

## **Sub Area C8**

Sub Area C8 is located south of Davidson Road, west of I-270, at the southeastern edge of the property. The site is ±3.1 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. "Drive-up" is defined as a customer staying in their automotive vehicle and being served by the business through transaction and communication at only one window.
  - a) Institutions and Offices
  - b) Regional and Professional Offices
  - c) Professional Activities
  - d) Banks with or without drive-up
2. Restaurants are permitted within office buildings, subject to receiving conditional use approval from the Planning and Zoning Commission.
3. Hotel/Motel are permitted subject to receiving conditional use approval from the Planning and Zoning Commission. Hotel/motel excludes the use of the premises exclusively for the overnight stay or boarding of animals.
4. Parking Garages, Warehousing, Wholesale Business, Food Processing and Limited Manufacturing are permitted, subject to receiving conditional use approval by the Planning and Zoning Commission.

### **II. Unit Types**

Office 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.

#### **C8.01 Density, Height, Lot and/or Setback Commitments**

1. There shall be a maximum density of 14,000 square feet per acre.

2. There shall be a minimum building footprint of 20,000 square feet.
3. The lot coverage shall not exceed 40% for B-3 uses as defined by Hilliard City Code Section 1127.03. Total impermeable surface coverage shall not exceed 70%.
4. The maximum height limit shall be 45 feet.
5. There shall be a minimum height of two (2) stories for office buildings. One story attached warehouses are permitted subject to receiving conditional use approval by the Planning and Zoning Commission. Building materials for the warehouse shall be compatible with the office building.
6. There shall be a minimum side yard of 25 feet.
7. There shall be a minimum rear yard of 25 feet.
8. There shall be a 50 foot building and pavement setback from the right-of-way of Britton Parkway Extension. Setback line is to be a build to line, all parking located behind or on the side of the building.
9. There shall be a minimum 30 foot building and pavement setback from the right-of-way of Anson Drive.

#### **C8.02 Access, Loading, Parking and/or Traffic Related Commitments**

1. Loading requirements for an individual use shall be as set forth in Hilliard City Code Chapter 1133. Sub area minimum parking shall be one space per 300 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 the approval of the City Law Director.
3. See Exhibit E, Access Management Plan for all access locations.
4. 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.

#### **C8.03 Architectural Standards**

1. Color Palette: Buildings shall be constructed of subdued, earth tone materials; muted colors are required. Accent colors in brighter hues are permitted for building accent features only.
2. Materials: Unless approved otherwise by the Planning and Zoning Commission, brick, stone, stucco stone, pre-cast concrete, and glass are all permitted building

materials. Metal may be used as an accent material around windows only. Brick or stone or stucco stone shall be integrated into the exterior elevation at a minimum of 20 percent of the total façade facing a public street and 20 percent of the remaining building elevations. “Exterior elevation” is defined as the entire exterior surface area and excludes windows and doors in calculating the minimum percentage of material required.

3. Roof: Mansard roofs are permitted, provided all roof top mechanical units are fully screened from view when viewed from every side.
4. Articulation and Fenestration: Four-sided architecture is required. Buildings shall have 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 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 20 feet.

#### **C8.04 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) Within the 50-foot setback from the right-of-way of Britton Parkway Extension, there shall be a 4 foot (ht.) continuous meandering and undulating earth mound, except for areas of ingress and egress for roadways and ponds. The mound will have a  $\pm$  6:1 slope that will begin at the right-of-way line. The mound will also have a 3:1 slope on the opposite side which will begin at the 50-foot setback line so that the crest of the earth mound will begin approximately 12-15 feet from the setback line and extend for approximately 5 feet in width.

- d) Street trees will be planted at a minimum distance of 40 feet on center along Anson Drive. There will be a double row of street trees planted along Britton Parkway Extension at a distance of 40 feet on center and spaced 25 feet between. Trees will be of a deciduous species normally attaining full grown height in excess of 50 feet and will be of 2-2 ½ inch caliper or greater at the time of planting.
- e) Fencing within this sub area is contingent upon receiving approval from the Planning and Zoning Commission.
- 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) There shall be a 3-foot high hedge and a 3 foot high earth mound along the pavement setback of Anson Drive wherever structures do not exist at the building setback line.

**C8.05 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. There shall be a consistent and uniform lighting fixture for parking lot lighting within all industrial areas, as approved by the Hilliard City Engineer.
- 5. 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 and style.
- 6. All light poles and standards shall be metal and shall be dark bronze in color.
- 7. Parking lot lighting shall be metal halide. Building and landscaping lighting shall be incandescent or metal halide.
- 8. Landscape and building uplighting from a concealed source shall be permitted, subject to staff approval.
- 9. All lights shall be arranged to reflect away from any street or adjacent property.
- 10. All building illumination shall be from concealed sources.

11. No colored lights shall be used to light the exterior of the buildings.
12. Waste and Refuse:
  - a) All waste and refuse shall be containerized and screened from view on three sides by a solid brick wall, wood fence, or material compatible with building materials and at least 6 inches taller than the height of the dumpster. The fourth side shall contain a durable gate with a frame made of metal, resin or similar material, and the outer material may be wood, metal, resin or similar materials. The gate shall be at least 6 inches taller than the height of the dumpster.
13. 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.

#### **C8.06 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 contingent upon receiving approval by the Hilliard Planning and Zoning Commission.

#### **C8.07 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.