

The South State Street Corridor Special Overlay District

City of Westerville, Ohio



Department of Planning and Development
64 East Walnut Street
Westerville, Ohio 43081

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Purpose and Intent.

The purpose and intent of the South State Street Corridor Special Overlay District is multi-faceted. On a practical level, the Overlay District standards are meant to implement the recommendations of the *South State Street Corridor Study* (adopted in 2002) which identify a number of problems and issues on South State Street, including traffic congestion, changing land uses, aging shopping centers, unattractiveness, and lack of identity. As this part of Westerville has reached build-out, the opportunity to address these issues comes through site-by-site redevelopment, which is an incremental process that will occur in fragments. It is because of this fragmentation, that a cohesive framework that channels or guides new building and construction is needed; otherwise, redevelopment on individual parcels or sites will occur independent of the larger South State Street Corridor context, perpetuating the problems that exist today. The Overlay is such a framework and is intended to supplement the land uses and development requirements of the multiple underlying zoning districts while providing more specific development standards that unify this unique corridor's development pattern by regulating primarily the form (scale, alignment, and composition of buildings); parking and loading; site amenities; landscape design; lighting; and graphics. It is also aimed at encouraging and incorporating environmentally-friendly design, facilitating pedestrian connections to adjacent neighborhoods as well as better connecting the corridor to its surroundings. In conjunction with the *South State Street Corridor Study*, adopted in 2002, and the *South State Street Study and Guidelines*, adopted in 2008, this document is to serve as a tool to achieve the City's vision for redevelopment and help to create an identity for this vital corridor.

1. Delineation of Area.

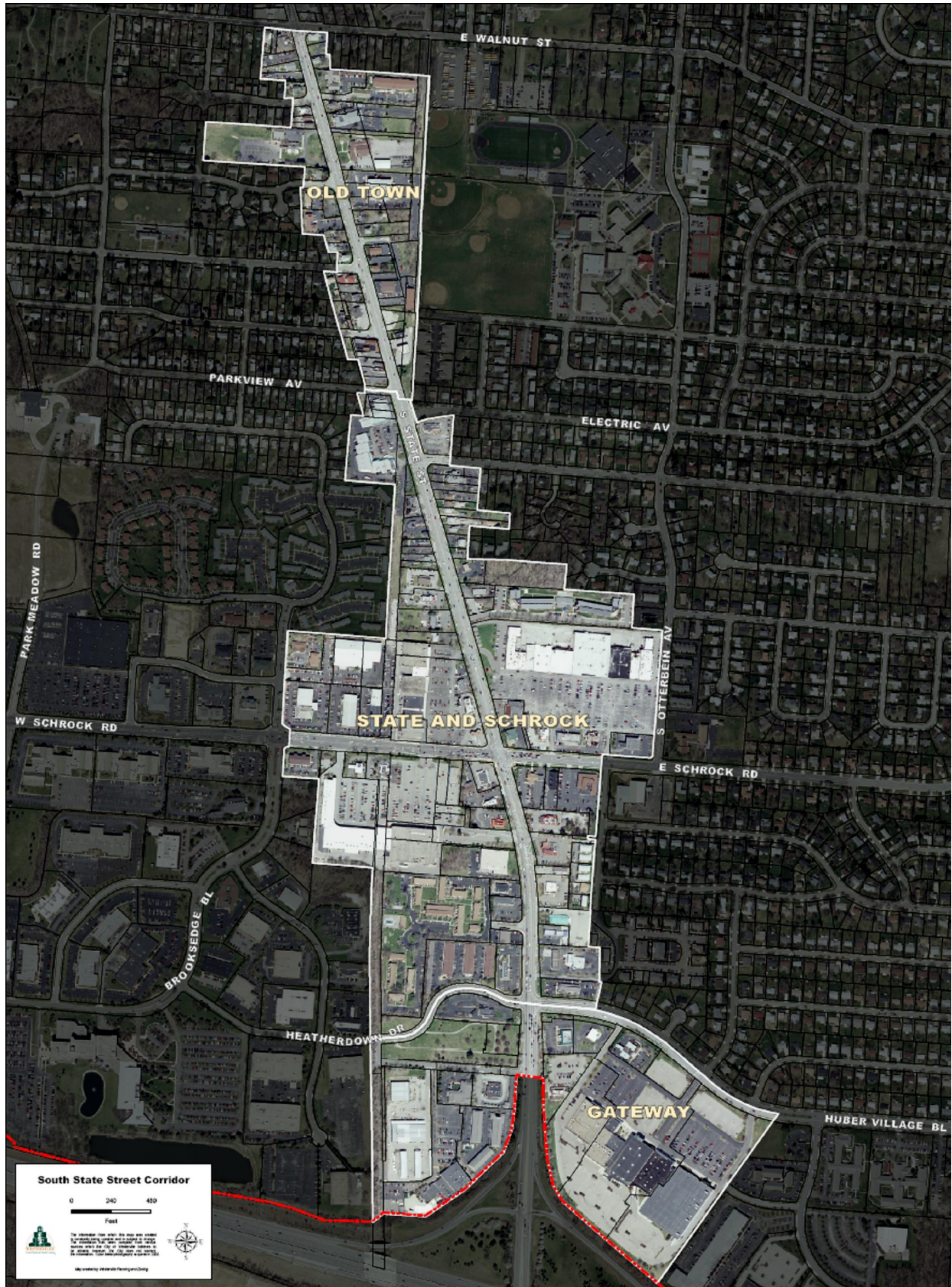
The South State Street Corridor Special Overlay District contains three distinct sub-districts established as part of the 2002 Corridor Study: the Gateway District, the State and Schrock District, and the Old Town District. The standards outlined in the South State Street Corridor Special Overlay District apply to the properties located within the boundaries of these sub-districts as delineated on the Official Zoning Map.

- a. *The Gateway District* consists of the corridor from the I-270 Interchange north to the intersection of State Street and Huber Village/Heatherdown. It also includes the properties on the south side of Heatherdown Drive and Huber Village Boulevard between the former railroad right-of-way to the west and the east end of West Park Plaza to the east.
- b. *The State and Schrock District* consists of the State Street corridor beginning with the parcels immediately north of the Huber Village Boulevard/Heatherdown Drive intersection and extending north to Electric Avenue/Parkview Avenue. It also includes the parcels on the north side of Huber Village Boulevard/Heatherdown Drive from Hillsdowne Road on the east to the former railroad right-of-way on the west, as well as the parcels on the north and south sides of Schrock Road generally extending from Otterbein Avenue/Hillsdowne Drive to the east to Brooksedge Boulevard/Charring Cross Drive to the west.

- c. The Old Town District consists of the State Street corridor between Electric Avenue/Parkview Avenue and Walnut Street.

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The South State Street Corridor Special Overlay District



2. Applicability and Extent.

Within all areas of the overlay district, compliance with the provisions of this chapter is as follows:

- a. Compliance is required for the:
 - i. Construction or reconstruction of a building
 - ii. Demolition of an existing structure; and
 - iii. Expansion of a building's gross floor area
 - iv. Exterior alteration of a building facade.
 - v. Expansion of parking.
- b. Landscaping requirements shall be met for the:
 - i. Construction or installation of parking lots and fences; and
 - ii. Replacement of site graphics.
- c. The following are exempt from compliance with the overlay standards:
 - i. Routine maintenance and in-kind replacement of materials, except for the replacement of graphics; and
 - ii. Properties used solely for one or two family residential purposes.
- d. Standards contained in the South State Street Corridor Special Overlay District are in addition to the regulations of the underlying zoning districts. Where the provisions of this chapter conflict with those of the underlying zoning district or other provisions of the Planning and Zoning Code, the South State Street Corridor Special Overlay District regulations shall prevail.
- e. Procedure for review and approval shall be consistent with Chapter 1108 of the Planning and Zoning Code, or in accordance with the underlying planned district. If the project involves a conditional use, then the procedure shall be consistent with Chapter 1111 of the Planning and Zoning Code.
- f. Appeals of the provisions in this document may be made to the Planning Commission.

3. Definitions.

- a. *Bioretention.* A water quality practice that utilizes landscaping and soils to treat stormwater runoff by collecting it in shallow depressions and then filtering it through a planting soil media.
- b. *Cool roof.* A roofing system utilizing materials that can deliver high solar reflectance, reducing heat transfer to the building, and can release a large percentage of absorbed, or non-reflected, solar energy.
- c. *Green roof.* A roof of a building that is covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.
- d. *LEED certified.* Certification through the Leadership in Energy and Environmental Design program from the United States Green Building

Council. LEED certification is based on a variety of categories, such as site sustainability, energy, materials, and indoor quality. It divides buildings into four categories: basic certification, silver, gold, and platinum.

- e. *Mixed-Use*. A development that employs a mixture of land uses either within the same structure or within the development area where such uses are complementary to each other and result in a cohesive urban environment.
- f. *Primary building frontage*. A building frontage that abuts a public or private roadway.
- g. *Rain garden*. Islands of vegetation (often using plants native to a region) in depressed areas at the edge of impervious surfaces that capture water runoff, particularly after storms, and lessen damage to streams and other waterways.
- h. *Secondary building frontage*. A building elevation that does not abut a public roadway, but serves as a public entrance or primary entrance to the structure.
- i. *Solar roof*. A roofing system that utilizes photovoltaic materials or panels to harness solar rays as a primary or ancillary power source.
- j. *The South State Street Corridor Study*. A document approved by Planning Commission in 2002 that established the framework to guide redevelopment in the South State Street Corridor. This document called for two subsequent components: a landscape treatment and a zoning overlay.
- k. *The South State Street Study and Guidelines*. A document adopted by Planning Commission in 2008 that creates standards for a uniform landscape treatment along the South State Street Corridor as called forth by the aforementioned 2002 Corridor Study.

The Gateway District

Serving as the front door to the City, the Gateway District consists of the corridor from the I-270 Interchange up to the intersection of State Street and Huber Village/Heatherdown. It also includes the properties on the south side of Heatherdown Drive and Huber Village Boulevard between the former railroad right of way to the west and the east end of West Park Plaza to the east.



1. Permitted Uses.

- a. Uses permitted in the underlying zoning district; and
- b. Multi-family residential uses are permitted if incorporated into an overall mixed use development.

2. Conditional Uses.

- a. Conditional uses in the underlying zoning district; and
- b. Stand-alone multi-family residential.

3. Development Standards.

The development standards of the underlying zoning district shall apply within the Gateway District except as otherwise specified in this section. In addition, the Corridor-Wide Regulations of this document shall also apply.

a. Setbacks.

- i. Minimum building and pavement front yard setback: 25 feet
 1. No parking is permitted in the front yard. An access drive may be permitted.
- ii. Maximum building front setback:
 1. 50 feet from State Street
 2. 40 feet from Heatherdown/Huber Village Blvd
- iii. Buildings with multiple frontages (i.e. corner lots) must adhere to the aforementioned setback regulations for each frontage.
- iv. Minimum rear and side yard building setback: 15 feet
- v. Minimum rear and side yard pavement setback: 10 feet
- vi. Setbacks from I-270 will be reviewed on a case by case basis.

- b. **Lot Coverage.** Lot coverage maximums shall be those of the underlying zoning district unless a mix of two or more uses is incorporated on site. In such case, all impervious surface areas including building, parking, etc. shall not exceed more than 80% of the site for the entire development.

c. Height.

- i. Minimum building height: 25 feet, or two stories. Properties near single-family housing shall not exceed 35 feet, or three stories.
 - ii. Building height must be sensitive to nearby single-family housing.
- d. Additional Standards.
 - i. When the use is stand-alone multi-family residential, the development standards shall be those required in the R-4, Multi-Family Residential District except as otherwise specified in this document.
 - ii. When residential uses are proposed, special consideration must be given to nature of the development and its proximity to I-270.
 - iii. Planning Commission may approve residential density to exceed the allowable units per acre of the R-4 district should all of the following criteria be met:
 - 1. Adequate parking and public facilities have been provided on site.
 - 2. Adequate public open or greenspace has been provided on site.
 - 3. A mix of uses is incorporated into the overall development.

The State and Schrock District

The State and Schrock District consists of the State Street corridor beginning with the parcels immediately north of the Huber Village Boulevard/ Heatherdown Drive intersection and extending north to Electric Avenue/Parkview Avenue. It also includes the parcels on the north and south sides of Schrock Road extending from Otterbein Avenue/Hillsdown Drive to the east to Brooksedge Boulevard/Charring Cross Drive to the west.



1. Permitted Uses.

- a. Uses permitted in the underlying zoning district; and
- b. Multi-family residential uses are permitted if incorporated into an overall mixed use development.

2. Conditional Uses.

- a. Conditional uses in the underlying zoning district; and
- b. Stand alone multi-family residential.

3. Development Standards.

The development standards of the underlying zoning district shall apply within the State and Schrock District except as otherwise specified in this section. In addition to the standards listed below, the Corridor-Wide Regulations of this document shall also apply.

a. Setbacks.

- i. Minimum building and pavement front setback: 25 feet
 1. No parking is permitted in the front yard. An access drive may be permitted.
- ii. Maximum building front setback: 40 feet
- iii. Buildings with multiple frontages (i.e. corner lots) must adhere to the aforementioned setback regulations for each frontage.
- iv. Minimum rear and side yard building setback: 15 feet
- v. Minimum rear and side yard pavement setback: 10 feet

- b. **Lot Coverage.** Lot coverage maximums shall be those of the underlying zoning district unless a mix of two or more uses is incorporated on site. In such case, all impervious surface areas including building, parking, etc. shall not exceed more than 80% of the site for the entire development.

c. Height.

- i. Minimum building height: 25 feet, or two stories.

- ii. Maximum building height: 45 feet, or four stories. Variances to exceed this may be considered by the Planning Commission should the following criteria be met:
 - 1. That the character of the State and Schrock District would not be compromised by the granting of the variance.
 - 2. That the building mass and height is appropriate to the State and Schrock District and fits in with adjacent structures.
 - 3. That special consideration and sensitivity is given to nearby residential uses.
 - iii. Building height must be sensitive to nearby single-family housing.
- d. Additional Standards.

- i. When the use is stand-alone multifamily residential, the development standards shall be those required in the R-4, Multi-Family Residential District except as otherwise specified in this document.



Example of multifamily residential development

- ii. Planning Commission may approve residential density to exceed the allowable units per acre of the R-4 district should all of the following criteria be met:
 - 1. Adequate parking and public facilities have been provided on site.
 - 2. Adequate public open or greenspace has been provided on site.
 - 3. A mix of uses is incorporated into the overall site.

The Old Town District

The Old Town District consists of the State Street corridor between Electric Avenue/Parkview Avenue and Walnut Street. This district is to serve as the transition point between the South State Street Corridor and the Uptown District, blending together the milieu of these areas.



1. **Permitted Uses.**

- a. Uses permitted in the underlying zoning district; and
- b. Multi-family residential uses are permitted if incorporated into an overall mixed-use development.

2. **Conditional Uses.**

- a. Conditional uses in the underlying zoning district excluding vehicle sales, automobile service stations, gasoline service stations, uses requiring outdoor storage, and free standing off-street parking facilities.
- b. Single-family and two-family residential;
- c. Stand alone multi-family residential; and
- d. Uses listed under Section 1143.02(a) of the Westerville Planning and Zoning Code if incorporated into an overall mixed-use development.

3. **Development Standards.**

The development standards of the underlying zoning district shall apply within the Old Town District except as otherwise specified in this section. In addition to the standards listed below, the Corridor-Wide Regulations of this document shall also apply.

a. **Setbacks.**

- i. Minimum building and pavement front setback: 20 feet
 1. No parking is permitted in the front yard.
- ii. Maximum building front setback: 35 feet
- iii. Buildings with multiple frontages (i.e. corner lots) must adhere to the aforementioned setback regulations for each frontage
- iv. Minimum rear and side yard building setback: 15 feet
- v. Minimum rear and side yard pavement setback: 10 feet

- b. **Lot Coverage.** Lot coverage maximums shall be those of the underlying zoning district unless a mix of two or more uses is incorporated on site. In such case, all impervious surface areas including building, parking, etc. shall not exceed more than 80% of the site for the entire development.

c. **Height.**

- i. Maximum building height: 35 feet or three stories. Variances to exceed this may be considered by the Planning Commission should the following criteria be met:
 - 1. That the residential feel and nature of the Old Town District would not be compromised by the granting of the variance.
 - 2. That the building mass and height is appropriate to the Old Town District.
 - 3. That special consideration and sensitivity is given to nearby single-family residences.
- d. Additional Standards.
 - i. When the use is stand-alone multi-family residential, the development standards shall be those required in the R-4, Multi-Family Residential District except as otherwise specified in this document.
 - ii. When the use is single-family residential, the development standards shall be those required in the R-2, Single-Family Residential District.
 - iii. When the use is two-family residential, the development standards shall be those required in the R-3, Two-family Residential District.
 - iv. Planning Commission may approve residential density for multi-family development to exceed the allowable units per acre of the R-4 district should all of the following criteria be met:
 - 1. Adequate parking and public facilities have been provided on site.
 - 2. Adequate public open or greenspace has been provided on site.
 - 3. A mix of uses is incorporated into the overall site.

Corridor-Wide Regulations

The following regulations are for the entire South State Street Corridor Special Overlay District and are in addition to those of the underlying zoning district and the individual sub-districts.

1. **Master Plan.** All development activity that encompasses more than 2 acres of land shall submit a master plan for the entire development. Those sites located within planned zoning districts shall also submit a development standards text if one does not currently exist for the district.

2. **Architectural Standards.**

- a. **Mass, Style and Materials.**

- i. The principal plane of the building shall be oriented to face and parallel or nearly parallel the primary road.
 - ii. The height and massing of new buildings shall be consistent with or complementary to that of surrounding buildings.
 - iii. Any building elevation exceeding a width of 50 feet visible from a public street must include vertical elements, such as piers or other façade treatment, to break up the plane of the building frontage; these elements shall be spaced at intervals of 15 feet to 35 feet along the frontage.
 - iv. Buildings shall have a tri-partite organization, meaning they shall be designed with a base, middle, and cap.
 - v. Blank walls on buildings are prohibited and architectural details must be incorporated to break up the elevation.
 - vi. The height of multi-story buildings shall be divided into street level and upper levels with the character of the first and upper stories clearly distinguished.
 - vii. Building entrances must be emphasized.
 - viii. Where applicable, buildings shall be sited to complement view corridors and vistas. Special architectural features such as towers or grand entrances shall be used to anchor those view corridors.



Example of appropriate massing and building materials

- viii-ix. **Building shall receive four sided treatment with architectural features and materials.**

- ix-x. **Materials:**

1. Reddish brick shall be incorporated as the primary material of the building's architecture.
 2. Materials shall be applied consistently to



Appropriate design and materials

all sides.

3. Wood, stone, and other natural materials in subtle, neutral or earthtone colors may be appropriate as determined by the Planning Commission.
4. Within the Old Town District, materials used on new buildings shall be consistent with the character of the immediate neighborhood and that of the Uptown District.
5. Awnings shall be comprised of fabric and shall not be internally illuminated.



Varying materials and detail create visual interest

b. Roof.

- i. One-story buildings shall have a pitched roof with a minimum 6:12 pitch and 12+ eave overhangs. Flat roofs may be permitted if a green roof, solar roof, or cool roof, together with a parapet, is incorporated.
- ii. Pitched-roofing materials shall be shingles, cedar shakes, slate or synthetic slate. Shingles are to be at a minimum, a medium weight dimensional or dimensional-look shingle.
- iii. All flat roofs shall incorporate a green roof, solar roof, or cool roof into its design.



Solar roof

c. Windows and Doors.

- i. A minimum of sixty (60) percent of the primary building frontage between the height of two feet and ten feet above the nearest sidewalk grade must have clear windows. Slightly tinted windows may be permitted. For secondary building frontages, the pattern of the window glass shall continue from the primary frontage a minimum distance of 10 feet.
- ii. Reflective glass is prohibited; however, low-emissivity (Low-E) coatings may be permitted.
- iii. Windows shall be vertical in character and punched with a header and sill.
- iv. A consistent rhythm between solids and openings shall be maintained on upper floors. For the most part this entails the use of vertical, double-hung or casement punched windows.
- v. A primary building frontage shall incorporate at least one main entrance door. For a corner building, one main entrance door may be located so as to meet the requirement for both building frontages.



Pedestrian-scale design

- d. Traditional pedestrian-scale elements such as awnings, canopies, quoins, cornices, header courses, or building string courses must be incorporated into the overall design.
- e. Drive thru windows or canopies shall be attached to the principal building and located at the rear and/or side of the building. The drive-thru window or canopy shall be integrated into the building's architecture.
- f. Service and loading areas, dumpsters and mechanical equipment shall be located so as not to be visible from the street and shall be screened from any residential use by a masonry wall, wood fence, or landscaping of a 100% opacity. If not adjacent to any residential use, Code required screening shall apply.

3. **Site Amenities.**

Each site shall provide amenities to serve both pedestrians and bicyclists and to beautify the overall site. The intent is to expand connectivity and encourage corridor access for pedestrians, bicyclists, and transit riders.

- a. Public Art. The inclusion of public art on site is highly encouraged and may be placed in the front yard setback with approval from Planning Commission. A fee reduction or waiver may be negotiated based on the size and scale of the artwork.
- b. Pedestrian and Bikeway Access.
 - i. A pedestrian walkway shall be provided from a public sidewalk to a building's primary front entrance.
 - ii. Public/private spaces such as courtyards, plazas, and outdoor eating spaces shall be incorporated where applicable; such spaces may be located within the front yard setback with the approval of the Planning Commission.
 - iii. Where appropriate, pedestrian connections to surrounding residential neighborhoods and/or office parks shall be provided.
 - iv. Where appropriate, connections to the bike path system shall be made.
 - v. Amenities such as bike racks and benches shall be provided on site in accordance with the *South State Street Study & Guidelines*. In addition, consideration should be given to incorporating planters, water features, and bollards to provide visual interest.



Example of pedestrian-scale amenities

4. **Access Management.**

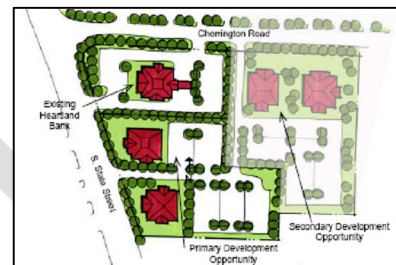
Ingress and egress from properties shall be designed in compliance with the *South State Street Study & Guidelines* and shall be designed to work with rear access drives where proposed in the South State Street Corridor Plan.

- a. Curb cuts that are less than the required minimum separation distance from other cuts and street/drive intersections shall be eliminated as prescribed by the *South State Street Study & Guidelines* unless justified by a traffic study. Shared curb cuts shall be provided instead to reduce vehicular/pedestrian conflicts. The Planning Commission may approve single use curb cuts if justification by a traffic study is provided.
- b. A minimum of two hundred and fifty feet must be provided between curb cuts and public street intersections. A minimum of one hundred feet must be provided between curb cuts.
- c. The slope of any curb cut shall be designed to comply or brought into compliance with City engineering standards.

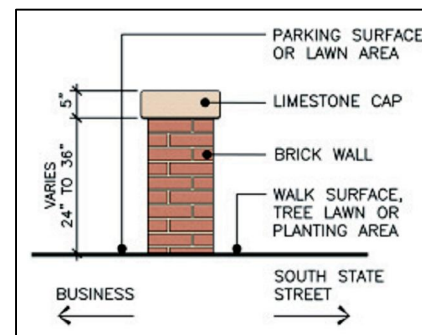
5. Parking and Loading.

All development and redevelopment shall meet the minimum requirements of Chapter 1171 of the Westerville Planning and Zoning Code. In addition, all parking and loading areas shall meet the following requirements:

- a. Parking lots shall be located to the rear or side of the building or, in case of a corner lot, the interior of the block; no more than half of the number of parking spaces provided may be located at the side of the building.
- b. Shared parking between adjacent lots and uses is encouraged.
- c. Internal vehicular circulation shall be implemented between adjoining sites where grades and land uses allow in order to reduce on-street maneuvers and vehicular and pedestrian conflicts on South State Street.
- d. Curbing. All parking and landscape areas shall be curbed with 6" concrete except in cases where bioretention basins or similar storm water management methods are utilized.
- e. Vehicular Screening. In those instances where a variance is granted by Planning Commission to allow parking in front of the building, vehicular screening shall be provided between the street right-of-way and the building by low brick walls 24-36+in height with a 5+ limestone cap or by landscaping of 100% opacity as prescribed by the *South State Street Study & Guidelines*. The brick utilized in the wall shall match the brick used elsewhere in the corridor.



Sample parking layout



Brick wall prototype

- f. Parking Cap. Parking shall not exceed 110% of the minimum requirement. A fee shall be paid for each parking space added in excess in accordance with the fee schedule adopted and approved by City Council.

6. **Landscaping.**

All landscaping shall meet the minimum requirements of Chapter 1173 of the Westerville Planning and Zoning Code and the following standards:

a. Landscape.

- i. All site landscaping shall use plant species native to the region.
- ii. Foundation plantings should strive to tie the building and the site together and create a pleasant pedestrian environment.
- iii. Front yards shall be planted and well maintained.
- iv. All site landscaping shall be kept in good health. Vegetation in poor condition must be replaced.
- v. Irrigation systems are required to maintain site landscaping.
- vi. Those sites with frontage along State Street or Schrock Road shall be responsible for the installation of the appropriate street trees and landscape treatment as prescribed by the *South State Street Study & Guidelines*.
- vii. Green roof techniques are highly encouraged. Sites incorporating green roofs may be eligible for a fee reduction or waiver.
- viii. Rain gardens or bioretention basins are highly encouraged as storm water mitigation techniques.



Foundation plantings

b. Screening.

- i. Mechanical equipment is required to be screened, both visually and acoustically, from the public. The design, color, and material used for screening purposes shall be integral to the building's architecture. Ground-mounted mechanical equipment should be screened from the public with a combination of landscaping and hardscape materials.
- ii. Cooking odors shall be eliminated to the extent feasible by installation of appropriate ventilation technology. Project applications shall include information on proposed ventilation systems and odor scrubbing technology to be used.
- iii. Loading areas that are visible from a public right of way must be fully screened by structures and/or landscaped per Section 1173.06(b) of the Westerville Planning and Zoning Code and the South State Street Corridor Design Standards.
- iv. Dumpsters must be fully screened on three sides to a minimum height of six feet or a height equal to that of the dumpster, whichever is greater, and of a material that matches or

complements the materials of the building. The fourth side shall contain doors to provide access to the dumpster; these doors shall be well-maintained and kept closed. The fourth side shall not be viewable from the public right of way or be oriented toward an adjacent residential use or district. Landscaping shall be incorporated to soften the enclosure.

- v. Chain link fences are prohibited.
- c. South State Street Landscape Treatment. Landscaping along South State Street and Schrock Road shall conform to the *South State Street Study & Guidelines*.

7. Lighting.

a. Design.

- i. Exterior lighting design shall be decorative in nature and architecturally integrated with the building style and materials.
- ii. All light poles and fixtures shall be black or dark bronze with a decorative base. Raised pole bases shall not be used. Where unavoidable, raised bases must be attractively designed and integrated into the pole design.
- iii. Building mounted lighting and bollards shall be decorative and compatible with the design of the building.

b. Height.

- i. Fixture mounting height should be appropriate for the project and setting.
- ii. Pole mounted lighting in side or rear parking lots shall not exceed twenty-eight (28) feet in height. Lighting on properties abutting residential areas shall not exceed sixteen (16) feet in height.
- iii. Pole mounted lighting in pedestrian areas shall not exceed sixteen (16) feet in height.

c. Setbacks.

- i. Pole mounted lighting is not permitted within the front yard setback.

d. Illumination.

- i. Parking lot lighting shall be metal halide.
- ii. Exterior lighting of the building and site shall be a cutoff fixture designed to maximize energy conservation, to minimize glare and light spilling onto adjoining properties, and to provide the minimum amount of lighting needed for its purpose. The light source shall also be shielded from direct off-site view and shall be a white, steady, stationary light.
- iii. The average horizontal illumination levels on the ground shall not exceed one foot candle. The light level along a property line adjacent to a residentially zoned or used property shall not exceed an average intensity of one-half foot candle.
- iv. Colored lights are not permitted.

8. Sign and Graphic Standards.

In addition to conformance with Chapter 1181 of the City of Westerville Planning & Zoning Code, all signs and graphics shall meet the following requirements:

- a. Signs must positively influence the overall character and appearance of the streetscape and must be designed to complement the architecture of the building.
- b. Franchise logos and identification signs shall be permitted only if they are appropriate in size and are integrated into the building façade and street character. This also includes patio umbrella graphics and signage.
- c. Canopies designed as signs or with internal illumination are prohibited.
- d. Individual letters (either illuminated or non-illuminated) are considered preferable to sign cabinets.
- e. Signs shall be illuminated only by the following means:
 - i. By a white, steady, stationary light of reasonable intensity, directed solely at the sign and shielded or otherwise prevented from beaming directly onto adjacent properties or rights-of-way. Light fixtures shall be screened from view by site grading or evergreen shrubs. No exposed light sources (except in the case of a sign made of neon tubing) are permitted.
 - ii. By white interior light of reasonable intensity with primary and secondary images lit or silhouetted on an opaque background. The background must be opaque and preferably made of aluminum (as opposed to Plexiglas) with routed-out or push-through letters and graphics. No additional background lighting or illuminated borders or outlines shall be permitted.
- f. Ground signs shall be set on grade or be placed on a low masonry base so as to appear as a low monolith and to take on an architectural appearance compatible with the actual building and the streetscape.
- g. Wall signs are prohibited above the ground floor level or above a height of one inch below the second floor window line, whichever is lower.
- h. Mechanical or electronic changeable copy signs, flashing signs, moving signs and the animation of signs are prohibited within the South State Street Corridor Special Overlay District.
 - i. Gas stations may use electronic changeable copy signs to display gas prices only if reviewed and approved by the Planning Commission.



Desirable signage characteristics

9. Demolition.

A demolition permit is required from the City's Building Division prior to demolition of any structure. Based on the transitional character of the Old Town district, demolition of structures within this area is of particular concern. As such, unless associated with a proposed redevelopment plan, applications for demolition of principal structures within the Old Town district must be reviewed and approved by the Westerville Planning Commission. Planning Commission review of a demolition permit application will be a Public Hearing consistent with the Procedural Requirements of Section 1111.04 of the Planning & Zoning Code. The Planning Commission will review the application to determine the impact on the character of the Old Town district. The applicant would need to provide information regarding the reason for the demolition request and the intended future use of the property. The Planning Commission may set conditions for the treatment of the site after the structure is removed and may delay the demolition for up to 180 days to allow time for possible alternatives. Applications for demolition of principal structures without a redevelopment plan in the Gateway and State and Schrock districts are discouraged but require no Planning Commission review. In all instances, when a demolition request is granted, the following criteria apply:

- a. Prior to any work being performed on site, a tree inventory shall be prepared and presented to the City. Trees must be protected and maintained on site. Any and all trees that are approved for removal shall be replaced in accordance with Chapter 1173 of the Planning & Zoning Code.
- b. When a principal structure on a site is demolished, all other improvements (curb cuts, parking areas, accessory structures, signage, etc.) shall also be removed.
- c. All foundations, footers and other below grade improvements shall be removed.
- d. All disturbed soil shall be compacted to 98% density or better.
- e. All ground surfaces disturbed shall have top soil installed (3+ minimum with pulverized top soil), seeded and protected with mulch for erosion control. A dense, healthy stand of grass shall be required prior to acceptance.

10. Additional Standards.

In addition to the requirements in the underlying zoning district and these overlay standards, the following additional requirements shall apply:

- a. On-site utility lines shall be buried in accordance with City of Westerville requirements.

- b. Retail Buildings, Shopping Centers and Office Buildings 50,000 Square Feet and Up.
- i. Developments involving such large structures shall utilize the City of Westerville's Aesthetic and Site Design Guidelines for Large Scale Buildings.
 - ii. The parking lot shall be broken down in scale through the provision of larger tree islands. Smaller parking areas shall be distributed around the building rather than concentrating parking in one spot.
 - iii. Outdoor amenities shall be included where applicable, such as outdoor seating (including shaded or covered seating areas), patios, arcades, outdoor dining areas and bike racks.
 - iv. Sites shall have a significant portion of the total building area located along the street front in order to provide an urban streetscape.
 - v. Roof mounted mechanical equipment is required and shall be screened, both visually and acoustically, from the public; the design, color and material used for screening purposes shall be integral to the building's architecture.
 - vi. Rooftop lighting and signage is prohibited.
 - vii. Cool roof, solar roof, or green roof materials shall be used to the full extent of the development activity. Any combination of these shall also satisfy the requirement.
 - viii. Shopping center out-parcels shall have an equivalent design treatment on all facades and shall be of a complimentary architecture to that of the shopping center.
 - ix. Shopping center remodeling for the %a-line+ stores and anchor tenants must include comprehensive upgrades for the entire center.
 - x. Shopping cart storage areas shall be incorporated into the building and site design.
 - xi. Pedestrian circulation areas shall be provided and clearly defined by the use of sidewalks, walkways or textured or colored paving materials.
 - xii. One of the following stormwater management techniques shall be utilized on site as part of the overall stormwater management plan:
 - 1. Permeable pavement¹ for low traffic areas
 - 2. Green roof
 - 3. Bioretention basins
 - xiii. LEED certified buildings are highly desirable and may be eligible for a fee reduction or waiver with proper documentation of certification.
- c. Automotive Service/Gas Stations and Washing Facilities.

¹ Permeable pavement shall be included in impervious surfaces when calculating lot coverage.

- i. Developments located at street corners shall provide structural or design elements to anchor the corner. This element may be an architectural feature or landscaping.
- ii. Gasoline pumps shall be located to the rear of the primary structure.
- iii. Developments located at corners shall have no more than two (2) curb cuts.
- iv. Flat roofs are prohibited unless a green roof, cool roof, or solar roof with an appropriately designed parapet is incorporated.
- v. Car washes shall be designed so that the car wash openings are not directly visible from the street.



Consistent architectural detail and hipped roof

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