

SUB AREA C2

Sub Area C2 is located south of Davidson Road, west of I-270, east of Britton Parkway and north of Arthur Drive. The site is ±23.7 acres.

I. Permitted Uses

1. The uses listed below shall be permitted uses within this Sub Area. Unless the definition of a use is provided in this Development Text, the use definitions contained in the City's codified ordinances shall apply.
 - a) Institutions and Offices
 - b) Public Uses
 - c) Regional and professional Offices
 - d) Professional Activities
2. Restaurants and Banks are permitted within office buildings, subject to receiving conditional use approval by the Planning and Zoning Commission.
3. Parking Garages are permitted, subject to receiving conditional use approval by the Planning and Zoning Commission.

II. Unit Types

All buildings shall comply with the design guidelines of the development standards in this text.

III. Development Standards

Unless specified otherwise in this written text, the development standards of Chapter 1157 of the Codified Ordinances of the City of Hilliard shall apply to this sub area. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

C2.01 Density, Height, Lot and/or Setback Commitments

1. There shall be a maximum density of 18,000 square feet per acre.
2. There shall be a minimum building footprint of 25,000 square feet and a minimum height of three (3) stories.
3. The lot coverage shall not exceed 40% as defined by Hilliard City Code Section 1127.03.

4. The maximum height limit shall be 100 feet within 400 feet of I-270. Buildings next to Britton Parkway Extension shall have a maximum height limit of 45 feet within 300 feet. The balance of the site shall have buildings with a maximum height limit of 65 feet.
5. There shall be a minimum side yard of 20 feet.
6. There shall be a minimum rear yard of 30 feet.
7. There shall be a 100 foot building and pavement setback from the right-of-way of Davidson Road. This 100 foot building setback shall be a build-to line with no parking between the building and Davidson Road.
8. There shall be a 50 foot building and pavement setback from the right-of-way of I-270. This 50 foot building setback shall be a build-to line with no parking between the building and I-270.
9. There shall be a minimum 50 foot pavement and 30 foot building setback from the right-of-way of Arthur Drive.
10. There shall be a minimum 50 foot building and 30 foot pavement setback from the right-of-way of Clara Circle.
11. There shall be a minimum 60 foot building and pavement setback from the Britton Parkway Extension right-of-way.

C2.02 Access, Loading, Parking and/or Traffic Related Commitments

1. Loading requirements for an individual use within Sub Area C2 shall be as set forth in Hilliard City Code Chapter 1133. Sub area minimum parking shall be one space per 250 square feet of gross floor area and a maximum of one space per 150 square feet of gross floor area.
2. Cross-access easements are required within this sub area between adjoining uses subject to approval of the City Law Director.
3. Lyman Drive shall be removed as a through roadway when Britton Parkway, Arthur Drive and Clara Circle are open to public traffic.
4. See Exhibit E, Access Management Plan for all access locations.
5. Five foot wide sidewalks shall be provided along all sides of streets within this sub area where bike paths are not present. The sidewalk shall be installed with roadway improvements and will be dedicated to the City of Hilliard.

C2.03 Architectural Standards

The building materials and design shall be consistent and compatible with the freeway oriented office buildings along I-270 outer belt along the west side of the I-270 outer belt between Tuttle Crossing and Davidson Road.

1. Color Palette: Buildings shall be constructed of subdued, earth tone materials; muted colors are required. Accent colors brighter hues are permitted for building accent features only.
2. Materials: Brick, stone, stucco stone, pre-cast concrete, metal window frames and glass are all permitted building materials.
3. Roof: Mansard roofs are permitted so that the roof appears to be pitched when viewed from each side, and provided all roof top mechanical units are fully screened from view.
4. Articulation and Fenestration: Buildings shall have four-sided architecture and a consistent finish on all four sides. Fenestration shall be proportional with building size and massing.
5. Lot Coverage: Lot coverage shall not exceed 70% impervious surface. Impervious surface shall be defined as the building footprint and all paved surfaces including parking lots, but shall not include any interior parking lot landscaping or other similar unpaved surfaces.
6. Side Yard Standards: A minimum building side yard of 1/4 the sum of the height of the structure and the length of the wall parallel to the side lot line (1/4 (height + length)). In no case shall the side yard be required to be more than 50 feet or less than 20 feet.

C2.04 Buffering, Landscaping, Open Space and/or Screening Commitments

1. Landscaping
 - a) All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331.
 - b) Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standards in Hilliard Codified Ordinances Chapters 917, 921 and 1331. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.

- c) Interior landscaping for vehicular use areas: Any open vehicular use area, excluding loading, unloading and storage areas in an industrial zone or business zone, containing more than 6,000 square feet of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island types.

- d) Landscape Area: For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five (5) square feet of landscaped area shall be provided.
 - 1. Minimum area: The minimum landscape area permitted shall be sixty-four square feet with a four-foot minimum dimension to all trees from edge of pavement where vehicles overhang.

 - 2. Maximum contiguous area: In order to encourage the required landscape areas to be properly dispersed, no individual landscape area shall be larger than 350 square feet in size, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required area shall be four feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.

- e) Minimum trees: The following minimums are required, based upon total ground coverage of structures and vehicular use areas:
 - 1. Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage, and a total tree planting equal to 1 inch in tree trunk size for every 2,000 square feet of ground coverage.

 - 2. Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage.

 - 3. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet of ground coverage.

 - 4. Trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs, ground cover, not to exceed two feet in height.

- f) Protection of Landscaped Islands: Parked vehicles may hang over the interior landscaped area not more than two and one-half feet, as long as concrete or other well stops are provided to insure no greater overhang or penetration of the landscaped area. All parking spaces and landscaped islands shall meet the requirements of the Hilliard Codified Ordinances, Chapters 1133 and 1331.
- g) Curbs to protect screening material: Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.
- h) Tree Planting Requirements: There shall be tree plantings equal to one-half inch in tree trunk size for every 500 square feet in ground coverage by a residential structure. These trees shall be a minimum of 2 ½ inch caliper at the time of installation.
 - 1. No new tree planting shall be required if existing trees and the aggregate trunk sizes of such trees meet or exceed the requirements as set forth in this chapter. The minimum tree size for such tree plantings shall be no less than two and one-half inch in trunk diameter.
 - 2. The applicant or owner shall plant such trees as may be required within one year or the next planting season after issuance of a building permit. Failure to comply with the landscaping requirements shall be in violation of this section and be subject to citation.
- i) Within the 100 foot pavement and building setback from the Davidson Road right-of way, there shall be a 4 foot high continuous meandering and undulating earth mound, except for areas of ingress and egress for roadways and ponds. Mounding may not be feasible along the ramped area of Davidson Road over I 270. The mound will have a \pm 8:1 slope that will begin at the right-of-way line. The mound will also have a \pm 3:1 slope on the opposite side which will begin at the 100 foot setback line so that the crest of the mound will begin approximately 12-15 feet from the setback line and extend for approximately 5 feet in width.
- j) In addition to the street tree planting, there shall be a 100 foot landscape buffer along Davidson Road. This buffer will be planted with a mixture of

deciduous shade and ornamental and evergreen trees at a rate of 8 trees per 100 lineal feet.

- k) Street trees shall be planted at a minimum distance of 40 feet on center along Arthur Drive and Clara Circle. Trees will be of a deciduous species normally attaining full grown height in excess of 50 feet and will be of 2-2 1/2" caliper or greater at the time of planting.
- l) There shall be a 3 foot high evergreen hedge and a 3 foot high earth mound along the pavement setback of Davidson Road, and Arthur Drive wherever structures do not exist at the building setback line.
- m) Fencing within this sub area is permitted upon receiving conditional use approval by the Planning and Zoning Commission.

C2.05 Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments

1. All parking lot lighting shall not exceed 18 feet in height from finished grade.
2. External lighting shall be cut-off type fixtures.
3. There shall be a consistent and uniform lighting fixture for parking lot lighting within all office areas, as approved by the Hilliard City Engineer.
4. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type of style.
5. All light poles and standards shall be metal and shall be dark bronze in color.
6. Parking lot lighting shall be metal halide. Building and landscaping lighting shall be incandescent or metal halide.
7. Landscape and building uplighting from a concealed source shall be permitted, as accent lighting, subject to staff approval.
8. All lights shall be arranged to reflect light away from any street or adjacent property.
9. All building illumination shall be from concealed sources.
10. No colored lights shall be used to light the exterior of the buildings.
11. Waste and Refuse:

- a) All waste and refuse shall be containerized and screened from view on all three sides by a solid brick wall, wood fence, or material compatible with building materials. The fourth side shall be a gate with a frame made of durable metal, resin or similar material, and the outer material may be wood, metal, resin or similar material. The gate shall be at least 6 inches taller than the height of the dumpster.
12. Storage and Equipment and Service Areas:
- a) No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with material harmonious with the building.
 - b) All refuse trash and garbage collection shall be enclosed.
 - c) No noises, smoke, odors, vibration or other nuisances shall be permitted.
 - d) No area of the site will be used for outdoor storage.
 - e) Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.

C2.06 Graphics and Signage Commitments

1. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191.
2. Other signage may be used subject to approval by the City Planning and Zoning Commission.
3. A temporary marketing sign similar to the temporary marketing sign in Sub Area B2T may be permitted to be placed within this Sub Area C2 for a maximum of five (5) years or until it is replaced by the permanent Freeway Oriented Icon or until such time as construction begins within any portion of Sub Area C2. This sign shall be located so as to be seen from I-270 and be approved by the City staff.
4. Once Lyman Drive is vacated and the construction of the roundabout at the intersection of Arthur Drive and Lyman Drive is completed the Freeway Oriented Icon, is to be built within the reserve. The maximum height shall be 35 feet. Any departure from the approved concept (See Exhibit L) will require approval by the Planning and Zoning Commission

C2.07 Miscellaneous Commitments

1. Utilities: All new utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened, subject to staff approval.