

**SECTION 3-104. CHAIRPERSON.**

The Planning Commission shall select one of its members as chairperson for a term of one (1) year with approval of the City Council. If the City Council does not approve the selection made by the Planning Commission, then, the City Council shall appoint an alternative chairperson for a one year term. The chairperson shall preside at all meetings of the Commission, if present and shall perform all other duties and functions assigned by the Commission or by the City Council. The Commission will appoint from among its members a vice chairperson to act for the chairperson during temporary absence or disability.

[Section 3-104 amended by Ord. No. 07-02, effective March 1, 2007, as amended by Ord. No. 11-09, effective December 8, 2011, as amended by Ord. No. 14-01, effective March 6, 2014.]

Columbus Design Standards Workshop  
March 15, 2023

1. Curb Appeal – what you like or dislike (focus on exclusions?)
2. Materials – always changing (many composites have become leaders)
3. Colors – is it important in the scope of things (focus on exclusions?)
4. Valuation – market driven, not material driven
5. Can't guarantee workmanship but will require upkeep
6. Other discussions: restaurant/coffee shop seating; minimum building size

## Commercial Design Standard Revisions Sample District Recommendations November 4, 2022

### SECTION 7A-683. COMMUNITY COMMERCIAL (CC) DISTRICT CONDITIONAL USES.

The following uses shall be conditional, according to the provisions Sections 7A-540 through 7A-547:

- A. Gasoline sales and related convenience retail sales and accessory car wash.
- B. Indoor sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, and similar uses, excluding pawn shops.
- C. Bakeries with primarily direct retail sales to consumers.
- D. Indoor commercial recreation.
- E. Hotel/motel.
- F. Licensed childcare.
- G. Restaurant or coffee shop with indoor sit down service, including accessory drive thru.
- H. Professional offices.
- I. Boutique/gift shop.
- J. Family movie theaters.
- K. Dry cleaners, hair salons, photography studio, and other on-premises business services.
- L. Yoga and small fitness centers, wellness center, dance studios, and similar uses.
- M. Micro distillery/brewery with retail sales and accessory open-air patio.
- N. Pharmacy and accessory drive thru.
- O. Veterinary clinic or hospital, including accessory small animal indoor boarding, grooming, and day care.
- P. Small animal indoor boarding, grooming, or day care, including ancillary veterinary care.

### SECTION 7A-684. COMMUNITY COMMERCIAL (CC) DISTRICT INTERIM USES.

- A. Seasonal or temporary outdoor displays of retail goods and rental products, exceeding 72-hour periods, subject to the restrictions of this Code applicable to outdoor display.

**NEW:** [For 7A-734 Light Industrial (LI) District Interim Uses, consider adding:]

D. Individual building leases for uses allowable in Section 7A-733 within multiple building developments approved by Planned Unit Development procedures..

### SECTION 7A-685. COMMUNITY COMMERCIAL (CC) DISTRICT PERFORMANCE STANDARDS.

- A. Sidewalks and trails may be required in every development.
- B. CUP applications shall include, but not be limited to, detailed site plans, floor plans, utility plans, building elevations with detailed breakdowns of building materials and colors, trash and recycling facilities, landscaping plans, site lighting plans and pedestrian movement plans.
- C. 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, EIFS, 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. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels. Classes of materials. For the purpose of this subsection, materials shall be divided into class I, class II, and class III categories as follows:

a. Class I.

- i. Conventional brick, nominal four-inch width.
- ii. Natural or cultured stone.
- iii. Cast stone
- iv. Masonry stucco
- v. Decorative block tile
- vi. Pre-cast Textured Concrete Panels

b. Class II.

- i. Fiber-cement exterior siding.
- ii. Specialty concrete block such as textured, burnished block, cut face block, or rock faced block.
- iii. Glass panels, windows and trim.
- iv. Thin brick veneer siding.
- v. Stucco veneer siding.
- vi. Stone veneer siding.
- vii. Exterior insulation and finish system (EIFS).
- viii. Composite wood panels and lap siding.
- ix. Metal panels.
- x. Ceramic.
- xi. Composite metal panels.
- xii. Wood.

c. Class III.

- i. Opaque panels.
- ii. Ornamental metal.
- iii. Copper.
- iv. Smooth concrete block.
- v. Smooth scored concrete block.
- vi. Bare cinder block.
- vii. Unadorned pre-stressed panels.
- viii. Smooth concrete tip up panels.
- ix. Glass block

2. Buildings shall incorporate classes of materials in the following manner: at least 80 percent class I materials and not more than 20 percent class II materials and not more than ten percent class III materials. The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be used to create a harmonized design that is apparent on each building façade that is visible to the public via public right of way and adjacent property.

- ~~2.3.~~ Accent materials shall be consistent in grade and quality of the primary building materials. For each wall exceeding 200 feet in length there shall be an architectural feature or accent feature every 1/3<sup>rd</sup> of the wall length.
- ~~3.4.~~ Visible joints in all siding materials shall be architecturally integrated into the building design.
- ~~4.5.~~ Colors shall be earth tone, such as shades of brown, dark blue, gray, tan, umber, mahogany, terra cotta, forest green, burgundy, and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet harmonious colors may be used only for accent purposes occupying a maximum of fifteen percent of building facades, may also be permitted provided they are compatible with the primarily masonry exterior. Planned unit developments may be exempted from the color percentage requirements, corporate colors and non-earth tone colors may be used solely at the discretion of the city council through site and building plan approval.
- ~~5.6.~~ A visually distinct front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
- ~~6.7.~~ The percentage of the required exterior materials 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.
- ~~7.8.~~ The percentage of the required exterior materials 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 may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.
- ~~8.9.~~ In Planned Unit 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.
- D. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- E. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
1. Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
  2. A cross section for each elevation may be required for proposed roof top mechanical screenings.
- ~~F.~~ No display of merchandise shall be permitted on any roof.
- ~~F-G.~~ Minimum building size. The minimum building size allowed in the district shall be 3,000 square feet per buildable area acre.

## Standing Seem or Ribbed Steel Examples











## Metal Panel Examples



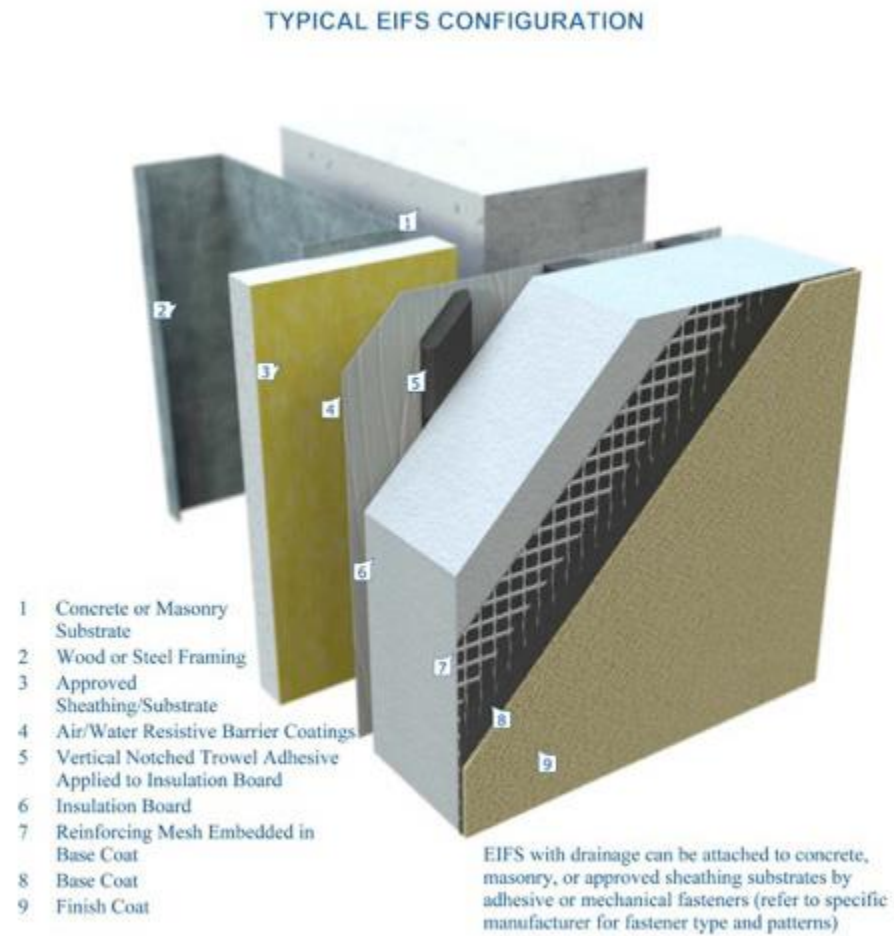








## Exterior Insulation and Finish System (EIFS)





## Long Beach Medical Center



## River Park Apartments - Louisville





## Station Park Mixed Use – Salt Lake



## Mary Our Queen Church – Peachtree Corners



# Earth Tones

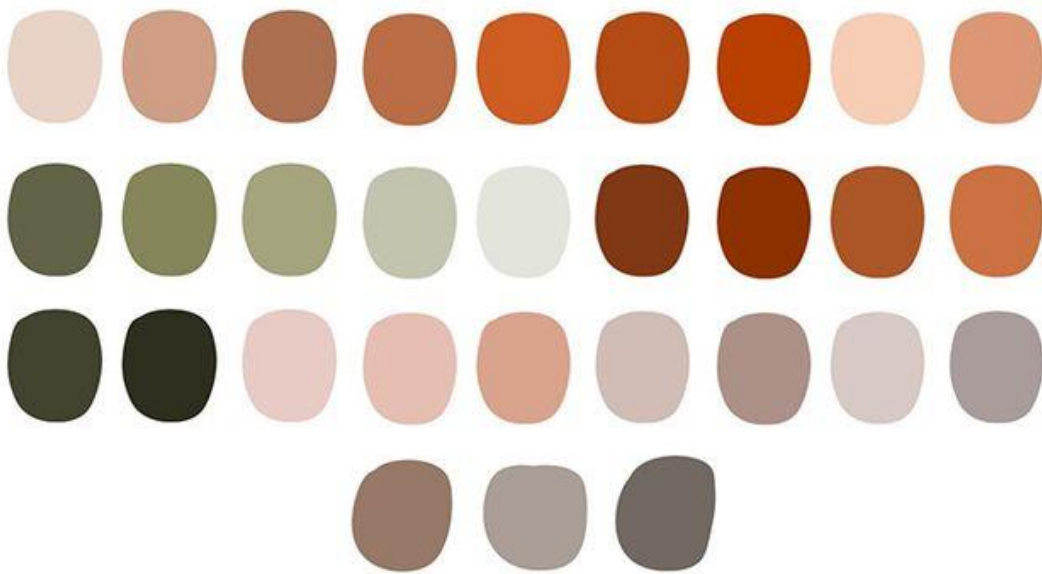
procreate color palette  
30 swatches



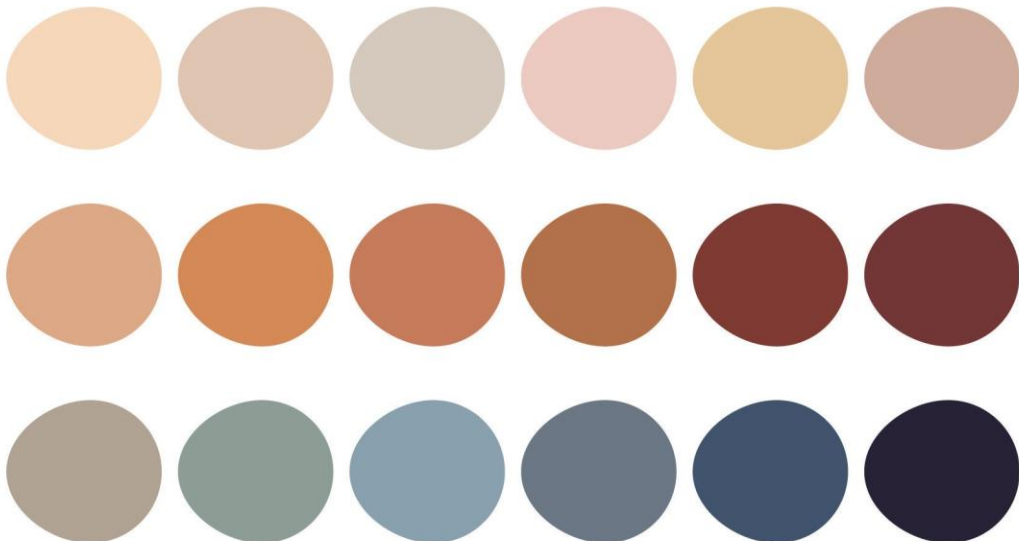
@kotastiia



# Earth Tones



# Earth Tones



18 SWATCHES - PROCREATE COLOR PALETTE  
@proart.supply



# Moving the Earth



Color Palette Procreate  
30 Color Swatches

# Earth Tones

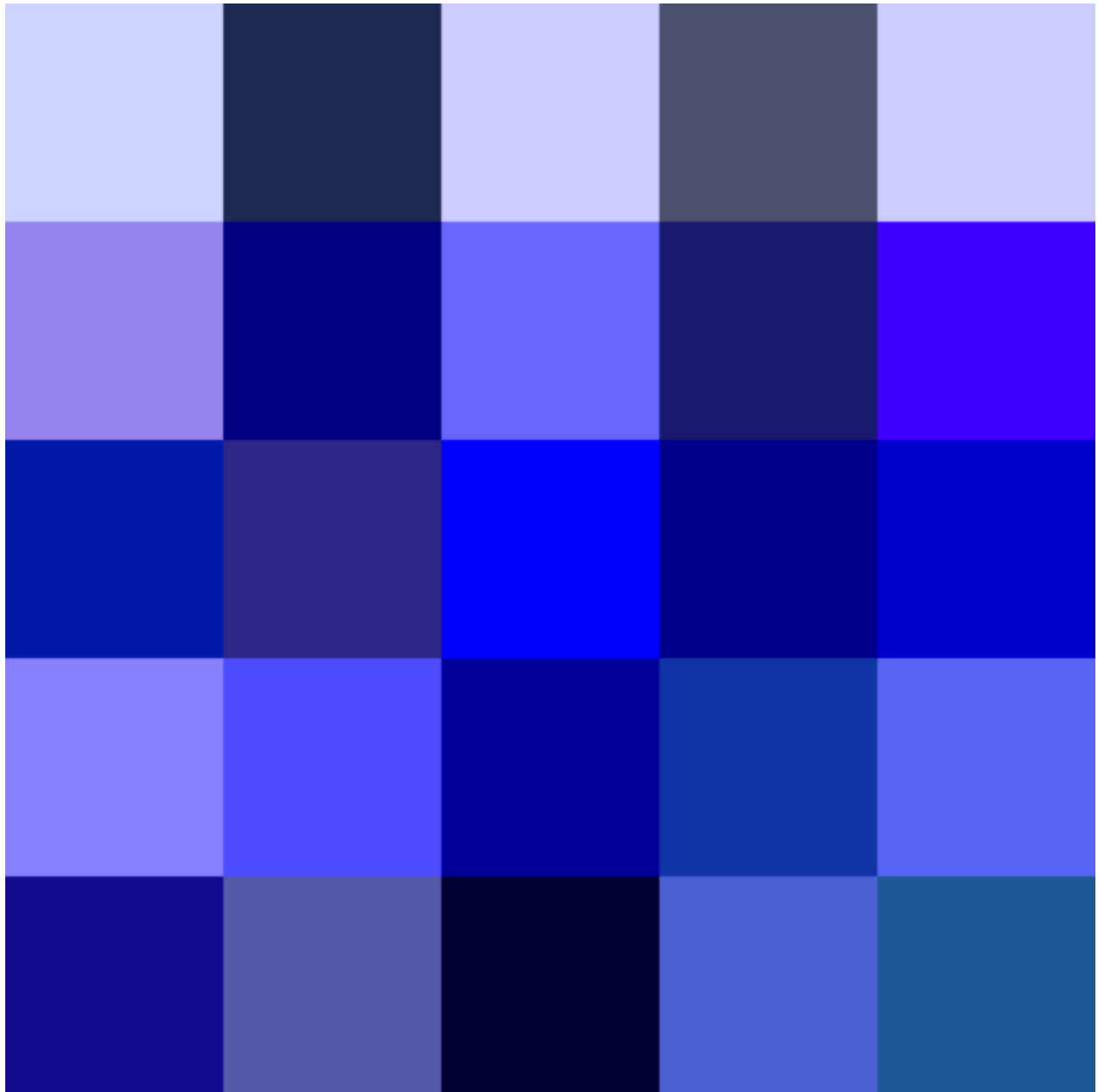


Procreate colour palette — 30 colours — instant download





## Dark Blue



## Umber

iColorpalette

<https://icolorpalette.com/p/99138>



#f4ba93	#e0c1a7	#ddc7aa	#f2bb96	#f0ce98
#f1a673	#d7af8d	#d3b791	#eea776	#ecbf78
#ee9152	#ce9c72	#c9a677	#ea9356	#e7b059
#eb7c31	#c58a58	#bf955d	#e67e36	#e3a13a
#e46815	#b97740	#b38446	#df6b1a	#db921e
#c35912	#9f6636	#99713c	#bf5b16	#bb7d1a
#a34a0f	#84552d	#805e32	#9f4c13	#9c6815
#823b0c	#6a4424	#664b28	#7f3d0f	#7d5311
#612c09	#4f331b	#4c381e	#5f2d0b	#5d3e0d
#411d06	#352212	#332514	#3f1e07	#3e2908

## Mahogany



## Terracotta

# Best Terracotta Paint Colors





## Burgundy

**MAROON**  
HEX #800000

**BURGUNDY**  
HEX #800020

**PLUM**  
HEX #673147

## Forest Green

