

**OLDE WESTERVILLE SPECIAL OVERLAY DISTRICT
DEVELOPMENT STANDARDS
REVISED SEPTEMBER 1, 1995
REVISED SEPTEMBER 11, 1995**

PURPOSE AND INTENT:

Olde Westerville as defined on the attached map and description contains a mix of land uses and zoning classifications. The area was generally developed prior to establishment of any zoning requirements. As a result, the lot sizes and land use relationships common in Olde Westerville are atypical of lot sizes and land use relationships being established in newly developing areas. The zoning districts and development standards applied to Olde Westerville are the same districts and standards being applied to newly developing areas. The end result is that in most instances applicable Code standards do not fit with the conditions being regulated.

This Overlay District is intended to address three areas of concern. The first involves setbacks and lot coverage in residential areas to replace current standards developed for larger lots.

The second and third issues are intended to address concerns regarding the erosion of single family residential neighborhood character. While Olde Westerville is recognized as an unusual area by today's zoning standards in that it contains a wide variety of land uses in close proximity to one another, there are growing concerns that the traditional balance has swung at the expense of single family residential neighborhoods. In an effort to protect the single family components of Olde Westerville, demolition controls and parking lot development standards for residential areas have been developed.

RESIDENTIAL DISTRICT SETBACKS:

- Front Yard Setbacks:

Interior lot: average of adjacent buildings, but not more than standard requirement for the applicable zoning district and in no case less than 10'.

Corner lot:

short frontage — average of the two closest buildings on the same block face, but not more than standard requirement for applicable zoning district and in no case less than 10'.

long frontage — for lots of 70' in width or less -25% of the lot width, and in no case less than 10'.

long frontage — for lots greater than 70' in width — standard requirement for the applicable zoning district.

both frontages — an addition that maintains an existing setback but not less than 10'.

- Side Yard Setbacks:

for lots greater than 60' in width – standard requirement of the applicable zoning district.

for lots of 60' in width or less:

undeveloped lot – a minimum of 5'; provided there exists a minimum separation from structures on adjacent lots of 10'.

developed lot – a minimum of 5' except if the proposed construction is an addition to an existing structure that maintains an existing setback and does not expand the existing structure by more than 25%, the minimum can be reduced to 3'. In both of these situations, a minimum separation of 10' from structures on adjacent lots must be maintained.

- Rear Yard Setbacks:

Standard requirement of the applicable zoning district.

- Maximum Lot Coverage:

for lots of 6,000 ft² or greater in area – standard requirement of the applicable zoning district.

for lots which contain between 5,999 and 4,000 ft² in area – 40%.

for lots which contain less than 3,999 ft² in area – 50%.

All other development standards not specifically modified in this section, retain the standard of the applicable, underlying zoning district.

DEMOLITION:

A demolition permit from the City Building Department is required prior to demolition of any structure within the City of Westerville. Based on the background provided in the introduction to this district, demolition requests in the residential portion of Olde Westerville are a particular concern. Within the residential portions of the Olde Westerville Special Overlay District, demolition permit applications must be reviewed and approved by the Westerville Planning Commission. Planning Commission review of demolition permit applications will be a Public Hearing consistent with the Procedural Requirements of Section 1111.04 of the Planning and Zoning Code. The Planning Commission will review the application to determine the impact on the existing residential character of the Olde Westerville area. The applicant would need to provide information regarding the reason for the demolition request and the intended future use of the property including design details of proposed new construction. While it is not

the intent to establish an Architectural Review District beyond the Uptown District boundaries, the Planning Commission needs to evaluate in general terms the importance of the structure proposed for demolition and the impact of the proposed new construction on the residential character of the area. The importance of the existing structure will be determined by its historical and architectural value. The character and the impact of the proposed new building or site development will be evaluated based on characteristics of compatibility such as placement and orientation on the lot, scale and proportion, height, massing and roof shapes and rhythm of openings.

Proposals for parking lot development require submission of cost and operational evaluations of alternatives to surface parking.

If the Planning Commission finds cause not to grant the demolition permit, the commission may delay action for up to 180 days to allow time for neighborhood interests to negotiate an alternate solution. At the end of the waiting period, regardless of the outcome of these negotiations, the demolition permit would be issued. A demolition permit issued through this procedure shall automatically expire if, for any reason, demolition is not completed within one year after the permit is issued.

Planning Commission demolition permit approval is needed only for principal structures in residential districts, not for accessory buildings. This procedure is also not applicable in nonresidential zoning districts: CC, LI, PID, OI, UD, and the Education Area I portion of the Campus Area PND.

Nothing in this section is intended or should be constructed to prevent actions by the City to eliminate unsafe or dangerous conditions in the interest of public safety.

PARKING LOTS:

The concern in the Olde Westerville area regarding development of new or expansion of existing parking lots is directly related to the loss of housing stock and residential character. The controlling policy in the Olde Westerville area is that the preservation of one and two family residential structures and residential neighborhood character will always be given preference over the parking needs of area institutions and other nonresidential uses.

There is only one zoning district in the Olde Westerville area that permits development of freestanding parking lots that are not associated with an adjacent land use. This district is the UD, Uptown District. The Architectural Review authority in the UD District provides a level of protection to existing residential structures threatened by parking lot development needs. Every other district in the Olde Westerville area, residential or nonresidential, would restrict parking lot development to the same site as a permitted or conditional use. For example, in an Industrial district a parking lot could only be developed on the same lot as an established Industrial use such as an office or manufacturing facility. In a residential area a parking lot can only be developed in conjunction with a permitted or conditional use such as a school, church or public facility. As stated previously, such a parking lot would have to be on the same lot as the primary

land use. These requirements restrict parking lot locations to parcels adjacent to the primary land use. Locations across streets or alleys are not feasible.

There are two levels of concern with regard to parking lots. The first has to do with the loss of housing stock and a residential character associated with the demolition of residential structures to accommodate parking lot development. Associated with this is the encroachment of the parking lot into what was a residential environment and the potential of traffic generated from the parking lot using residential streets. The second category of concern is how to adequately screen parking lots adjacent to residential areas. This second category of concern would be the primary focus for parking lots in nonresidential zoning districts. In other words, if an area (excepting the UD district) is located in a nonresidential zoning district (CC, LI, PID, OI, and the Educational Area I portions of the Campus Vicinity PND), the loss of housing stock or residential character is not an issue, the primary focus is screening the parking lot from adjacent residential areas and planning access to minimize the impact on residential streets. Nonresidential land uses planning parking lot development or expansion in residential zoning districts in Olde Westerville should be prepared to present arguments comparable to a variance request when the proposal involves the demolition of one or two family residential structures. Parking lot proponents should be prepared to present evidence as part of the Planning Commission consideration of the proposal that shows an evaluation of structure parking considerations versus surface lot expansion. In a similar manner parking lot proponents should be prepared to explain proposals for parking lot access on to residential streets.

The screening requirements for parking lots in the Olde Westerville area shall also be divided into two categories. Those lots proposed to be located in nonresidential zoning districts (CC, LI, PID, OI, and the Educational Area I portions of the Campus Vicinity PND) shall meet the setback standards of the applicable district and the screening standards spelled out in the Landscaping Chapter of the Zoning Ordinance. Those parking lots proposed in residential districts of the Olde Westerville area, front yard setbacks should be consistent with the established front yard setback on the street in question. Rear and sideyard setbacks should be a minimum of 15 feet. Perimeter screening should be in the form of landscaping, mounding, fences and/or walls which achieve an immediate screening of 75% opacity at all times during all seasons to a minimum height of 4 feet, with the intent to achieve complete screening within 5 years. When a proposed parking area is located adjacent to a one or two family residential structure, the minimum separation between the structure and the pavement area should be 25 feet and the required height of screening materials should be adjusted to screen the parking area from views from the first floor windows of adjacent structures.

Parking lot lighting for Olde Westerville parking lots in nonresidential zoning districts shall meet the standard Zoning Code requirement. Lighting for parking lots in residential districts shall be limited to a pedestrian scale height of 15 feet, it shall be screened or designed to limit lighting to the parking lot site and not spill over on to adjacent residential properties.

