

RESOLUTION NO. 19-2017

Amending the Worthington Design Guidelines for the Architectural Review District by Revising the Recommendations for the Placement of Solar Panels in the 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 added a Sustainability Section to the Worthington Design Guidelines in 2010; 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, revising the section in the Design Guidelines addressing recommendations for solar panel placement would assist applicants with planning and design.

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

SECTION 1. That the Sustainability section of the Worthington Design Guidelines be amended to revise Recommendation "C" addressing the placement of solar panels as set forth on the attached Exhibit "A".

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

Adopted May 1, 2017

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

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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. (i) 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 off a 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.

(ii) Solar panels proposed for another location on a building or site visible from the principal right-of-way are to be strongly discouraged and may be acceptable only 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 Board shall consider the following criteria to determine whether conditions exist to support an application for the placement of solar panels in a location visible from the right-of-way:

1. The inclusion of panels, visible from the right-of-way, shall not alter the historic character of a property and the character shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
2. If panels are to be placed on a roof, visible from the right-of-way, the Architectural Review Board shall first identify functional and decorative features of the roof such as, but not limited to, the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning and

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conclude that the addition of solar panels does not impact the functional or distinctive features.

3. Preservation of the architectural character of the structure and of the Architectural Review District shall be the Board's primary consideration and the efficiency of the installation shall only be considered once other considerations of the Guidelines have been satisfied.
4. Should efficiency be considered, the applicant shall have demonstrated that the addition of solar panels advances an over-all plan of energy efficiency and sustainability. As evidence of this requirement the Board shall consider the following and such other criteria as the Board considers appropriate:
 - a. The use of alternative methods of energy conservation such as awnings, insulation and landscaping.
 - b. Other sustainable steps the applicant has taken including but not limited to, rain catchment systems, pervious pavement, native plantings, and energy efficient window systems, energy efficient mechanical equipment and appliances.
5. The Board's review shall apply to the entire Architectural Review District. A property's location in the Historic District, as that term is used in the application for National Register of Historic Places designation, or the identification in that application of a property as "contributing" or "non-contributing" shall be of no effect.
6. The Board shall consider all alternative technologies that may be available at the time of the application and approve the existing technology most consistent with the architectural guidelines.
7. If placed on a roof location visible from the right-of-way, the panels, working or faux, should cover as much of the roof as is possible to make them appear as one continuous unit.

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.

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Examples:



Source: National Trust for Historic Preservation



Source: Matt Grocoff



Source: National Trust for Historic Preservation

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Source: Santa Cruz, CA Via Inspectors Blog



Source: Great Sky Solar