

5. Subarea 4

A. Location and Size

1. Subarea 4 is located east of I-270 and west of Ridgewood Estates.
2. Subarea 4 is 8.8 +/- acres in size

B. Permitted Uses

1. Those uses listed in Chapter 1123.01 for B-3 Institutions and Offices.
2. The following uses shall be prohibited:
 - a. Restaurants
 - b. Banks
 - c. Helicopter pads
 - d. Commercial recreational facilities
 - e. Essential services
 - f. Fraternal uses
 - g. Semi-public uses

C. Maximum Lot Coverage

1. Lot coverage shall not exceed 40% as defined by Hilliard City Code Section 1107.01(46).

D. Height Limitations

1. The maximum height of structures in Subarea 4 shall be as follows:
 - a. For any building or any portion thereof located within a line, which is 100 ' west of the arterial collector, the maximum height of such building, or portion thereof, shall be 40 feet.
 - b. For any building or any portion thereof, located within a line, which is 150 feet west of the arterial collector, the maximum height of such building or portion thereof, shall be 60 feet.
 - c. For any building or any portion thereof, located within a line, which is 200 feet west of the arterial collector, the maximum height of such building, or portion thereof, shall be 80 feet.

E. Setbacks

1. Setbacks from the arterial collector shall be 25 feet for parking and 50 feet for buildings.
2. Setbacks from I-270 shall be 25 feet for parking and 50 feet for buildings.
3. Side yard setbacks for parking shall be a minimum of 15 feet provided, however, where two adjacent parking lots straddle a property line, the setback shall be a minimum of 5 feet.
4. All setbacks shall be landscaped in accordance with the requirements of this text.

F. Landscaping

1. All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331.
2. Landscaping along the arterial collector shall be as shown on Exhibit H, which shall contain a mound 5 feet in height.
3. Landscaping along I-270 shall be as shown on the Exhibit H.
4. Any portion of a lot upon which a building or a parking area is not constructed shall be landscaped with lawn as a minimum.
5. All healthy trees located along the I-270 fencerow shall be preserved and incorporated into the proposed buffer plantings.

G. Lighting

1. All parking lot lighting shall not exceed 28 feet in height from finished grade.

H. Parking and Loading

1. Parking requirements for an individual use within Subarea 4 shall be as set forth in Hilliard Code Chapter 1133.
2. Loading requirements for an individual use within Subarea 4 shall be as set forth in Hilliard Code Chapter 1133.

I. Access/Curb cuts

1. Vehicular access points to the arterial collector shall be located not less than 200' apart, provided uses which may be located less than 200' apart shall be required to share curb cuts.

J. Waste and Refuse

1. All waste and refuse shall be containerized and screened from view by a solid brick wall or masonry material (not concrete block) compatible with building materials on three sides, with a wood fence/gate on the fourth side.

K. Storage and Equipment and Service Areas

1. 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 public view with materials harmonious with the building.
2. All refuse trash and garbage collection shall be enclosed and the receptacle shall not be visible from the street or adjoining property.
3. No noises, smoke, odors, vibration or other nuisances shall be permitted.
4. No area of the site will be used for outdoor storage.
5. Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.
6. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

L. Additional Commitments

1. All structures located within Subarea 4 shall be designed and constructed so that the east elevation is finished and detailed to the same degree and extent as the other 3 sides of the structure.
2. Subarea 4, 5, and 6 under this PUD text are to a certain extent artificial constructs in that the applicant/developers is unable to articulate the size of the acreage and buildings to be located by the end users in these subareas at this time. Therefore, a structure or user may be located in one or more of such subareas.

M. Architecture

Building materials and design shall be consistent and compatible with buildings along the I-270 outerbelt between Cemetery Road and Sawmill Road. While this district represents a broad range of building materials and architectural styles, these structures are generally a minimum of two stories in height, and constructed of glass, metal, pre-cast concrete.

1. Color Palette

Buildings shall be constructed of subdued, earth tone materials; muted colors are preferred. Accent colors in brighter hues are permitted for building accent features only.

2. Materials

Brick, stone, stucco stone, pre-cast concrete, metal, and glass are all permitted building materials.

3. Roof

Flat roofs are permitted, provided all roof top mechanical units are fully screened from view.

4. Articulation and Fenestration

Buildings shall have a consistent finish on all four sides. Fenestration shall be proportional with building size and massing.

5. Side Yard Standards

A minimum building side yard of $\frac{1}{4}$ the sum of the height of the structure and the length of the wall parallel to the side lot line. $\frac{1}{4}$ (height + length). In no case shall the side yard be required to be more than 50 feet, nor less than 15 feet.