

City of Canal Winchester

Residential Appearance
Standards

DRAFT

Adopted on
Effective:

CHAPTER 1198 Residential Appearance Standards

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1198.01 Purpose

(a) Residential development in Canal Winchester has a direct effect on the character and livability of the community. Therefore, the City of Canal Winchester has the responsibility to adopt standards that promote desirable residential development that fits the context and character of the existing community. The following findings warrant the need for exterior appearance requirements for residential development:

- (1) The adopted community plan recommends promoting high quality standards in building design that is in good scale and harmony with surrounding neighborhoods and buildings, and the natural surroundings.
- (2) Providing for compliance with appearance regulations will assist in creating quality development with residential neighborhoods.
- (3) Limiting the garage appearance within the front elevation limits the negative visual impact.
- (4) A balance of natural and synthetic building materials allows for design creativity and promotes a high quality development.
- (5) Trim around windows completes the appearance on every elevation.
- (6) Placing windows, doors, porches, and other features on each elevation enhances the visual environment and contributes to the overall architectural diversity of a neighborhood.
- (7) The lack of detailing, architectural features, and trim on elevations detracts from a dwelling and reduces the visual quality of a neighborhood.

(b) Residential appearance standards provide design requirements that are applicable to single, two, and three-family dwelling units. For purposes of this section, a single-, two-, and three-family dwelling unit will be defined as a “house.” These requirements are designed to increase the quality of neighborhoods, to promote positive architectural appearance within residential areas, to encourage design flexibility and creativity, and to establish an interesting, aesthetically pleasing residential environment. It is also the intent of this section to promote durable, quality materials that will allow residential neighborhoods to endure and mature for future generations in the city.

1198.02 Applicability

(a) These requirements shall apply to the construction of all new homes, and additions to homes, unless designated as exempt in section (a)(3).

(1) Compliance Required. These requirements shall apply to any new home or to certain additions or alterations of an existing house constructed in compliance with the regulations of this section. If an existing home is expanded or altered, the addition or alteration must comply with these architectural requirements when the alteration encompasses more than fifty percent (50%) of the Ground Floor Area (square feet), or the ground floor area is expanded by more than fifty percent (50%).

(2) Minimum Requirements. These requirements are minimum appearance requirements applicable to all houses in all districts, including Planned Development Districts, except as may be specifically approved in the Planned Development District ordinance.

(3) Exemption. Houses in the districts described below are exempt with these requirements:

(A) Houses located within a planned district approved prior to the effective date of this section.

(B) Houses located in a planned district approved after the effective date of this section with specific substitute residential appearance requirements contained in the adopted planned district ordinance. Residential appearance objectives for Planned Development Districts shall be adopted by City Council. These objectives explain more general intents regarding appearance in order to allow for creativity in meeting them through the Planned Development District process. Planned Development Districts proposals must demonstrate how the proposal addresses the residential appearance objectives and replace these minimum requirements.

(C) Houses located within the Old Town Overlay District (Chapter 1175) are exempt from the requirements of this section. These residential homes shall be regulated by the Landmarks Commission with the Certificate of Appropriateness Procedures for Design Review.

1198.03 Definitions

(a) For the purpose of this section, the following definitions apply:

(1) *“Blank Elevation”* An elevation that lacks the minimum required openings and architectural features, such as windows, doors, exterior chimneys, or other similar architectural features.

(2) *“Breastboard”* A lower flat area of a door or window crosshead.

(3) *“Chimney”* A structure projecting from the exterior wall of a house and enclosing or appearing to enclose a flue that carries off smoke. A chimney may or may not extend vertically to the eaves line or have a foundation/connected to the ground.

(A) “*Cantilevered Chimney*” A chimney that projects from the exterior wall and does not have a foundation or extension to the ground.

(B) “*Shed-type Chimney*” A chimney that does not extend full height vertically to the eaves line. A shed chimney typically includes a direct vent outlet in the chimney wall.

(4) “*Corbel*” A build out of one or more courses of brick or stone from the face of a wall, traditionally to form a support for timbers.

(5) “*Cornice*” Overhang of a pitched roof at the eaves line, usually consisting of a fascia board, a soffit for a closed cornice, and appropriate moldings.

(6) “*Corrugated Metal Roofing*” A roofing material that consists of interlocking rippled metal sheets that are fastened directly to the roof sheathing.

(7) “*Crosshead*” Decorative form that resembles a lintel used to top a door or window, consisting of a breastboard with crown moulding surrounding the top portion, and moulded together as one piece. Crossheads come in heights from 6” to 18”. A variety of accessories can be added to complement the design of a simple crosshead.

(8) “*Crown Moulding*” Moulding used on cornice or wherever an interior angle is to be covered.

(9) “*Direct Vent Outlet*” An outlet through an exterior wall associated with the air supply and/or exhaust of a fire burner. It may or may not occur in a projecting box/chimney.

(10) “*Dormer*” A window set vertically in a structure projecting through a sloping roof; also the roofed structure containing that window.

(11) “*Eaves*” The margin or lower part of a roof projecting over a wall.

(12) “*Elevation*” A geometric projection of the front, side, or rear outer surface of a building onto a plane perpendicular to the horizontal; a vertical projection.

(13) “*Façade*” The front, sides or rear faces of a building.

(14) “*Fascia*” A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves also called a fascia board.

(15) “*French Drain*” A French drain or weeping tile is a trench filled with gravel or rock containing a perforated pipe that redirects surface water and groundwater away from an area. A French drain can have perforated hollow pipes along the bottom to quickly vent water that seeps down through the upper gravel or rock.

(16) “*Frieze Board*” A decorated band along the upper part of an exterior wall. In house construction a horizontal member connecting the top of the siding with the soffit of the cornice.

(17) “*Foundation Cladding*” An aesthetic enhancement to the foundation concealing exposed portions with an approved material.

(18) “*Gable*”

(A) *The vertical triangular end of a building from cornice or eaves to ridge.*

(B) *The similar end of a gambrel roof.*

(C) *The end wall of a building.*

(D) *A triangular part of a structure.*

(19) “*Masonry*” Natural or natural-appearing stone or brick.

(20) “*Plinth*” A continuous, usually projecting course of stone or brick forming the base or foundation of a wall.

(21) “*Projection*” Any component of a structure that extends out from the main building.

(22) “*Quoin*” Corner stones that anchor the edge of the building wall or decorative feature to imitate corner stones, which wrap the corner of an elevation and join two abutting walls.

(23) “*Soffit*” *The exposed undersurface of any overhead component of a building.*

(24) “*Standing Seam Metal Roof*” Roofing material constructed of interlocking metal panels that run from the ridge of the roof to the eave. The seams of the two panels are raised above the surface to allow the water to run off rather than seep between the panels. The seams are fastened to the roof using hidden anchors that are located on the raised portion of the panel that is overlapped by the adjacent panel hiding the fastener.

(25) “*Stucco*” A coarse plaster composed of Portland or masonry cement, sand, and hydrated lime mixed with water and applied in a plastic state to form a hard exterior covering.

(26) “*Trim*” The finished woodwork or similar architectural element used to enhance, border or protect the edges of openings or surfaces, such as windows or doors.

(27) “*Vinyl Siding Accessories*” Exterior design elements that serve to provide more visual interest and complement the primary home design.

(28) “*Water Table*” A projecting brick or stone stringcourse, molding or ledge placed to divert rainwater from a building.

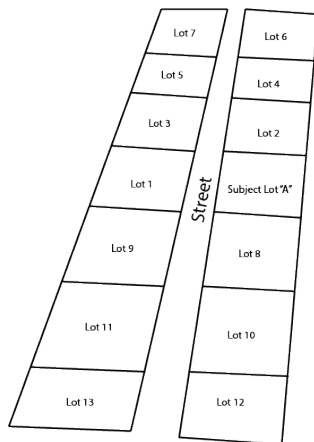
1198.04 Residential Design Requirements

(a) Design Requirements. In addition to all applicable zoning and development requirements, the following design requirements shall apply as outlined per 1198.02.

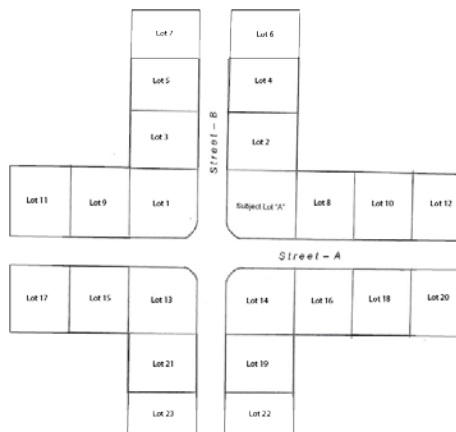
(1) Architectural Diversity (Same house models next to each other). **To discourage the appearance of tract-type housing**, all single-family residential developments shall incorporate architectural diversity. ~~whereby~~

(A) **Houses with the same the same house model or very similar design** shall not be directly across the street and ~~(b)~~ shall have a minimum 3-lot separation ~~shall be required between the same house model~~ on the same side of the street or diagonal from each other.

Example:
The **same or very similar** house model located on Subject Lot “A” cannot occur on Lots 1 through 13.



Example:
The **same or very similar** house model located on Subject Lot “A” cannot occur on Lots 1 through 23.



(B) **Minimum variations in house design shall be created by providing a minimum of two items from each of the two lists below, or by any other means as approved by the Planning and Zoning Commission with a similar degree of variation.**

(i) **Alterations of perceived scale and massing:**

- Reorientation/relocation of the garage and driveway.
- Change in the basic roof by a change of the roof type, the roof form through the addition of dormers and gables, and/or reorientation of the roof spine from parallel to perpendicular to the street.

Addition or relocation of significant bump outs to the front or side of the house that alter the perceived massing of the house such as, two story bay windows, one story sunrooms, corner towers, balconies or other approved features.

Other significant exterior features proposed by the applicant if approved by the Planning and Zoning Commission.

(ii) **Alterations of character, detail and color:**

- Change architectural style.

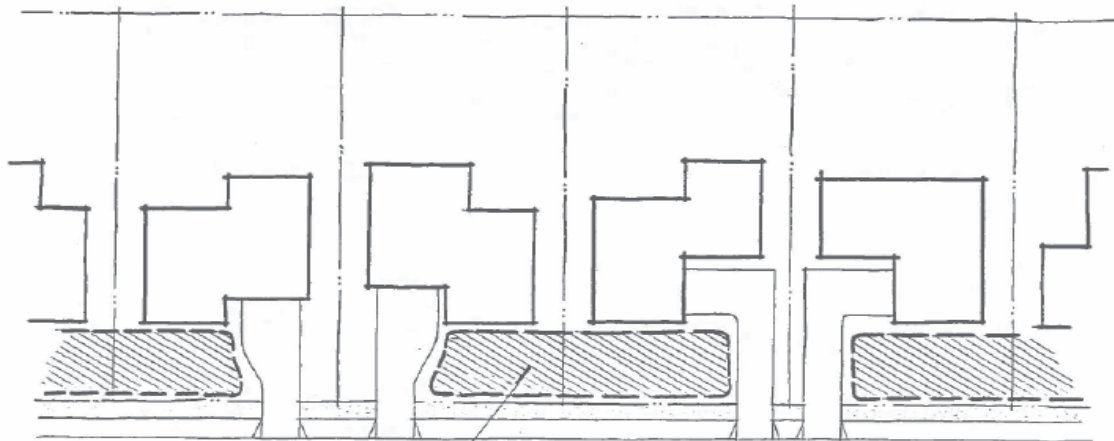
Change in material of significant proportions (40%) of the house façade.

Addition or alteration of significant new detailing package with altered accent color to include any three items such as, trims, shutters, style and color of a front door or garage door.

Other significant exterior features proposed by the applicant if approved by the Planning and Zoning Commission.

(2) Chimneys. All chimneys must extend full height, from ground and vertically past the eaves line. Cantilevered and shed-type chimneys are prohibited. Chimneys must be finished in masonry or stucco but need not match the background wall in material or color.

(3) Driveways. Driveways for residential developments shall consist of concrete, asphalt, or brick pavers. The Planning and Zoning Commission may permit a similar construction material as an alternative only upon prior approval. All driveway aprons shall be concrete. All driveways shall be a flat, earth tone color. The maximum driveway width at the right-of-way line shall be ten (10) feet wide, not including the approach. The Driveway may flare to be wider at the garage. Driveways should be designed to be grouped to increase the amount of open space along the street.

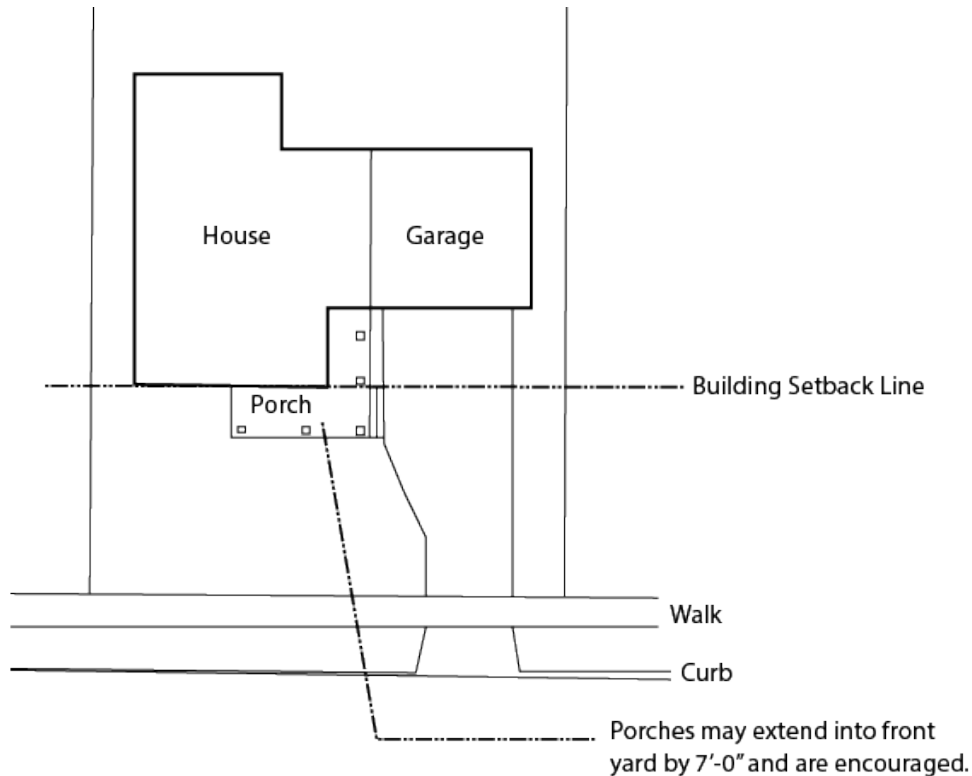


Grouped Driveways allow adjacent front yards to be combined. Creating more continuous green space along the street.

(4) Entryways and Porches. The design of each houses shall emphasize the house mass and entry. The front entrance should be the focal point of the home and be designed to shelter you from the elements and be inviting. Flat front entryways shall be prohibited. All front entryways must include features which extend beyond the front façade of the primary living area.

(A) Portico. Porticos offer a visual cue on where to enter the house and connects the indoors to the outdoors. Typically, it is a structure consisting of a roof supported by columns or piers, usually attached to the building as a porch. Portico's can encroach the front setback or a build-to line by up-to seven (7) feet.

(B) Front Porches. ~~Front porches are required on all homes.~~ Front porches provide a “stage” for interaction between the house and the street. Neighbors can publicly communicate much like the older neighborhoods in Canal Winchester. Front porches shall be a minimum of seven (7) feet in depth and ten (10) feet wide. Front porches can encroach the established front setback or build-to line by up-to seven (7) feet.



(5) Finish Building Materials. **The design of buildings shall coordinate the materials and details of all sides of the building with the design of the front elevation and street sides.** Wood board or shake, brick, stone, cultured stone, fibrous cement siding, stucco and vinyl siding are the permitted finish building materials. Asphalt dimensional shingles, natural or simulated slate, tile, standing seam metal, natural or simulated wood shingles or shakes are the permitted roof materials. Corrugated metal roofing is not a permitted roof material.

(A) Asphalt Dimensional Shingles. Asphalt Dimensional shingles must be a 25-year “true” dimensional shingle. Painted shadows are not permitted. Shingles must have a minimum weight of 240 pounds per 100 square feet and be installed according to the manufacture’s specifications.

(B) When a change in materials occurs at corners, the change must occur at the inside of the corner unless the masonry on the street-facing façade extends at least two feet past the outside corner. If a house has a side gable and a material change occurs on the outside corner, or if two different materials are used on the facades of main and upper floors,

rather than extending the materials around the corner, a quoin or minimum 5 ¼-inch wide corner board must be used along the vertical length of the non-masonry corner.

(6) Foundations. There shall be no more than twelve (12) inches of exposed foundation walls. If there are more than twelve (12) inches of foundation wall exposed, they must be finished with one of the following: brick, veneer brick, stone or cultured stone designed by the manufacturer for at-grade or below-grade installation.

(7) Four-Sided Architecture. The purpose of requiring four-sided architecture on all residential dwellings is to avoid large areas of blank exterior walls. Each side elevation must contain at least two (2) design elements per floor and each elevation facing a street or rear elevation must contain at least three (3) design elements per floor. Blank facades are not permitted for any detached garages or accessory structures. Typical design elements are included below, but this list is not all-inclusive.

(A) The eligible design elements are as follows:

- A door of at least seventeen (17) square feet in area.
- A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered as one element.
- A chimney.
- An articulated gable vent of at least four (4) square feet in area.
- A dormer.**
- Porches, decks, balconies or similar structure.
- A Sunroom.**
- Architectural cornice returns.**
- A similar significant permanent architectural feature consistent with the style of the house only upon prior approval by the Planning and Zoning Commission.

(B) Unacceptable design elements include:

- Sides of porches.
- Rooflines.
- Water Tables.
- Garage Doors.
- Egress Steps required by building code.

(8) Garages. **Design of each houses shall be designed to emphasize the house mass and entry,** garages shall be clearly secondary in character. ~~by means of a simplified design compatible with that of the primary structure.~~ Garages may be attached or detached. All single-family residential developments shall have a mix of front loaded and side loaded garages. A minimum 25% of the lots must be designed for a detached or standard side entrance garage.

Garages attached via a breezeway shall be considered detached for purposes of this standard. For corner lots, the garage shall be oriented towards the “lower” defined street classification as determined by the Planning and Zoning Commission. Garage doors shall be a maximum 9 feet height. If there is a living area above the garage, the maximum height of the roof over the garage shall be 35 feet. Otherwise, the maximum height of the roof over the garage is 18 feet.

(A) Front Loaded Garages:

Shall be located a minimum four (4) feet behind the front line of the livable area of the home. A covered or uncovered porch shall not be considered a livable area of a home.

Garage doors shall not exceed forty-five percent (45%) of the house width (frontage). Where more than a standard 2-car front loaded garage is provided, the additional garage bay(s) shall be offset from and architecturally designed to appear separate and distinct from the 2-car garage and the garage doors shall not exceed fifty percent (50%) of the house width.

(B) Side Loaded Garages:

Side loaded garages may be loaded from an inside court area.

The garage elevation facing the street must incorporate design features also found in the front elevation of the home including, but not limited to, windows.

(9) Gutters and Downspouts. Gutters and downspouts are required on all homes. Downspouts may be tied into curb drains or exit directly into a French drain system to discharge the water in the rear of the yard. No more than 50% of the roof drainage may lead to the curb.

(10) Roof Pitch. The main architectural roof of a house must have a minimum 6:12 pitch. Dormers, porches, and other similar secondary architectural features may have roofs with a minimum 4:12 pitch. Eaves and overhangs are required and in no case shall they be less than eight (8) inches on any elevation.

(11) Vinyl Homes. **This section shall serve as a guide for constructing a vinyl sided home. Where the vinyl sided home requirements overlap with four-sided architecture requirements, the requirements of this section shall not be counted towards the minimum four-sided architecture requirements, but shall be in addition those requirements.** All vinyl materials must have a minimum thickness of .046 inches. The siding must have a low-gloss finish. Any predominantly vinyl-sided home must include complementary accessories and detailing where vinyl siding elevations occur, as follows:

(A) A detailed main entryway by use of a minimum eight (8) inch wide three-dimensional door-surround system;

(B) Minimum six (6) inch wide frieze or fascia boards; and

(C) Minimum eight (8) inch wide water table trim board at the foundation.

(D) At least two of the following accessory types must be utilized per home. The selected accessory type must occur on each vinyl-sided elevation as indicated on the following table. Additional accessories may be utilized in addition to the minimum requirements.

Minimum Accessories for Vinyl-Sided Homes	Select Accessory Type Must Occur (at least) When the Exterior Wall Elevation is Vinyl.
Select two accessory types:	
Shutters Pairs	X
Crosshead	X
Masonry Water Table	X
Gable Vent	X

Shutter shall be sized to fully cover the window and shall be operable or appear as such, and utilize shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batten and made of painted wood, vinyl, painted synthetic, PVC or Hardiplank **or substantially similar materials as determined by the Planning and Zoning Commission.**

Crossheads must occur at least above all windows on vinyl-sided elevations.

Masonry water table and plinth must occur along all elevations of a vinyl-sided house. The height of this feature shall be at least two (2) feet as measured from grade.

Gable vents must be articulated decorative gable vent(s) of at least four square feet in area and occur in at least the front, or side of vinyl-sided homes.

(12) Windows (Trim and Shutters):

Trim is required with all windows on any elevation. Trim shall include either a top and bottom finish of soldier course, rowlock, lintel or sill; or a minimum 3 ½- inch board around all sides of the window.

(A) Shutter shall be sized to fully cover the window and shall be operable or appear as such, and utilize shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batten and made of painted wood, vinyl, painted synthetic, PVC or Hardiplank, **or substantially similar materials as determined by the Planning and Zoning Commission.**