

SUMMARY OF DIMENSIONS TABLE	EAST GATEWAY	CORRIDOR	CENTER	NEIGHBORHOOD	WEST GATEWAY	SPECIFIC STANDARDS
LOT PARAMETERS						
Lot Size	No width, depth or area standards are included for the East Gateway Context Area. Min. lot sizes may be determined based on the min. and max. building width and depth standards for each Context Area.	No width, depth or area standards are included for the Corridor Context Area. Min. lot sizes may be determined based on the min. and max. building width and depth standards for each context area.	No width, depth or area standards are included for the Center Context Area. Min. lot sizes may be determined based on the min. and max. building width and depth standards for each Context Area.	No width, depth or area standards are included for the Neighborhood Context Area. Min. lot sizes may be determined based on the min. and max. building width and depth standards for each Context Area.	No width, depth or area standards are included for the West Gateway Context Area. Min. lot sizes may be determined based on the min. and max. building width and depth standards for each Context Area.	
Building Coverage (max.)	80%	80%	80%	80%	80%	
Impervious Coverage (max.)	90%	95%	95%	90%	90%	
BUILDING PLACEMENT						
Primary Street Setback (min./max.) ⁶	16' / 30'	20' / 30'	20' / 30'	20' / 30'	15' / 25'	
Secondary Street Setback (min./max.) ^{1, 6}	15 / 20'	15 / 20'	15 / 20'	15' / NA	15 / 20'	
Primary Street Build-to Percentage (min.)	85%	80%	85%	75%	75%	
Secondary Street Build-to Percentage (min.)	85%	80%	85%	75%	85%	
Side Setback: Interior/Common Lot Line (min./max.)	0 / 30'	0 / 30'	0 / 30'	0 / 30'	0 / 30'	See Section (8)(e)(iv) Height Adjacent to a Protected Zone
Rear Setback: Common Lot Line (min.)	15'	15'	15 ^{30'}	15'	15'	See Section (8)(e)(iv) Height Adjacent
PARKING PLACEMENT & VEHICULAR ACCESS						
Primary Street Setback (min.) ⁶	30'	30'	30'	NA	30'	
Secondary Street Setback (min.) ⁶	10'	10'	10'	NA	10'	
Side Setback: Interior/Common Lot Line (min.)	10'	10'	10'	10'	10'	
Rear Setback (min.)	10'	10'	10'	10'	10'	
Vehicular Access ¹	Secondary Street	Secondary Street	Secondary Street	Secondary Street	Secondary Street	
Parking Driveway Width Two-Way (min./max.)	20' / 40'	20' / 40'	20' / 40'	20' / 20'	20' / 40'	
BUILDING FORM						

Principal Building Height (max. stories)	11	4	6	3	3	
Principal Building Height (min. stories)	4	2	2	2	2	
Proposed Building Height (max.)	144'	60'	<p>Up to 72' permitted up to ¼ of depth of property from front lot line</p> <p>60' permitted up to ¾ of depth of property from front lot line</p> <p>38' permitted up to rear yard setback</p> <p>80'</p> <p>Up to 84' permitted when located ±100' from a Protected Zone</p>	38'	48'	
Accessory Structure Height (max. stories)	2	2	2	2	2	
Finished Ground Floor Level (min./max.) ²	0' / 0.50'	0' / 0.50'	0' / 0.50'	1.50' / NA ³	1.50' / NA ³	
Minimum Story Height	10'	10'	10'	10'	10'	
Ground Floor Story Height (max.)	24' 20'	24' 20'	24' 20'	14'	24' 20'	
Upper Floors Story Height (max.) Office (O), Residential (R)	14' O 12' R	14' O 12' R	14' O 12' R	14' O 12' R	14' O 12' R	
Ground Floor Transparency, Primary Street Facade (min. percentage)	70%	70%	70%	20%	70%	
Ground Floor Transparency, Corner Side Facade (min. percentage)	40%	40%	40%	20%	40%	
Upper Floor Transparency, Front and Corner Facade (min. percentage)	25%	25%	25%	20%	25%	
Ground Floor Blank Wall Width, Front Facade (max. percentage)	15%	10%	10%	10%	10%	
Ground Floor Blank Wall Width, Corner Facade (max. percentage)	30%	20%	20%	20%	20%	
Depth, Ground Floor Space (min.)	30'	30'	30'	NA	30'	

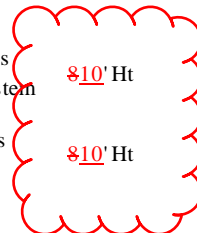
- b. Building mounted signs shall be located on or along a wall of the building along the street elevation. Signs shall not project above the roof line or the cap of parapets of such building, whichever is higher, unless the sign is located within the Lane Avenue PMUD. Such signs shall not be placed higher than three stories unless in the East Gateway overlay district. Signage shall not face a residential district unless the distance from the signage to the nearest residential property line is at least 150 feet. In the case of a building that does not front a public street, the drives and parking spaces adjacent to such building shall be considered as public streets for the purpose of this Section.
- c. Signs shall be parallel to the wall on which they are installed, and shall be as nearly flush with such wall as is practical.
- d. One blade sign is permitted per street frontage and is not counted as a building-mounted sign, subject to the following:
 - i. One sign, not more than 45 six (6) square feet in area, projecting outward from the building wall not more than four feet, is permitted to be erected at each entrance to such building.
 - ii. No part of any sign shall be less than eight feet above the sidewalk or ground level where such sign projects forward of the wall on which it is mounted to such an extent as to constitute a hazard or inconvenience to pedestrian or vehicular traffic. No part of any sign shall be closer than 18 inches to either end of the building face (including any wall extension) on which it is erected. Where more than one sign is erected on the same face of a building, there shall be a distance of at least three feet between signs.
 - iii. A blade sign shall be installed for any building fronting along W. Lane Avenue within the Lane Avenue PMUD.

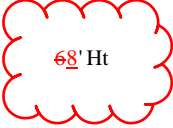
§ 6.07 - LANDSCAPING, SCREENING AND BUFFERING.

(E) *Recommended tree species:* The following types and minimum sizes (at installation) of landscape plants are recommended in Upper Arlington. Trees not on this list may be substituted with approval from the City Forester.

Table 6-J: Minimum Sizes for Recommended Landscape Plants

Type	Tree Type Examples	Description	Minimum Size at Planting
A	Sugar Maple, Zelkova, Red Oak, Honeylocust, Northern Catapala, Sassafras, Basswood	Deciduous tree that matures over 30' Height	3" Cal
B	Crabapple, Winter King Hawthorn, Cockspur Thornless Hawthorn, Flowering Dogwood, Redbud, Sourwood	Deciduous tree that matures less than 30' height, single stem	2" Cal
C	Serviceberry, Sweetbay Magnolia	Deciduous tree that matures less than 30' height, multi stem	8"10' Ht
D	White Pine, Norway Spruce, Colorado Spruce, White Fir	Evergreen tree that matures over 30' height	8"10' Ht



E	Techny Arborvitae, Keteleeri Juniper	Evergreen tree that matures less than 30' height	 68' Ht
F	Border Forsythia, Viburnum, Oak-Leaf Hydrangea, Burning Bush, Black Chokeberry, Spicebush	Evergreen or deciduous shrub that matures over 6' height	3' Ht
G	Alpine Currant, Anthony Water Spirea, Itea, New Jersey Tea, Aromatic Sumac	Evergreen or deciduous shrub that matures less than 6' height	2' Ht
H	Andorra Juniper, Everlow Yew, Mugo Pine	Evergreen or deciduous shrub that matures over 4' spread	18" Spread

(H) *Trash containers, loading areas and mechanical devices:* Trash containers, loading areas, and mechanical devices shall be located at least twenty-five (25) feet from a pedestrian entry and forty (40) feet from a single-family lot line. They shall not be located between the building and the street. Service and utility areas shall be concealed from the street by employing means such as locating underground, locating internal to a structure or group of structures, providing enclosing of walls, fences, or screening, and locating along internal alleys or service drives. Trash containers and loading areas shall be shielded from view with either an opaque wall or fence that is compatible with the principal structure. Trash containers are to have an opaque gate that is to remain closed when not in use. In addition to the wall or fence, a landscape buffer of either Type F, G or H plants shall be installed on the side(s) which impact adjacent property owners. All such walls, fences, and gates shall exceed the height of the dumpster by a minimum of one foot and shall be a minimum of six (6) feet in height. Commercial mechanical devices, including but not limited to, air conditioners, generators and heat pumps shall be screened to minimize visual and noise impacts. Roof top mechanical units must be screened from view from adjacent streets. This may include locating the unit within a mechanical penthouse, locating it behind an architectural screen, or locating it far enough into the building to effectively be invisible from view. Utility structures shall be screened per the provisions of Article 6.10(C)(11).

§ 6.09 - ACCESSORY STRUCTURES AND USES.

(13) Fences:

- (a) Purpose: The purpose of these fence regulations is to preserve and protect property values, to enhance safety and security, to provide privacy, and to improve the visual environment.
- (b) Applicability: No fence, wall or barrier, other than a temporary construction or snow fence, shall be constructed, erected, installed or substantially replaced on any property without an approved fence permit from the Community Development Department. Minor repairs and maintenance do not require a fence permit. An underground/invisible pet fence shall not be subject to the limitations associated with fences, but shall not be located in city right-of-way.
- (c) Prohibited fences: The following fences are prohibited:
 - i. Fences or walls having wire, metal prongs, spikes, or cutting points or edges of any kind whatsoever, or which is charged with electric current. Picket fences shall have points blunted. Chain link fences shall be coated with black, brown, or dark green vinyl, plastic, or other similar material.
 - ii. No fence or fences shall be constructed so that there are two (2) more or less parallel fences in the same yard on one (1) property unless there is a distance of at least five (5) feet between the fences or their appurtenances. This section is not intended to prohibit adjoining property owners from erecting abutting fences along a shared property line.

(d) Location and height: Fences may be located in yards as follows:

- i. Front yard: As measured from the building setback line to the City right-of-way line:
 - A. Fences may extend fifteen (15) feet forward of the building line, provided such fence does not exceed three and one-half (3.5) feet in height, as measured above the elevation of the surface of the ground at such point.
 - B. Fence posts may exceed the height of the fence by a maximum of six (6) inches.
- ii. Side and rear yards:
 - A. Fences shall not exceed six (6) feet in height, as measured above the elevation of the surface of the ground at such point, **unless the side and/or rear yard abuts a Commercial or Planned District, then a fence may extend up to eight (8) feet in height.**
 - B. Fence posts may exceed the height of the fence by a maximum of six (6) inches.
- iii. For purposes of determining the location and height requirements, each yard abutting upon a street shall be considered as a front yard on each respective street.
- iv. Fences or walls located completely within the buildable area are not subject to these height limitations.
- v. Property line location: The accurate determination of the property line is the responsibility of the property owner or contractor securing the fence permit. The issuance of a fence permit does not indicate city review or approval of the property line location.

ARTICLE 7. - DESIGN GUIDELINES

§ 7.01 - PURPOSE AND INTENT.

- (A) The purpose of the design guidelines is to encourage the best design of improvements to the built environment that are consistent and compatible with the historic character and outstanding residential environment of Upper Arlington, especially its historic district.
- (B) The design guidelines provide guidance to the development design process regarding site layout; architecture; building materials, treatment and color; landscaping, screening and buffering; signage, and other site improvements. The design guidelines are intended to be flexible in guiding the design process.
- (C) The design guidelines implement the land use, development, and urban design policies of the master plan.
- (D) The design guidelines are to be used as a guide in the private development process to represent the City's expectations relative to changes in the built environment.
- (E) The design guidelines are to be used by city staff, BZAP, City Council, and other boards and commissions in the review, evaluation, and approval of development and improvements to properties.

§ 7.02 - GENERAL PROVISIONS.

- (A) The design guidelines are to be addressed in all requests for a site plan, development plan, landscape plan, conditional use, accessory use, or sign permit.
- (B) The applicant shall specifically address relevant design guidelines in the material submitted for development approval, showing evidence that demonstrates consistency with these guidelines.
- (C) The approving authority shall use these guidelines as a means of evaluating the development proposal and shall have the authority to recommend changes to ensure consistency with these guidelines.