



NEW ALBANY, OHIO

ISOLATED SITES

DESIGN GUIDELINES & REQUIREMENTS

SECTION 7



I. Overview

This section applies to all developments in New Albany that are considered to be located on isolated sites. Isolated building sites are defined as sites that are sheltered by landforms or trees and brush to the extent that development on the site is at least 75% screened from public streets and roads, or from adjacent properties. In such cases, New Albany encourages design flexibility and creativity.

II. Site Characteristics

Isolated sites frequently have unique site characteristics, such as wooded areas or ravines, which should be considered and respected as part of the planning process. Therefore, the design of the site is extremely important.

1. The unique features of the site must be identified as part of the site plan and every effort made to respect and preserve these features.
2. Parking areas shall be screened so as to be invisible from public streets and roads and from adjacent properties.



Isolated building sites provide the greatest opportunity for design flexibility, including scale, form, design and use of materials, as illustrated by these buildings.

III. Building Characteristics

1. Buildings may be in one of the architectural styles described in the “American Architectural Precedent” section of these standards. Alternatively, buildings may be of any architectural design, provided that, when finished, development on the site is screened with at least 75% opaqueness as defined by the New Albany Zoning Ordinance from a public right-of-way or from an adjacent property.

2. Building designs shall include a detailed landscape plan that clearly shows how completed buildings will be blocked from view by landforms, trees, or plantings. The height of plantings in relation to the height of completed buildings on the site shall be of particular importance.

3. Massing of building forms (the way in which forms are fit together to create a complete composition) shall be done in a way that keeps any portion of the completed building from projecting above or beyond the landforms, trees, or plantings that provide a viewblock of the building from public rights-of-way and from adjacent properties.

4. Building height is flexible, provided that development on the site is screened with at least 75% opaqueness as defined by the New Albany Zoning Ordinance from any public right-of-way or any adjacent property.



Building materials, such as metal siding, steel framing, large expanses of glass and field stone can create contemporary building designs such as these examples designed by Mies Van der Rohe and Frank Lloyd Wright.



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PHOTO CREDITS

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