

Section 114.07.50: DMU Zoning District Design Standards

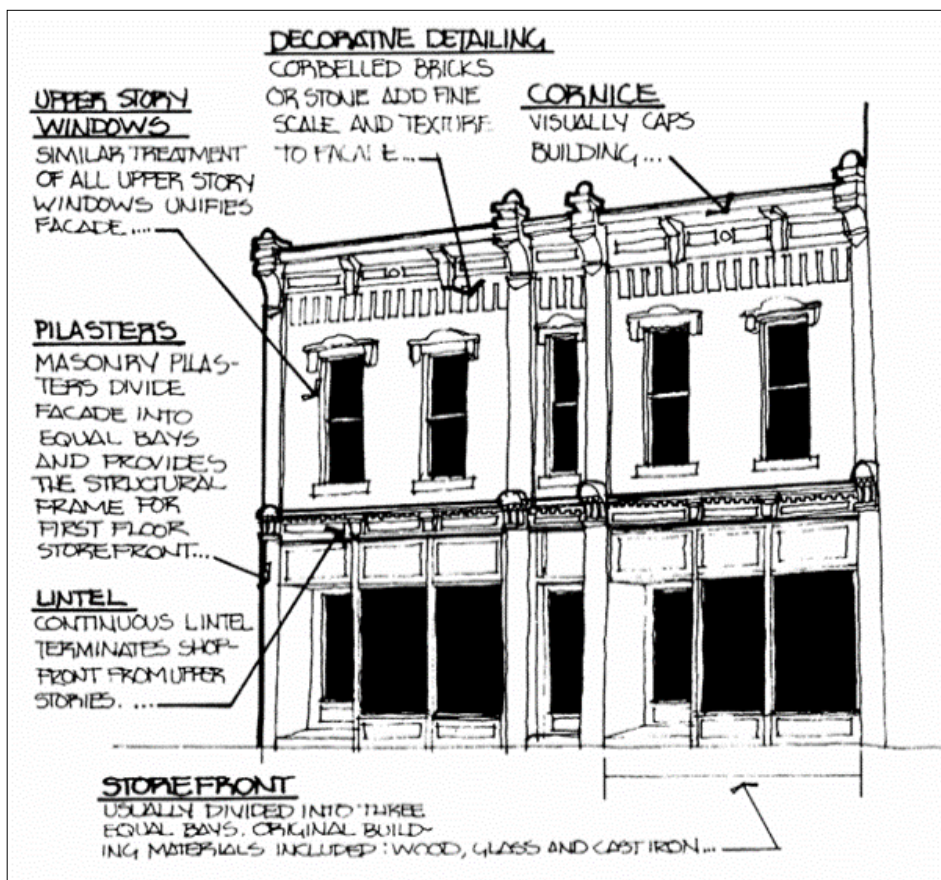
These standards apply to any land use, building, and structure within the Downtown Mixed Use zoning district constructed or altered after the effective date of this Chapter.

- (1) Purpose. This district is intended to preserve and enhance the special characteristics of downtown and shall promote the historic and architectural qualities of the area to preserve its original distinctive character by ensuring compatibility of design and architectural features and consistency with the recommendations of the Comprehensive Plan. Standards shall apply to the mapped boundaries of the Downtown Mixed Use zoning district.
- (2) Applicability. The regulations of this Section shall apply to new development and changes to the exterior of any building within the mapped boundaries of the Downtown Mixed Use zoning district.
- (3) Review and Approval.
 - (a) There are three categories of review in this district:
 1. **Renovation Review** (renovation of the exterior appearance of a property such as repainting, re-roofing, residing or replacing with identical colors, finishes, and materials)
 2. **Design Alteration Review** (change only in the exterior appearance of a nonresidential or multi-family property such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage)
 3. **Project Review** (modification to the physical configuration of a property such as the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building)
 - (b) Plan Commission and Historic Landmarks Preservation Commission review and approval may be required. The three categories and procedural requirements for review and approval are described fully in Section 114.07.51.
 - (c) Design standards for changes meeting the criteria for Project Review are found in Section 114.07.50(5), below. Design standards for changes meeting the criteria for Design Alteration Review or Renovation Review are found in Section 114.07.50(6), below.
 - (d) Designated Historic Structures. These regulations are separate and in addition to requirements related to changes to Local, State, and National Landmarks and properties as regulated by the City of Columbus Historic Landmarks Preservation Commission (see Section 114.02.22). Prior to taking action, Section 114.02.22 shall be followed for all locally-designated historic properties.

Example Design Standards and Design Review

- (4) Design Theme: The design theme for the Downtown Mixed Use Zoning District is based on its historical, pedestrian-oriented development pattern that incorporates retail, residential, and institutional uses. Building orientation and character includes minimum setbacks at the edge of the sidewalk, use of alleys for access (if possible), and on-street or other off-site parking. The design theme is characterized by a variety of architectural styles popular at the time, including Italianate, Romanesque, and Neoclassical, in formats with office, storage, or residential located over commercial. The façades of these buildings have a traditional main street storefront appearance that can vary in scale depending on location and surroundings, have street yard and side yard setbacks of zero feet, have prominent horizontal and vertical patterns formed by regularly spaced window and door openings, detailed cornice designs, rich detailing in masonry coursing, window detailing and ornamentation, and are predominately brick, stone, or wood. Exterior building materials are of high quality. Exterior appurtenances are minimal. Exterior colors are harmonious, simple, and muted. Exterior signage blends, rather than contrasts, with buildings in terms of coloring (complementary to building), location (on-building), size (small), and number (few).

Figure 114.07.50a: Architectural Components



- (5) Design Standards for Project Review (New Construction, Building Additions, and Building Alterations).

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- (a) The design standards contained in this Subsection shall apply to all changes meeting the criteria for Project Review (including all new buildings, building additions, and new building appurtenances). Such activities shall correspond to the following:
 - 1. The following requirements for building setback; height; building mass; horizontal rhythms (created by the placement and design of façade openings and related elements such as piers, columns); vertical rhythms (created by the placement and design of façade details such as sills, transoms, cornices and sign bands); roof forms; exterior materials; exterior surface features and appurtenances; exterior colors; exterior signage; on-site landscaping; exterior lighting; parking and loading area design; and the use of screening.
- (b) Building Setback. Throughout the district, the setback of buildings from street yard and side yard property lines shall conform to the design theme described in Subsection (4) above, as determined by the Plan Commission.
 - 1. No parking areas shall be located along any street frontage within the DMU district, unless an exception is granted through the conditional use process (Section 114.10.32).
- (c) Building Height.
 - 1. See Sections 114.04.11 to 114.04.14 for zoning district maximum height requirements.
- (d) Building Mass.
 - 1. Throughout the district, the massing of buildings may vary depending on location and surrounds, but shall conform to the design theme described in Subsection (4) above, as determined by the Plan Commission.
 - 2. The characteristic proportion (relationship between façade height and width) of the design theme shall be maintained.
 - 3. Building mass for large structures (with a façade area exceeding 5,000 square feet) shall integrate façade articulations to conform to the design theme described in Subsection (4), as determined by the Plan Commission.
- (e) Façade Articulation. As determined by the Plan Commission, façade lengths shall not be greater than 40 feet without articulation such as:
 - 1. Recesses or projections that step back or project a portion of the main façade plane.
 - 2. Recesses or projections of upper floors from the ground floor façade plane.
 - 3. Vertical division using different textures or materials.
 - 4. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, or the incorporation of traditional storefront design along the ground floor per Section 114.07.50(6)(e).
 - 5. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 - 6. Public art installations located directly on a facade, such as murals (See Chapter 12.075 of the City of Columbus Municipal Code for public art standards).
- (f) Horizontal Rhythms. The horizontal pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as piers and columns shall be spaced at regular intervals across all visible façades of the building, and shall conform to the design theme described in Subsection (4) above, as determined by the Plan Commission.
- (g) Vertical Rhythms. The floor heights shall conform to the minimum and maximum height requirements of the DMU zoning district (Section 114.04.12). The rhythm of the ground floor shall harmonize with the rhythm of upper floors. The vertical pattern of exterior building

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elements formed by patterns of building openings for windows and doors, and related elements such as sills, headers, transoms, cornices and sign bands shall conform to the design theme described in Subsection (4) above, as determined by the Plan Commission.

- (h) Roof Forms. Flat or gently sloping roofs which are not visible from the street shall be used. Mansards or other exotic roof shapes not characteristic of the design theme described in Subsection (4) above, as determined by the Plan Commission, shall not be used. See Figure 114.07.50b.

Figure 114.07.50b: Roof Forms



- (i) Exterior Materials. Selected building materials conform to the design theme described in Subsection (4) above, as determined by the Plan Commission.
1. Masonry. Stone or brick facing shall be of even coloration and consistent size. Cinder block, concrete block, concrete slab, or concrete panel shall not be permitted.
 2. Siding.
 - a. Wood, fiber cement, textured metal clapboard siding, or an alternative appropriate high-quality siding material may be appropriate, particularly if the proposed non-masonry exterior was used on a building which conforms to the design theme described in Subsection (4) above, as determined by the Plan Commission.
 - b. Clapboard or board and batten may be appropriate in certain instances where used on the existing structure within the same block-face which conforms to the design theme described in Subsection (4) above, as determined by the Plan Commission.
 - c. Class IV materials are prohibited.
 3. Glazing. Clear, or slightly tinted glass or related glazing material shall be used. Mirrored glass, smoked glass, or heavily tinted glass shall not be permitted, unless needed in a special situation as determined by the Plan Commission.
 4. Colors. Paint colors used on exterior materials shall reflect the building's era of original construction, target era of restoration/renovation, and/or era of historical significance.

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Applicants may choose their paint color choice within one of these contexts. New construction paint colors should complement surrounding structures.

- a. Period-appropriate color palette examples include the Sherwin Williams historic exterior collections.
- (j) Exterior Surface. Exterior surface appurtenances shall conform to the design theme described in Subsection (4) above, as determined by the Plan Commission.
 1. The traditional storefront design theme (characterized by strong horizontal and vertical rhythms formed by building openings, windows, and transom windows) shall be employed for all new nonresidential buildings.
 2. Throughout the district, avoid cluttering building façades with brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Unnecessary signs shall also be avoided. Where necessary, such features shall be colored so as to blend in, rather than contrast, with the immediately adjacent building exterior. Extraneous ornamentation which is inconsistent with the design theme described in Subsection (4) above, as determined by the Plan Commission, is also prohibited.
- (k) Awnings and Marquees. Awning and marquee size, color and placement shall complement the architectural character of the building, as determined by the Plan Commission.
 1. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation shall be used for awnings.
 2. Aluminum or suspended metal canopies shall be permitted.
 3. Signage applied to awnings shall be simple and durable.
 4. Backlit awnings are prohibited.
- (l) Exterior Lighting. On-building exterior lighting shall be compatible and harmonious with the design theme described in Subsection (4) above and Section 114.06.20, as determined by the Plan Commission.
 1. On-Building Lighting. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent for all light fixtures.
 2. Ground-Mounted Lighting. The design, color, height, location and light quality of ground-mounted lighting shall be consistent with the design theme described in Subsection (4) above, as determined by the Plan Commission.
- (m) Signage. See Article IX for all signage requirements.
- (n) Cleaning. Structural components and exterior materials shall be cleaned when necessary, and with only the gentlest possible methods.
 1. Low-pressure water, steam cleaning, and soft natural bristle brushes are permitted.
 2. Sandblasting and power washing (more than 400 psi) are prohibited.
 3. Other methods shall be pre-approved by the Plan Commission.
- (6) Design Standards for Design Alteration Review and Renovation Review (Changes to the Exterior Appearance of a Property).
 - (a) Applicability. The design standards contained in this Subsection shall apply for the following changes to the exterior of a property:
 1. All changes meeting the criteria for Design Alteration Review (including painting, roofing, siding, architectural component substitution, fencing, paving, and signage)

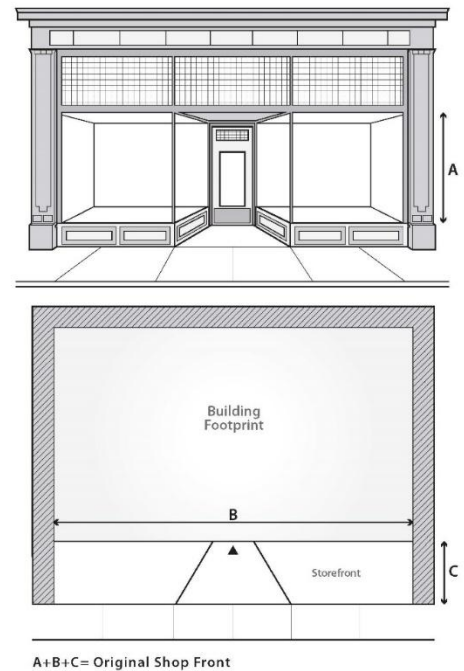
Example Design Standards and Design Review

2. All changes meeting the criteria for Renovation Review (including repainting, re-roofing, residing, or replacing with identical colors, finishes, and materials)
 3. Any other instance in which existing construction is proposed for rehabilitation and/or restoration. (New projects, building additions, and new appurtenances and features shall comply with the Design Standards of Subsection (5), above.)
- (b) In General. Buildings shall be restored relying on physical evidence (such as photographs, original drawings, and existing architectural details) as much as possible, in keeping with the design theme described in Subsection (4) above, as determined by the Plan Commission.
- (c) Exterior Materials and Surface Features. Materials and features shall be replaced with exterior materials and surface features that create the same type of appearance as the original. If replacement is not possible, other features and materials may be used, provided they are compatible with the design and style of the building, as determined by the Plan Commission.
1. Where such knowledge is lacking, materials and features in common use at the time of building erection shall be used.
 2. Significant architectural features, including cornices, moldings and coursings shall be preserved or replaced with identical features and materials where possible.
- (d) Windows and Doors. The size, proportion, shape, and rhythm of original windows and doors shall not be altered.
1. Original window and door openings shall not be blocked. Where now blocked, blocked window and door openings shall be restored where possible.
 2. Window and door features, including lintels, sills, architraves, shutters, pediments, hoods and hardware, shall be preserved where possible.
 - a. If preservation is not possible, as determined by the Plan Commission, window and door features shall be replaced with identical features and materials. If replacement with identical features and materials is not possible, other features and materials may be used, provided they are compatible with the design and style of the building, as determined by the Plan Commission.
 - b. Dark frames (i.e. anodized bronze) shall be used to replace storefront and upper story windows.
 - c. Clear aluminum finishes and mill finish aluminum storm windows are prohibited.
 - d. If shutters are proposed, real, functional shutters or shutters that are the same dimensions as real, functional shutters (as opposed to purely decorative shutters) shall be used.
- (e) Storefronts. Storefronts shall fit inside the original shop front in terms of all 3 dimensions (vertical, horizontal and front to back articulation). See Figure 114.07.50c.
1. Display windows shall be restored to their original appearance.

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2. The configuration of display windows shall be substantially similar to the original configuration. This provision shall be construed to prohibit garage doors and bay windows when they were not part of the original building design.
- (f) Entrances, Porticos, and Porches. Original porches, and steps shall be retained, except as required to meet accessibility standards. Porches, porticos, steps, and related enclosures which do not comply with the architectural design theme, as determined by the Plan Commission, shall be removed. See Section 114.04.40 for ramp requirements.
 - (g) Roofs. The original roof shape and character of visible materials shall be retained. Original architectural features which give the roof its essential character, including dormer windows, cupolas, cornices, brackets, chimneys and weathervanes, shall be preserved if in keeping with the architectural design theme described in Subsection (4) above, as determined by the Plan Commission.

Figure 114.07.50c: Storefronts



Section 114.07.51: DMU District Design Review

- (1) Purpose and Scope. The design standards of this Chapter are intended to preserve and enhance the aesthetic qualities of the community and attain a consistent visually pleasing image for the City. DMU District Design Review is designed to enhance both aesthetic and economic objectives of the City by controlling the site design and exterior appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure the long-term progress and broad participation toward these principles.
- (2) Procedure for Review and Approval. There are three categories of review: Renovation Review, Design Alteration Review, and Project Review. These procedures do not apply to any modifications to the interior of a building or structure. See Figure 114.07.51a below for a summary of the processes.

Figure 114.07.51a: Process for DMU District Design Review

Procedure	Type of Proposal		
	Renovation ¹	Design ²	Project ³
1. Consultation with Zoning Administrator, to confirm type of proposal	Yes	Yes	Yes
2. Submit Proposed and Existing Building Elevations	No	Yes	Yes
3. Submit Site Plan Application	No	No	Yes
4. Submit Conditional Use Permit Application	No	No	Yes
5. Review and action by Zoning Administrator	No	Yes	Yes
6. Review and comment by the Historic Landmarks Preservation Commission ⁴	No	Yes	Yes
7. Review and action by Plan Commission	No	Yes	Yes
8. Review and action by the Historic Landmarks Preservation Commission ⁴	No	Yes	Yes

KEY: **Yes** = Step is required. **No** = Step is not required.

¹Only a replacement to or maintenance of the exterior of a property.

²Only a change in the appearance of a property.

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³Modification to the physical configuration of a property, i.e. new building, addition, or demolition

⁴See Section 114.07.51(3)(c) and (d).

- (a) **Renovation Review.** Applications which involve only a renovation of the exterior appearance of a property (such as repainting, re-roofing, residing or replacing with identical colors, finishes, and materials), as determined by the Zoning Administrator, are considered a Renovation Review and may proceed with the project; no additional processes are required other than a building permit.
- (b) **Design Alteration Review.** Applications which involve a change only in the exterior appearance (such as painting, roofing, siding, architectural component substitution, fencing, or paving), but no modification to the physical configuration of a property are considered Design Alteration Review and are subject to review and approval by the Zoning Administrator and the Plan Commission. The Zoning Administrator shall serve as the liaison between the applicant and the Plan Commission in facilitating the review of an application and shall ensure that the technical and procedural requirements of the Zoning Ordinance are met. The Plan Commission shall serve as the final discretionary review body on aesthetics, building design, and site design, and shall focus its review on the application's compliance with sound aesthetic, land use, site design and economic revitalization practices. In part, this effort shall be guided by the Comprehensive Plan and other area plans.
 1. Procedure. Design Alteration Review proposals are subject to the following procedures:
 - a. The Zoning Administrator shall determine whether the Design Alteration Review application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator, shall notify the applicant.
 - b. The Zoning Administrator shall coordinate review with the City's Departments.
 - c. The Zoning Administrator shall review and approve or deny the application.
 2. Application requirements. In addition to the application requirements for site plan review, all applications for Design Alteration Review shall be made to the Zoning Administrator, and shall be accompanied by the building permit application, and, in addition, shall be accompanied by all of the following, unless specifically waived in writing by the Zoning Administrator:
 - a. A depiction of the existing appearance of the property. Clear color photographs are recommended for this purpose. Scaled and dimensioned drawings of existing components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the City.
 - b. A depiction of the proposed appearance of the property. Paint charts, promotional brochures, and/or clear color photographs of replacement architectural components are recommended for this purpose. Scaled and dimensioned drawings of proposed components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the City.
 - c. A written description of the proposed modification, including a complete listing of proposed components, materials, and colors.
 - d. Written justification for the proposed alteration consisting of the reasons why the applicant believes the requested alteration is in harmony with the building design

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standards of the Downtown Mixed-Use Zoning District (Section 114.07.50), if applicable.

3. The Zoning Administrator shall forward the Design Alteration Review application to the Plan Commission for review and final determination.
- (c) **Project Review.** Applications which involve modification to the physical configuration of a property (such as the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building) are subject to Project Review by the Zoning Administrator and the Plan Commission. The Zoning Administrator shall serve as the liaison between the applicant and the Plan Commission in facilitating the review of an application and shall ensure that the technical and procedural requirements of the Zoning Ordinance are met. The Plan Commission shall serve as the final discretionary review body on aesthetics, building design, and site design, and shall focus its review on the application's compliance with sound aesthetic, land use, site design and economic revitalization practices. In part, this effort shall be guided by the Comprehensive Plan and other area plans.
1. Procedure. Project review proposals shall follow procedures for Site Plan Review per Section 114.10.43.
 2. Application requirements. In addition to the application requirements for conditional use permits, all applications for Project Review shall be made to the Zoning Administrator, and shall be accompanied by the building permit application, and, in addition, shall be accompanied by all of the following, unless specifically waived in writing by the Zoning Administrator:
 - a. A depiction of the existing appearance of the property. Color photographs are recommended for this purpose. Scaled and dimensioned drawings of existing components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the City.
 - b. A depiction of the proposed appearance of the property. Paint charts, promotional brochures, and/or clear color photographs of replacement architectural components are recommended for this purpose. Scaled and dimensioned drawings of proposed components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement may be required by the City.
 - c. For all projects involving a new building, or an addition exceeding 100 square feet of gross floor area that reduces or extends a building's footprint or height, a detailed, scaled site plan shall be provided meeting all required elements of Section 114.10.43.
 - d. Written justification for the proposed alteration or new construction consisting of the reasons why the applicant believes the requested alteration or new construction is in harmony with the applicable building design standards for Special Areas in Section 114.07.50.
- (3) Additional Recommendations Permitted Under the Special Area Design Review Process.
- (a) The Zoning Administrator are hereby authorized to make recommendations for, or require modifications to, a proposed application for Renovation Review, Design Alteration Review, or Project Review.
 - (b) The Plan Commission is hereby authorized to make recommendations for, or require modifications to, a proposed application for Design Alteration Review and Project Review.

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- (c) The Historic Landmarks Preservation Commission (see Section 114.02.22) is hereby authorized to make recommendations for, or require modifications to, a proposed application for Design Alteration Review and Project Review for all locally-designated historic properties.
 - (d) The Historic Landmarks Preservation Commission shall also review and provide feedback prior to Plan Commission action on a proposed application for Design Alteration, Project Review, Zoning Map Amendment (Section 114.10.30), or Planned Unit Development (Section 114.10.45) for any non-locally-designated historic property within the Downtown Mixed Use zoning district.
- (4) Appeals. Appeals from the decisions of the Zoning Administrator and Plan Commission may be made to the City Board in accordance with the provisions of Section 114.10.52.

Sections 114.07.52 to 114.07.99: Reserved