea 21 shall be restricted to single-family housing.

21.02 Permitted Uses/Development Standards:

A. Permitted uses and applicable development standards for these Subareas are contained in Section 3332.029 (SR) and Chapter 3332 (SR), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

21.03 Permitted Density:

A. The permitted maximum site density within these Subareas shall be restricted to 3.5 dwelling units per net acre of site.

21.04 Traffic and Circulation:

A. There will be a road developed through Subareas 21A and 21B noted as Road H. Road H shall contain a 60 foot right-of-way.

B. Driveway cuts, where possible, shall occur off side streets minimizing curbcuts off Road H.

C. A second road shall be developed labeled Road B and this street shall contain a 60 foot right-of-way.

21.05 Height and Setback Requirements:

A. All setback requirements shall be specified in Chapter 3332.21 of the Columbus Zoning Code.

B. Height district within Subarea 21 shall be 35 feet as measured per Columbus Zoning Code.

21.06 Signage:

- A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning districts. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.
- B. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.
- C. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.
- D. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

21.07 Open Space Requirements:

- A. Open space requirement shall be 750 square feet per unit. This open space shall be in addition to any required yard space.

Subarea 22: PUD-8

22.01 Description and Acreage:

Subarea 22 is approximately 28.6 gross acres and is located south of Subarea 20. Subarea 22 will be made up of low density, attached cluster type housing or detached single family.

22.02 Permitted Uses/Development Standards:

- A. Permitted uses and applicable development standards for this Subarea are contained in Section 3332.033 (R2) and 3333.02 (AR12) and Chapters 3332 (R2) and 3333 (AR12), respectively, of the Columbus Zoning Code unless otherwise indicated within this limitation text.

22.03 Permitted Density:

Within Subarea 22, the permitted maximum site density shall be limited to 6.0 units per net acre of site.

22.04 Traffic and Circulation:

- A. Road B shall have a minimum right-of-way of 60 feet.
- B. Curbcuts along Road B shall be spaced at a minimum 200 feet apart taken centerline to centerline.

22.05 Height and Setback Requirements:

- A. Setbacks on Road B shall be 25 feet for parking and maneuvering areas and 50 feet for building of attached residential and 25 feet for parking and maneuvering areas and 35 feet for building of detached residential.
- B. Height district within Subarea 22 shall be 35 feet as measured per the Columbus Zoning Code.

22.06 Landscaping/Environmental Treatment:

- A. If developed in attached residential, a 3 foot to 5 foot landscaped mound shall be located along the perimeter of Road B. This mound should be landscaped with a combination of evergreen and deciduous plant material.

22.07 Open Space Requirements:

- A. Open space requirement shall be 750 square feet per unit. This open space shall be in addition to any required yard space.

22.08 Parking and Loading:

A. Size, ratio and type of parking and loading shall be regulated by Columbus Zoning Code under Chapter 3342.

22.09 Signage:

A. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the appropriate zoning districts. Any variance to the sign requirements other than those sign requirements listed below shall be submitted to the Columbus Graphics Commission.

B. Signage will be integrated within a landscaped entry feature and will be made of materials consistent with the architecture.

C. All site signage shall be externally illuminated, internal illumination will be prohibited. Signage light source shall be appropriately screened to prevent light spillage off-site.

D. Site signage shall have a maximum height of 6 feet and a maximum area of 32 square feet per sign face.

Section 2. That the existing Section 19 of Ordinance #1302.91, passed June 17, 1991, (Z90-166) is hereby repealed.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.