

Proposed Design Standards: New Freeway Corridor Zoning Districts, City of Columbus

[NOTE] The following staff recommendations have been generated from various sources of information. Primarily, previous discussions with the Planning Commission and City Council regarding proposed design standards for the freeway districts. Other sources include; guidance from the proposed District Definitions for the new Freeway Zoning Districts; the review of three neighboring communities and their commercial and industrial design standards; the current City of Columbus Ordinance; and existing precedent set by recently approved commercial buildings. With all of these data points gathered and compiled, staff would like to ask the City of Columbus Planning Commission and City Council to review staff recommendations and offer any and all comments.

[NOTE] The following formatting follows the current formatting of both the Zoning Ordinance and the proposed ordinance for the New Freeway Corridor districts. However, these individual subsections below only consist of the District Definitions and the proposed Design Standards for each of the proposed freeway districts.

7A-X20. COMMUNITY COMMERCIAL (CC) DISTRICT DEFINED. The purpose of the CC District is to provide space for high intensity retail sales, entertainment, and convenience with low intensity onsite services and office space that serve local and regional population bases. The high visibility and accessibility of this district will support the highest building and site design standards in the I-35 Freeway Corridor, with no intention to serve extensive land users or uses with prominent outdoor display.

Current/Proposed Businesses:

- Muddy Paws, Sunny Raye Healing Massage, MJ Electric, Holiday Gas Station, Hy-Vee Quick Shop (Not in the CC district, however it will be in a district with very similar design intent.)

Proposed Design Standards for the CC District:

- A. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels) wood, EFIS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
1. 80% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels.
 2. The remaining combination of materials may not detract from the overall appearance of the primarily masonry building design.
 3. At least four required building materials shall be used on every street facing (front) façade. At least two required building materials shall be used on the remaining non-street and residential facing facades. ~~Multiple building materials shall be used in every building elevation.~~
 4. At least four colors of a compatible scheme shall be present on the exterior of the street facing (front) façade. At least two compatible colors shall be used on the remaining non-street and non-residential facing facades. ~~Multiple color schemes shall be used in every building elevation.~~

5. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 6. The percentage of the required exterior materials and colors may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 7. The percentage of the required exterior materials and colors on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced. Enhancements include but are not limited to, a combination of horizontal and vertical design features, contrasting, yet complementary materials and colors, increase in the percentage of window coverage, and the increase in architectural features (staggered elevations, cornices, awnings, parapet, etc.).
 8. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- B. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.

7A-X30. GENERAL COMMERCIAL (GC) DISTRICT DEFINED. The purpose of the GC District is to provide a quality environment for a mix of entertainment, retail and service business uses, professional offices, financial institutions, and medical facilities [~~office/showroom uses~~], with higher design standards and no outdoor storage.

Current/Proposed Businesses:

- Viking Industrial, Love's Travel Center (Application currently under review)

Proposed Design Standards for the GC District:

- A. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels) wood, EFIS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
1. 70 % of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels.
 2. The remaining combination of materials may not detract from the overall appearance of the primarily masonry building design.
 3. At least four required building materials shall be used on every street facing (front) façade. At least two required building materials shall be used on the remaining non-street and non-residential facing facades. Multiple building materials shall be used in every building elevation.
 4. At least four colors of a compatible scheme shall be present on the exterior of the street facing (front) façade. At least two compatible colors shall be used on the remaining non-street and residential facing facades. Multiple color schemes shall be used in every building elevation.

5. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building
 6. The percentage of the required exterior materials and colors may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 7. The percentage of the required exterior materials and colors on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced. Enhancements include but are not limited to, a combination of horizontal and vertical design features, contrasting, yet complementary materials and colors, increase in the percentage of window coverage, and the increase in architectural features (staggered elevations, cornices, awnings, parapet, etc.).
 8. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- B. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.
- C. **Outdoor storage limitations and requirements:**

7A-X40. HIGHWAY COMMERCIAL (HC) DISTRICT DEFINED. The purpose of the HC District is to provide retail, entertainment, medical facilities, assisted living, professional offices, and service businesses that serve highway users and the entire regional community and allow outdoor displays of retail goods and accessory outdoor storage, excluding raw materials. These areas will have higher site design standards due to the proximity to the freeway.

Current/Proposed Businesses:

- Camping World, Camping World RV (previously known as Coates RV), Bare Home, Freeway Mini Storage, Trailer Plus, Country Loft Quilt and Design, Forest Lake Trailer.

Proposed Design Standards for the HC District:

- A. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels) wood, EFIS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
1. At least 70% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels.
 2. The remaining combination of materials may not detract from the overall appearance of the primarily masonry building design.
 3. At least three required building materials shall be used on every street facing (front) façade. At least two required building materials shall be used on the remaining non-street and non-

- residential facing facades, except for pre-cast concrete panel or all-masonry buildings. Multiple building materials shall be used in every building elevation.
4. At least three colors of a compatible scheme shall be present on the exterior of the street facing (front) façade. At least two compatible colors shall be used on the remaining non-street and non-residential facing facades. Multiple color schemes shall be used in every building elevation.
 5. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 6. The percentage of the required exterior materials and colors may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 7. The percentage of the required exterior materials and colors on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced. Enhancements include but are not limited to, a combination of horizontal and vertical design features, contrasting, yet complementary materials and colors, increase in the percentage of window coverage, and the increase in architectural features (staggered elevations, cornices, awnings, parapet, etc.).
 8. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- B. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.
- C. Outdoor storage limitations and requirements:

7A-X50. GENERAL BUSINESS (GB) DISTRICT DEFINED. The purpose of the GB District is to serve as a transitional area between commercial and industrial zones. This area provides for professional and commercial offices, low impact services, outdoor retail businesses and higher impact service orientated businesses, such as vehicle sales, machine shops, welding, small contractor shops, and warehousing. This district requires design and development standards that are compatible with typical commercial and industrial uses and screening that minimizes the impacts of extensive land uses and outdoor storage.

Current/Proposed Businesses:

- Currently all property appears to be either Residential or Vacant.

Proposed Design Standards for the GB District:

- A. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels) wood, EFIS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.

1. At least 50% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels.
 2. The remaining combination of materials may not detract from the overall appearance of the building design. Furthermore, building façades facing public streets, dissimilar zoning districts, and residential land uses must have combination of materials that include no more than 30% metal exteriors.
 3. At least three required building materials shall be used on every street facing (front) façade. At least two required building materials shall be used on the remaining non-street and non-residential facing facades, except for pre-cast concrete panel or all-masonry buildings. Multiple building materials shall be used in every building elevation.
 4. At least two colors of a compatible scheme shall be present on the exterior of every building façade. Multiple color schemes shall be considered in every building elevation.
 5. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building
 6. The percentage of the required exterior materials and colors may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design
 7. The percentage of the required exterior materials and colors on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced. Enhancements include but are not limited to, a combination of horizontal and vertical design features, contrasting, yet complementary materials and colors, increase in the percentage of window coverage, and the increase in architectural features (staggered elevations, cornices, awnings, parapet, etc.).
 8. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- B. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.
- C. **Outdoor storage limitations and requirements:**

7A-X60. LIGHT INDUSTRIAL (LI) DISTRICT DEFINED. The purpose of the LI District is to provide locations and opportunities for businesses that require more extensive land uses, enclosed outside storage areas for non-retail goods, and facilities for production, assembly, repair, and distribution. District uses require design and development standards that are compatible with typical uses and screening that minimizes the impacts of extensive land uses.

Current/Proposed Businesses:

- Ziegler CAT, BRI, Westmore Industries, Portion of Green Value Nursery

Proposed Design Standards for the LI District:

- A. Building exteriors: the City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels) wood, EFIS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
1. At least 30% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels.
 2. The remaining combination of materials may not detract from the overall appearance of the building design and purpose of the zoning district. Furthermore, building façades facing public streets, dissimilar zoning districts, and residential land uses must have combination of materials that include no more than 50% metal exteriors.
 3. At least three required building materials shall be used on every street facing (front) façade. At least two required building materials shall be used on the remaining non-street and non-residential facing facades, except for pre-cast concrete panel or all-masonry buildings. Multiple building materials shall be used in every building elevation.
 4. At least two colors of a compatible scheme shall be present on the exterior of every building façade. Multiple color schemes shall be considered in every building elevation.
 5. A clear and aesthetically pleasing front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
 6. The percentage of the required exterior materials and colors may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
 7. The percentage of the required exterior materials and colors on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced. Enhancements include but are not limited to, a combination of horizontal and vertical design features, contrasting, yet complementary materials and colors, increase in the percentage of window coverage, and the increase in architectural features (staggered elevations, cornices, awnings, parapet, etc.).
 8. In planned developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- B. All exterior building materials used shall include reasonable warranties for long term product durability and performance. The workmanship of all projects shall be consistent with the provisions required for product warranties.
- C. **Outdoor storage limitations and requirements:**