

ORDINANCE NO. 04-2010

To Amend Chapter 1177 of the Codified Ordinances of
the City of Worthington to Add Sustainability as a
Standard for Review in Section 1177.05.

WHEREAS, it is the wish of City Council to monitor and revise the Planning and Zoning
Code of the City to ensure economic viability and preserve the character of the City; and,

WHEREAS, Sustainability is not currently a Standard for Review the Architectural
Review Board may consider in deciding whether to issue a Certificate of Appropriateness; and,

WHEREAS, City Council believes sustainable development practices will help to
preserve and enhance the entire community now and in the future; and,

WHEREAS, City Council and the Architectural Review Board are interested in
encouraging sustainable design and building practices, while preserving the character and
integrity of the Architectural Review District;

WHEREAS, the Municipal Planning Commission recommends that the Planning and
Zoning Code of the City be amended to add "Sustainability" as a standard for the Architectural
Review Board to consider;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of
Worthington, County of Franklin, State of Ohio:

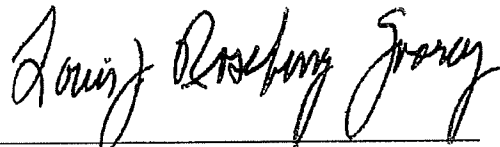
SECTION 1. That Section 1177.05 of the Codified Ordinances be and hereby is
amended by adding the following.

- (11) Sustainable Features, which shall include environmentally friendly
details and conservation practices such as solar energy panels, bike
racks, and rain barrels.

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal
Administrative Building, the Worthington Library, the Griswold Center and the Worthington
Community Center and shall set forth the title and effective date of the Ordinance and a
statement that the Ordinance is on file in the Office of the Clerk of Council. This Ordinance
shall take effect and be in force from and after the earliest period allowed by law and by the
Charter of the City of Worthington.

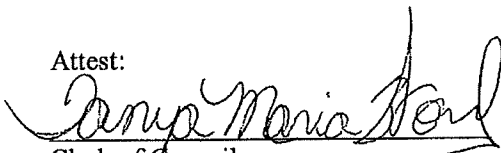
Passed

3/11/10



President of City Council

Attest:


Clerk of Council

Introduced February 16, 2010
P.H. March 1, 2010
Effective March 24, 2010

RESOLUTION NO. 14-2010

Amending the Worthington Design Guidelines for
the Architectural Review District by Adding a
Sustainability Section.

WHEREAS, City Council established an Architectural Review Ordinance for the City of Worthington in 1967 and the Architectural Review process has provided great benefits to the City in preserving our heritage and character and promoting high quality development; and,

WHEREAS, City Council adopted guidelines for the Architectural Review process in 2004; and,

WHEREAS, City Council and the Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District; and

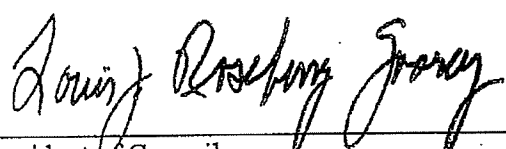
WHEREAS, the addition of a section addressing additional measures for sustainability in the Design Guidelines would assist applicants with planning and design of sustainable features;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the attached Sustainability section be added as an appendix to the Worthington Design Guidelines.

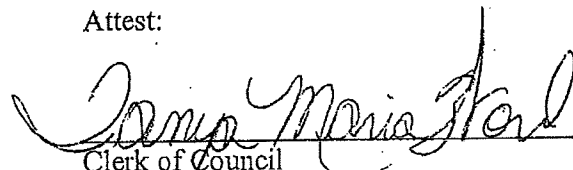
SECTION 2. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted 3/1/10



President of Council

Attest:



Clerk of Council

Tabled February 16, 2010

Sustainability:

Sustainability can be achieved by ensuring the economic, environmental and social concerns of Worthington are addressed in a balanced manner. The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. The Design Guidelines as a whole work toward that end; and this section addresses additional measures for sustainability.

Recommendations:

A. Energy conservation methods are encouraged. Making use of the existing buildings inherent efficiency features should occur first. Maintaining building components in good condition helps preserve energy, as well as retaining the integrity of the property. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable.

B. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants.

C. Place solar panels in a location that minimizes the visual impact as seen from the right-of-way and surrounding properties. Generally, panels should be located on roofs in the following manner: the rear 50% of the roof of the main building; the rear inside quadrant of the roof of a main building on a corner lot; or on accessory structures in the rear yard. On sloped roofs, place panels flush along the roof unless visibility is decreased with other placement. With flat roofs, keep panels at least 5' from the edge of the roof, or place at the edge if a building parapet exists that will screen the panels.

Solar panels at another location on a building or site may be acceptable if their placement does not have an adverse effect on the architecture of the building, or the character of the site or Architectural Review District.

The equipment to support solar panels should be screened from view.

D. Bike racks and other methods of facilitating alternative transportation should be utilized.

E. Streetscape elements should be of a human scale.

F. Make use of recycled materials; rapidly renewable materials; and energy efficient materials.

G. Use of natural and controlled light for interior spaces and natural ventilation is recommended.

H. Minimize light pollution.