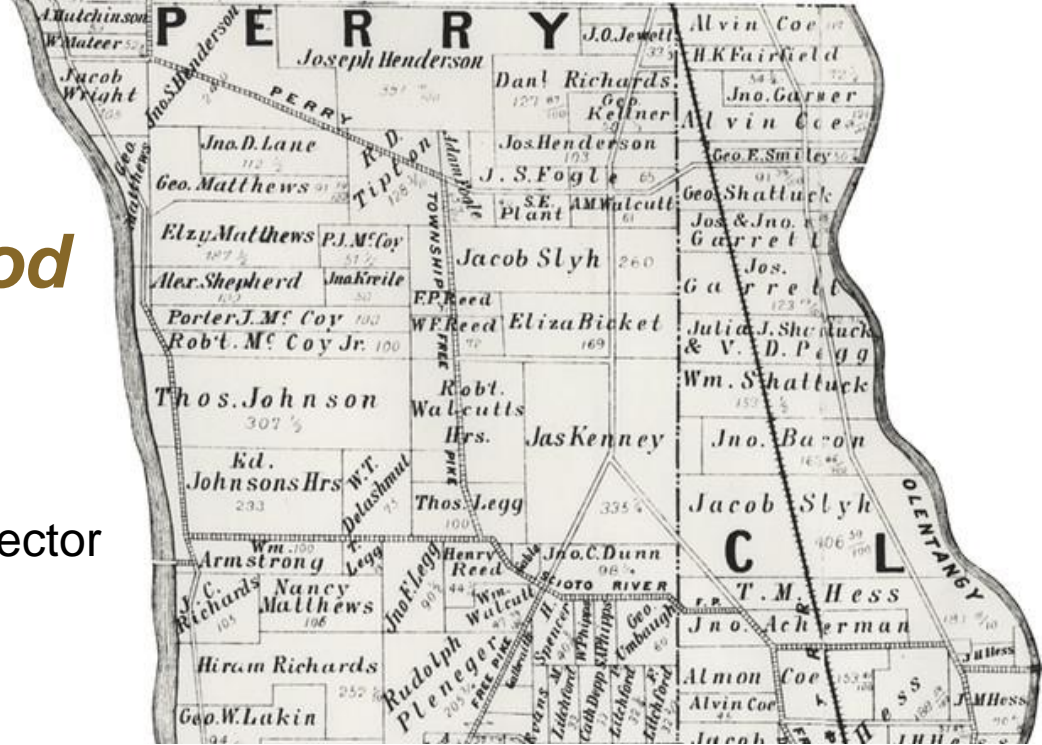




# Proposed Neighborhood Compatibility Policy

May - June 2022

Chad Gibson, AICP, Development Director  
Justin Milam, AICP, Senior Planner  
Alyssa Kelly, AICP, Planning Officer



**Have a question or comment?**

Use the chat box or email [planning@uaoh.net](mailto:planning@uaoh.net) after presentation.



# Why create a neighborhood compatibility policy?



**Resident  
concern over  
impacts to  
neighborhoods**



**Reinvestment  
expected to  
continue**



**Opportunity to  
provide more  
clarity and set  
expectations**

# Not Considered in Policy

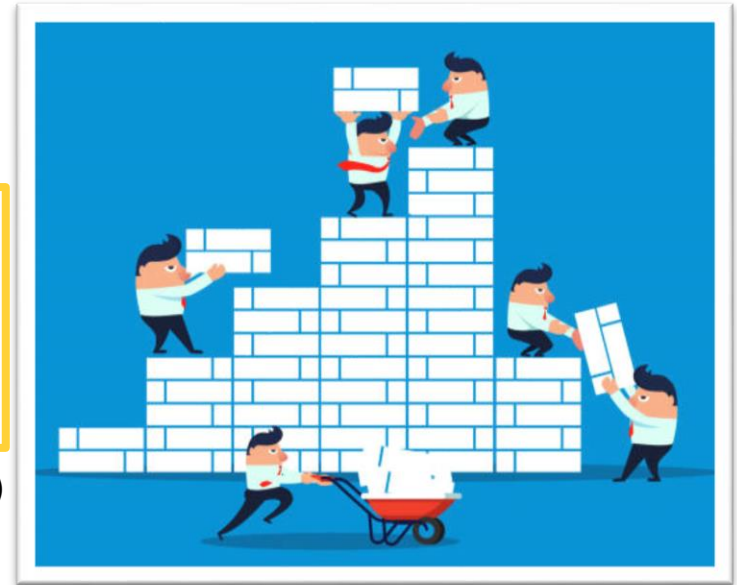
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- ⦿ Accessory dwelling units or short-term rentals
- ⦿ Changes to Historic Demolition process
- ⦿ Housing equity and costs
- ⦿ Green building standards



# Timeline - Next Steps for Policy

<b>Summer 2021</b>	Focus Groups
<b>2021-2022</b>	Staff Research/Draft Policy
<b>April 20</b>	BZAP Review/Comment
<b>May 25</b>	Public Meeting (Zoom)
<b>June 1</b>	Open House
<b>June 8</b>	Public Meeting (Zoom)
<b>June 15</b>	Open House
<b>June 27 (TBD)</b>	Council Review (Recommendation?)
<b>Summer 2022</b>	Policy Formally Implemented



# Neighborhood Compatibility Ordinance History

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- ◎ **2002** - Included as a guideline in adoption of the Unified Development Ordinance (UDO/zoning code)
- ◎ **2007** - Updated to be requirements
- ◎ **2017/2019** - Most recent enhancements made
- ◎ **2021** - Focus groups held to review the code/process



# May 2021 Focus Groups

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## Positive perceptions of the City's Neighborhood Compatibility Ordinance:

- Codification of the City's interest in preserving existing neighborhood character
- Provides needed guidance while leaving room for personal choice
- Third-party architect review of residential development plans
- Informs residents about development and provides opportunities to voice concerns
- An opportunity to protect home and property values, privacy, add trees

## Negative Perceptions of the City's Neighborhood Compatibility Ordinance:

- Inconsistent or subjective application of the neighborhood compatibility ordinance
- Some residential development projects make neighborhoods appear less recognizable, threaten aesthetic
- Perceived cost and timing implications of residential redevelopment, long-term property taxes
- Desire for a more expansive, inclusive review process for all parties
- Perceptions that the neighborhood compatibility standards are too restrictive
- Perceptions that the neighborhood compatibility standards are not restrictive enough

# UA New Home Trends

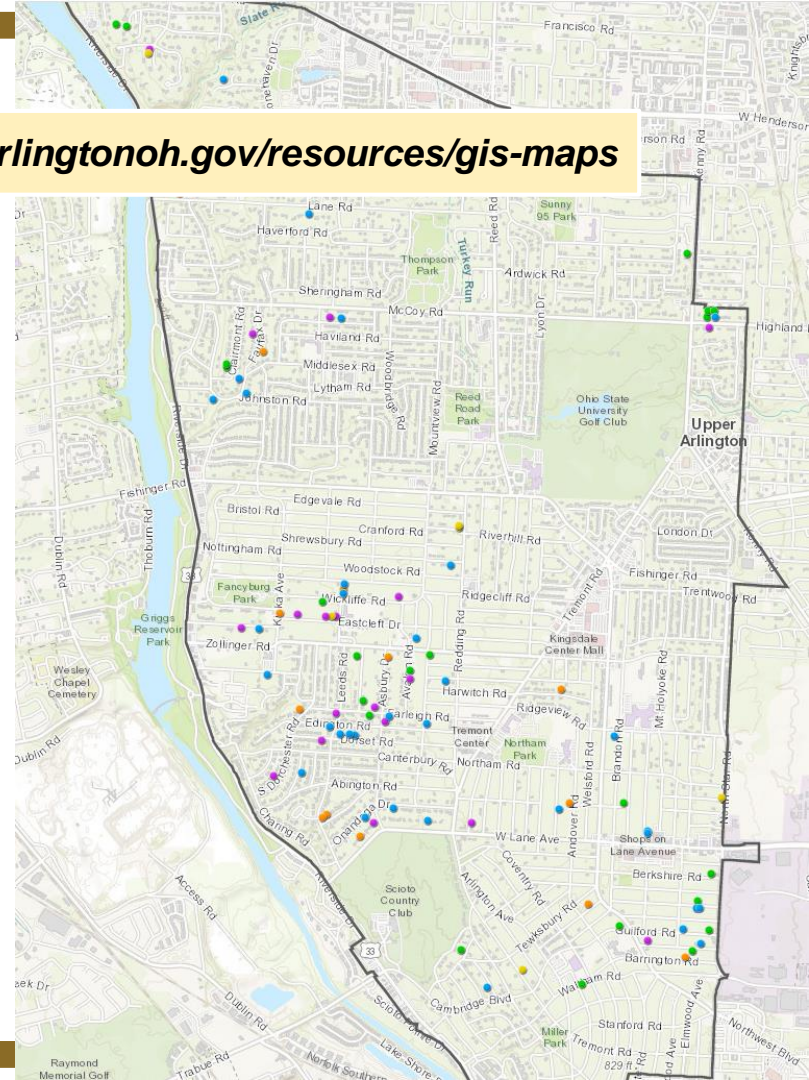
## NEW HOME PERMITS

2018	16
2019	24
2020	35
2021	19
2022	8

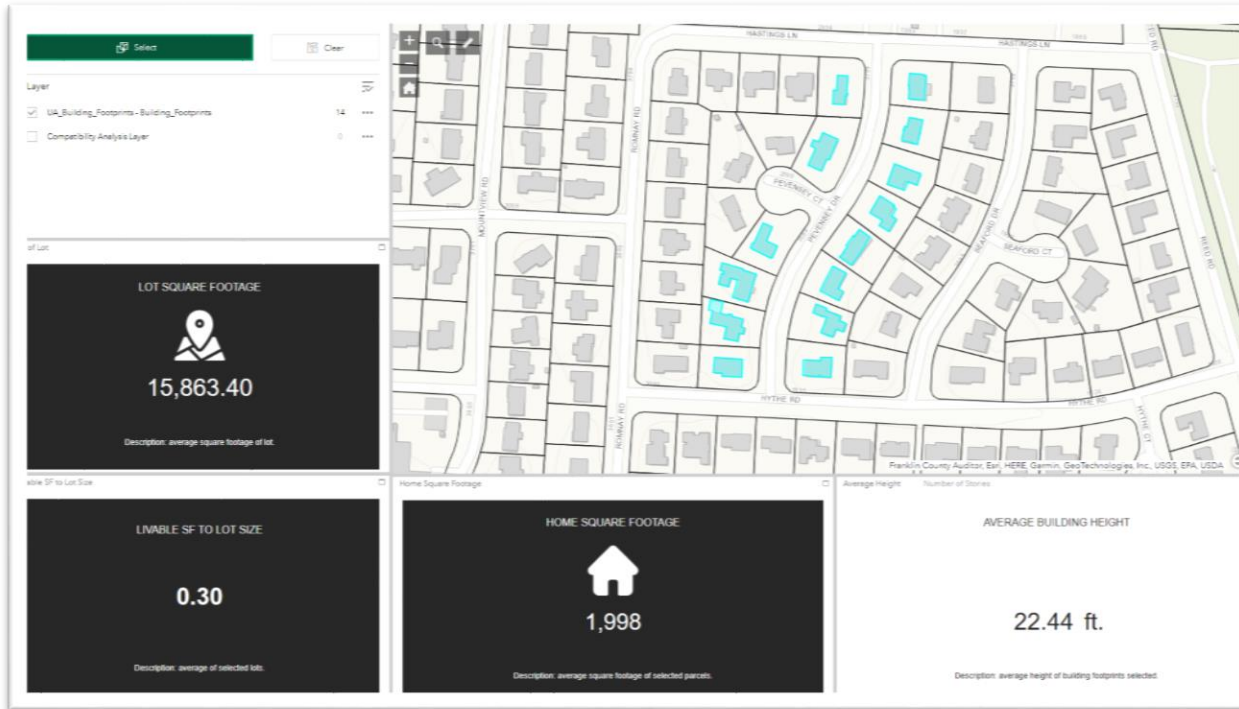
**Average  
construction  
value exceeds  
\$1M**



[upperarlingtonoh.gov/resources/gis-maps](https://upperarlingtonoh.gov/resources/gis-maps)



# City Investments – Updates from Franklin County Auditor



T	Perimet	Base_E	Roof_E	Roof_H	cre
230	117.1	854.84	867.35	12.51	
18	119.64	852.28	863.8	11.52	
45	114.13	848.59	860.61	12.02	
07	114.13	844.38	862.95	18.56	
52	114.55	822.75	834.52	11.78	
8	114.55	831.75	852.71	20.95	
1	114.98	853.43	869.42	16	
7	123.46	857.57	869.14	11.57	
1	116.25	847.36	865.77	18.41	
7	119.64	860.67	875.3	14.63	
1	115.82	808.55	820.12	11.57	
1	116.67	843.24	862.41	19.17	
1	116.67	846.86	867.61	20.75	
1	116.19	846.46	863.11	16.65	



# City Investments – Street Smart by Cyclomedia

The screenshot displays the Street Smart application interface. At the top, the header includes the logo "Street Smart BY CYCLOMEDIA", a home icon, a search icon, the address "2808 Edgewood Road, Columbus X", and a user profile icon for "Upper Arlington - Justin Milam". Below the header, the "Measure mode" is active, indicated by a green bar with various tool icons. The main view is split into three panels: a satellite view on the left showing a green dashed line and a height measurement of 21.42 us-ft; a central street view showing a house with a height measurement of 21.42 us-ft and a bearing of 90.00 deg; and a right-hand panel with a list of measurements. The right panel shows a table with columns for "Active" and "List", and a "Height" input field. Below this, the "Properties" section shows "Height" as 21.42US ft (σ: 0.15) and "Color" as an orange square. The "Measurements" section lists two points: "1 (σ<sub>XY</sub>: 0.1 σ<sub>Z</sub>: 0.08)" and "2". A note at the bottom of the right panel says "+ Remove second point to change the height point". The bottom of the interface features a navigation bar with various icons for map navigation and tool management.

Street Smart BY CYCLOMEDIA

2808 Edgewood Road, Columbus X

Upper Arlington - Justin Milam

Measure mode

Esri World Aerial

3/29/2021

21.42 us-ft

21.42 us-ft (σ: 0.15)

90.00 deg

1802764.57, 741530.15, 840.81

© Cyclomedia

Active List

Height

Properties

Height 21.42US ft (σ: 0.15)

Color

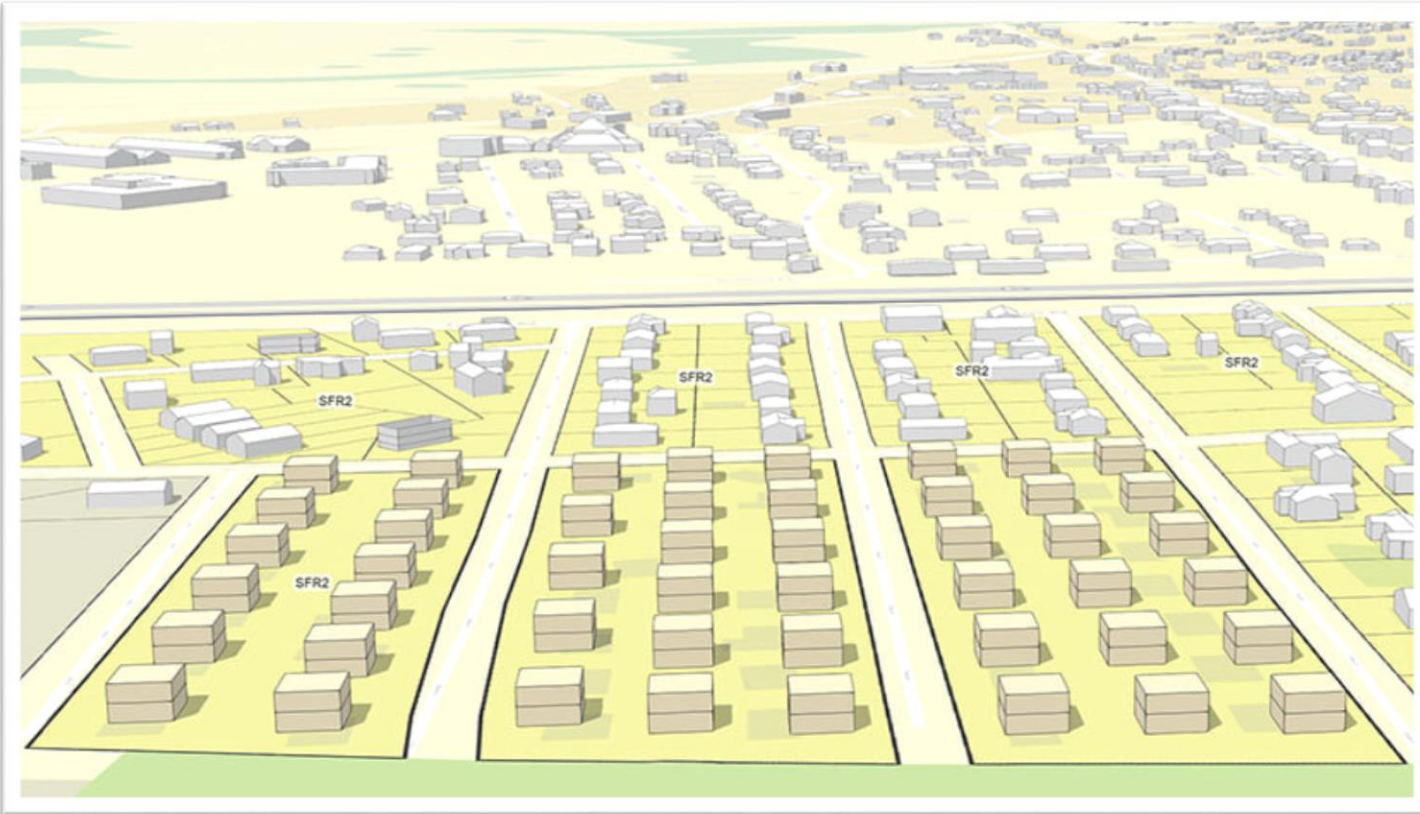
Measurements

1 (σ<sub>XY</sub>: 0.1 σ<sub>Z</sub>: 0.08)

2

+ Remove second point to change the height point

## City Investments – ArcGIS Urban (Coming Soon)



# What's in the policy?

- ◎ Purpose and Overview of Permitting Process
- ◎ Guidance for Residential Standards
  - Applicability / Area of Focus
  - Lot Characteristics and Home Siting
  - Architecture
  - Building Form
  - Neighborhood Typologies
- ◎ Definitions / References / Resources

# City Policy (in addition to UDO/zoning code)



City of Upper Arlington

Search or jump to

Upper Arlington, Ohio - Code of Ordinances / Part 11 - UNIFIED DEVELOPMENT ORDINANCE

VERSION: FEB 18, 2022 (CURRENT) ▾

- COMPARATIVE TABLE - RULES OF COUNCIL
- Part 1 - ADMINISTRATIVE CODE
- Part 2 - REVENUE & FINANCE CODE
- Part 3 - TRAFFIC CODE
- Part 4 - SCHEDULE OF FEES
- Part 5 - GENERAL OFFENSES CODE
- Part 7 - BUSINESS REGULATION CODE
- Part 9 - STREETS AND SERVICES CODE
- Part 11 - UNIFIED DEVELOPMENT ORDINANCE**
- ARTICLE 1. - GENERAL PROVISIONS
- ARTICLE 2. - DEFINITIONS
- ARTICLE 3. - ADMINISTRATION
- ARTICLE 4. - DEVELOPMENT PROCEDURES
- ARTICLE 5. - ZONING DISTRICTS AND USE STANDARDS
- ARTICLE 6. - DEVELOPMENT STANDARDS
- ARTICLE 7. - DESIGN GUIDELINES

### Part 11 - UNIFIED DEVELOPMENT ORDINANCE

#### ARTICLE 1. - GENERAL PROVISIONS

**§ 1.01 - TITLE.**

This Unified Development Ordinance shall be known and may be cited as the Unified Development Ordinance of the City of Upper Arlington, Ohio, the UDO, the Unified Development Ordinance, or just the ordinance.

**§ 1.02 - AUTHORITY.**

The authority to adopt this UDO within the City of Upper Arlington, Ohio, is derived from the authority provided under [Section 15](#) of the Charter of the City of Upper Arlington, Ohio and from the powers granted and limitations imposed by the Ohio Revised Code. Whenever the Charter or other laws referenced in this UDO have been amended or superseded, this UDO shall be deemed to have been amended in reference to the new or revised Charter or other laws.

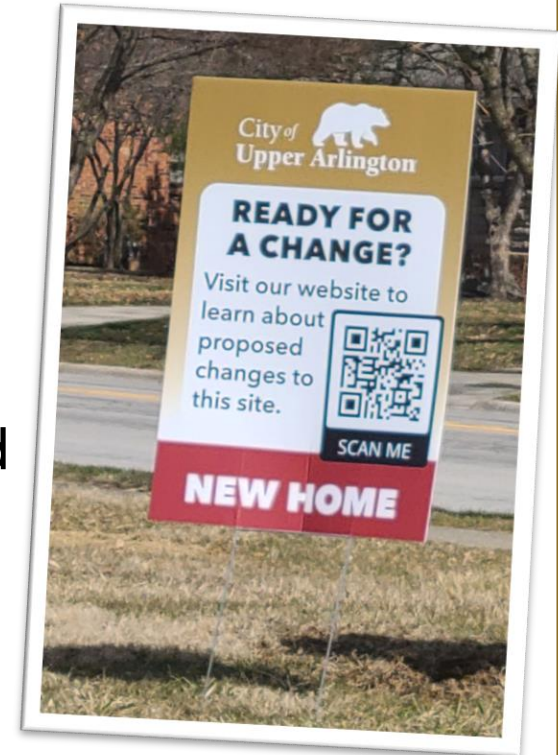
**§ 1.03 - JURISDICTION.**

This UDO shall apply to all land and land development within the incorporated area of the City of Upper Arlington, Ohio. The City may exercise extraterritorial jurisdiction for a distance of up to three (3) miles of its corporate limits if county or township zoning is not in effect within the area as provided in ORC § 711.09 and the City has adopted a major thoroughfare, parks, and public open space plan for the territory within the City limits and within three (3) miles of the City. The Board of Zoning and Planning may receive advice from the county or regional planning commission upon all subdivisions plats located within three (3) miles of the corporate limits.

## Pre-Review and Neighbor Notification

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- Continue to encourage pre-review meetings with Staff
- Retains notice requirement of 100 feet to be sent by the builder/property owner
- For new homes and lot splits, Staff to send notice to neighbors within 200 feet of the property and will place signage on-site



## Historic District Only

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- ☉ New and replacement homes must be approved by the Board of Zoning and Planning



## Area of Focus for Review

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- ◎ **Primary** focus on characteristics of the street segment on which the home is located, which is defined as both sides of the street between two intersecting streets
- ◎ **Secondary** areas of focus include the neighborhood block (as shown on the plat) and the entire subdivision



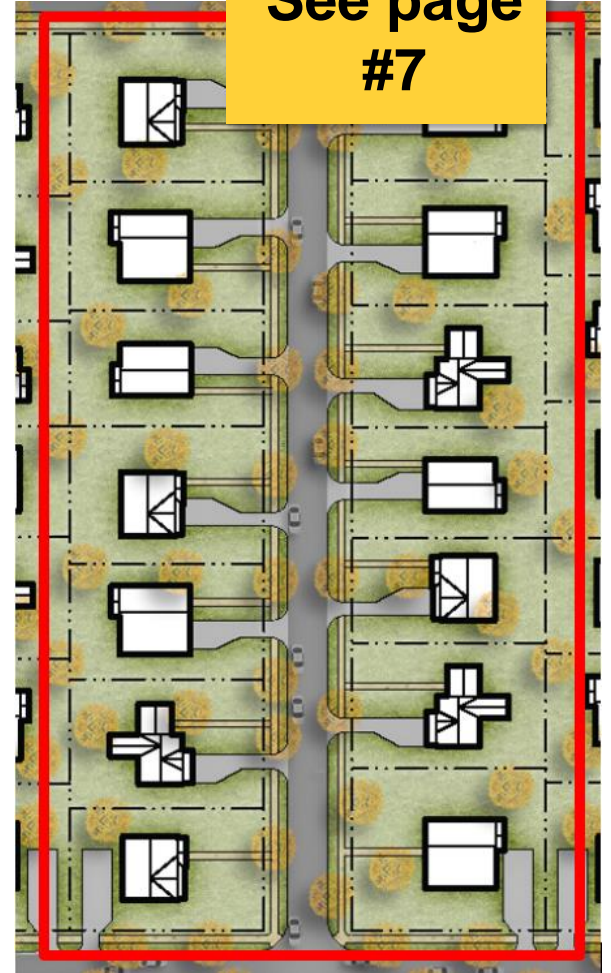
# Lot Splits

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- Policy applies for the proposed creation of new parcels or the modification of existing parcels
- New home sites shall be of similar lot width, lot depth, lot shape, and lot area, which is considered compatible if within 20 percent of the median of the street segment



See page  
#7

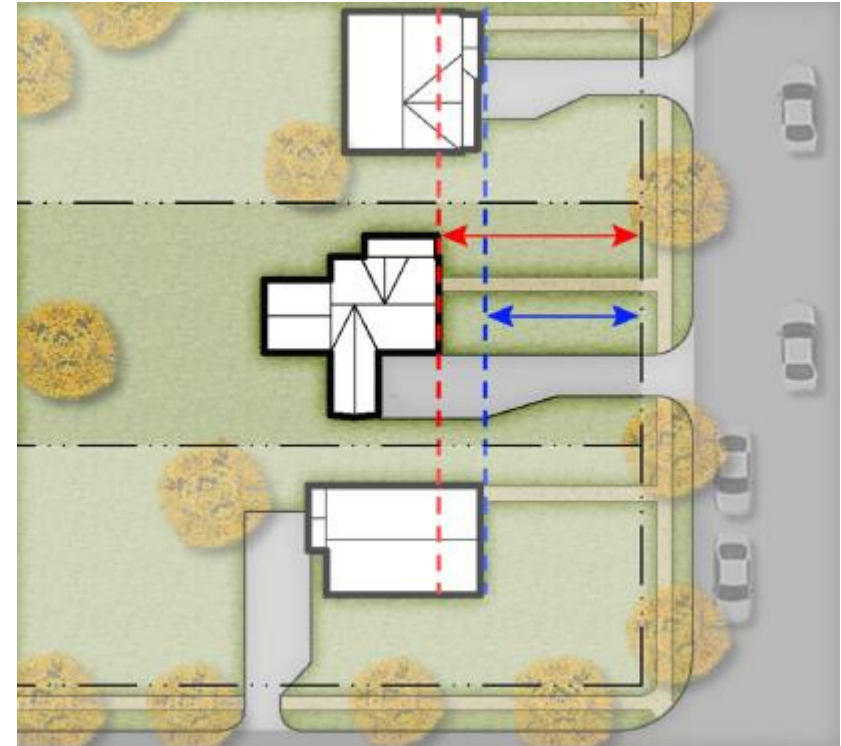




## Front Yard Setback

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- ☉ The new home shall not be more than 10 percent forward of or behind adjacent homes and must respect platted setbacks



# Garages

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- The number of attached garage bays facing the street shall not exceed the highest number of bays found on the street segment; and
- Single-car, carriage-style detached garages installed in addition to an existing or proposed attached garage are only permitted when the parcel is at least 1.5 times the minimum lot frontage and area standards for the zoning district, and is located at least halfway behind the primary front façade of the house.



## Privacy and Balconies

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- ◎ Second and third floor balconies proposed adjacent to an existing one-story single-family home shall be set back at least two (2) times the minimum side yard setback



## Architecture - Style

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- Continued use of the City's third-party architect;
- New homes shall be consistent with the architectural style and era in which the street segment was built. Regardless of the architectural style selected, each new home shall be designed in a way that reinforces the architectural clarity of that particular style (e.g. overall proportions, roof shape, window types, architectural details, etc.);



## Architecture - Style

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- ⦿ Homes that are architecturally unique or exceptionally different from the neighborhood shall be reviewed and approved by BZAP, as a variance to the Residential Design Standards



## Architecture - Materials

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- ◎ The facades of all four sides of a home shall include windows and other appropriate architectural features for the proposed home style. Blank elevations lacking windows will not be permitted. Any brick or stone water table near grade shall wrap the corner of the outside elevations; this is not required on rear elevations



## Architecture - Materials

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- No more than two exterior wall materials are recommended on any elevation
- Material color should be chosen to complement the predominant color palette of the street segment



Figure 3: Example home that **does not** meet compatibility because of mix of siding and excessive use of materials.



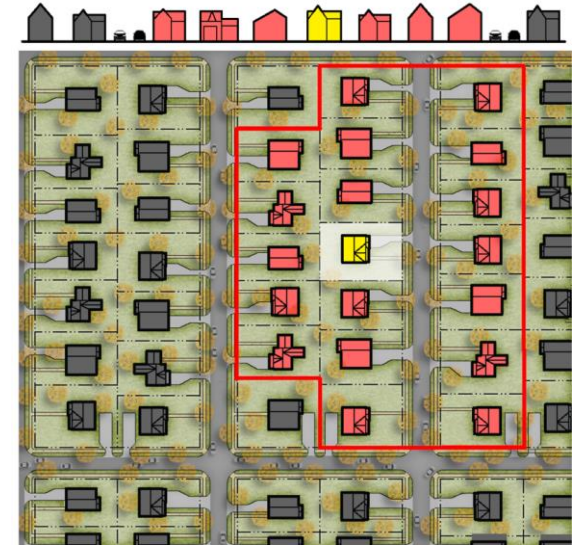
Figure 4: Example home that **does** meet compatibility because there are no more than two materials, stone complements the use of siding, and stone is used at the base of the home.



# Building Height

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- Building height shall not exceed more than 150 percent of the street segment median, which includes both sides of the street between two intersecting streets. The five most adjacent homes to the rear (e.g. one home to the rear and then the two homes to each side of it) are to be included in this calculation
- The number of stories shall not be more than one (1) full story above the street segment median





## Increased Height Considerations

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- ⦿ Building heights shall not exceed 175 percent of the street segment median when unique conditions exist, as approved by the Community Development Director, in consultation with the City's third-party architect, when more than one of the following conditions are present: lot size being 1.5 times the minimum zoning district standard, side and/or rear yard setbacks being two times the minimum standard, when the topography of the lot reduces height compared to neighboring homes on one or more sides, and/or when the property is located on an arterial, through or collector street.



## Building Step-Back Requirements (When Adjacent to ranch homes)

- ⦿ For parcels 75 feet or wider, new homes with second floors or second floor additions shall be stepped back so that the second floor is at least 1.25 times the required minimum side yard setback



# Neighborhood Typologies

- The following chart should be used as a guide when planning for the architectural style and materials of new homes. It **generally** describes the existing neighborhoods in Upper Arlington and some of their common architectural and lot characteristics

Neighborhood Areas	Typical Number of Stories	Approximate Typical Building Height	Predominate Architectural Style(s)	Predominate Exterior Building Material(s)	Other
<i>Brandon Heights</i>	1.5-2	24'	Colonial, Cape Cod	Brick, stone, stucco, siding	Constructed 1940s-1950s. Lot splits are common to revert back to original plat.
<i>Canterbury</i>	1-1.5	20'	Ranch, Colonial	Stone, brick, stucco	Constructed 1940s-1950s. Lots typically exceed minimum zoning dimensions.
<i>Historic District Extended</i>	2-2.5	27'	Tudor, Revival	Brick, stone	Constructed 1900s-1940s. Recommended that new homes in the Historic District be reviewed by BZAP informally.
<i>Kingsdale</i>	1-1.5	18'	Ranch, Split-Level	Brick, stone, stucco	Constructed 1950s-1960s.
<i>Middlesex</i>	1-1.5	18'	Ranch, Split-Level	Brick, stone, stucco	Constructed 1950s-1960s. Lot sizes are generally larger than the minimum standards.
<i>North UA</i>	2-2.5	25'	Variety	Brick, stone	Constructed 1960s-1980s. Lot sizes are generally larger than the minimum standards.

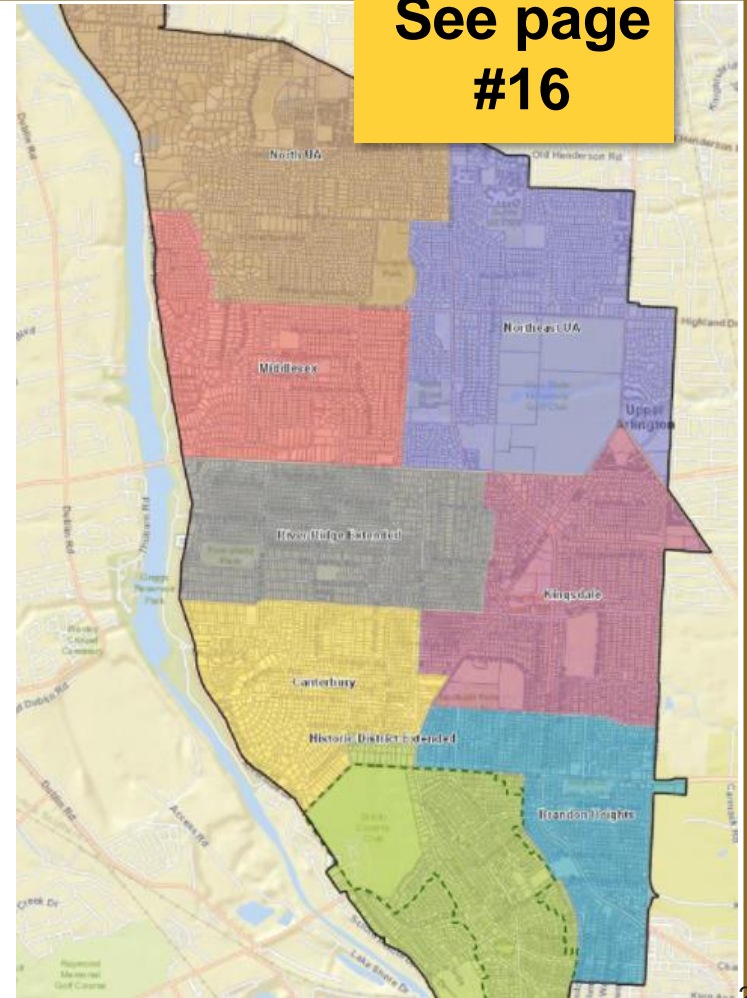


See page  
#16

# Neighborhood Typologies

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- Starting point for new homeowners/builders
- Multiple subdivisions included in each neighborhood area
- Includes height, architecture style, exterior materials, etc.



# Next Steps

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- Continue outreach and engagement
  - **May 25** - Public Meeting (Zoom)
  - **June 1** - Open House
  - **June 8** - Public Meeting (Zoom)
  - **June 15** - Open House
- Synthesize feedback and finalize draft
- Present to City Council – **June 27** (tentative)
- Implement!



# Let's stay in touch!

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Chad Gibson, AICP, Director  
Justin Milam, AICP, Senior Planner  
Alyssa Kelly, AICP, Planning Officer  
E-mail: [planning@uaoh.net](mailto:planning@uaoh.net)  
Phone: 614-583-5070

See City's Compatibility Project Page  
[upperarlingtonoh.gov/community-development/neighborhood-compatibility](http://upperarlingtonoh.gov/community-development/neighborhood-compatibility)

**Have a question or  
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