

VILLAGE OF BOSTON HEIGHTS	Codified?	First Reading _____	Waiver 3-Reading Rule _____
ORDINANCE NO: <u>2016 -10-19</u>	Yes <u>X</u>	Second Reading _____	Yes _____
INTRODUCED BY <u>R. ANTAL</u>	No _____	Third Reading <u>X</u>	No <u>X</u>

**AN ORDINANCE AMENDING C.O. 1151.01 AND 1141.16 AND ADOPTING
C.O. CHAPTER 1163 ENCOMPASSING THE 2016 HINES HILL CORRIDOR
OVERLAY FOR THE VILLAGE PLANNING ZONING CODE AND ENTITLED
“HINES HILL CORRIDOR OVERLAY”**

WHEREAS, The Village of Boston Heights has recently undergone changes in the use and development of the northern portion of the Hines Hill Road Corridor; and,

WHEREAS, The Village of Boston Heights desires to bring standards applicable to the Hines Hill Road Corridor and the development therein into conformity with other recent development in the area and to set forth more appropriate and proper development, zoning use and architectural design standards for this portion of the Village; and,

WHEREAS, The Village Planning Commission has reviewed and voted to approve the Ordinance adopting the 2016 Hines Hill Corridor Plan and the 2016 Hines Hill Corridor Overlay for the Planning and Zoning Code; and,

WHEREAS, The Planning Commission has forwarded the 2016 Hines Hill Corridor Plan and the 2016 Hines Hill Corridor Overlay for Zoning Code to the Council of the Village of Boston Heights for a vote; and,

WHEREAS, the necessary advertising and public hearings have been completed as to this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Boston Heights, Summit County, Ohio, as follows:

Section 1: That Chapter 1163 of the Codified Ordinance of the Village of Boston Heights is hereby established and adopted to state as set forth in Exhibit “A,” also known as the Hines Hill Corridor Overlay, attached hereto and incorporated herein.

Section 2: That Section 1151.01 of the Codified Ordinances, titled “Districts Designated,” is hereby amended to state the following:

In order to classify, regulate and restrict the location of trades, residences, recreation and other land uses and the use of buildings and structures designed for special uses, to regulate and limit the height, bulk, number of stories and size of buildings and other structures hereafter attempted to be located on land in any zoning district; to regulate and limit the percentage of lot areas which may be occupied, provide setback building lines, size of yards, courts and other open spaces within and surrounding business, the density of population, the territory

within the Municipality is hereby divided into six districts. To the extent any development or new construction is sought in any district that also has an overlay district, the "Area-wide Standards" set forth in Section 1163.06 shall apply. All zoning regulations herein shall be uniform throughout each class or kind of building or structure. Districts shall be known as:

Residential District	(RES)
Office/Professional District	(OP)
General Business District	(GB)
Retail Business District	(RB)
Light Manufacturing District	(LM)
Hines Hill Corridor Overlay	(HHO)

Section 3: That Section 1141.15 of the Codified Ordinances, titled "Dwelling, Single Family," is hereby amended to state the following:

- (a) "Single-family dwelling" means a building designed for or occupied by one family.
- (b) When used in the context of an overlay district, "unit" means a house, an apartment, a group of rooms or a single room intended for occupancy as a single living quarters.

Section 4: That Section 1141.16 of the Codified Ordinances, titled "Dwelling, Two-Family and Multiple," is hereby amended to state the following:

- (a) "Two-family dwelling" means a building designed for or occupied exclusively by two families" or is comprised of two units.
- (b) "Dwelling Multiple" means a building or portion of a building containing three or more units where each unit may have access to a common hallway, stairs or elevator or where each unit may have individual access to a street or common courtyard.

Section 5: That this Ordinance is in the best interests and public safety of the Village of Boston Heights and its residents.

Section 6: That the aforesaid recitals are rendered to be the findings of this Council and are hereby incorporated into this Ordinance.

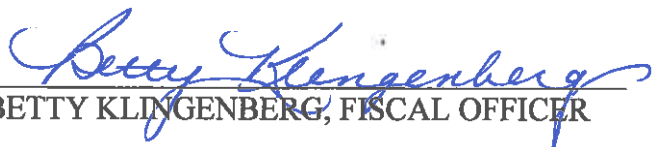
Section 7: That this Council hereby finds and determines that all formal actions relative to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements including Section 121.22 of the Ohio Revised Code.

PASSED:



BILL GONCY, MAYOR

ATTEST:



BETTY KLINGENBERG, FISCAL OFFICER

I, Betty Klingenberg, Fiscal Officer and Clerk of the Village of Boston Heights, Summit County, Ohio, do hereby certify that the foregoing Ordinance **2016-10-19** was duly passed by the Council of the Village of Boston Heights, County of Summit, State of Ohio at a meeting of Council on this **13th day of December, 2016.**

Chapter 1163 - Hines Hill Corridor Overlay

1163.01 - Purpose and Intent

- a) Overview
- b) Goals
- b) Overlay District
- c) Applicability and Extent
- d) Definitions

1163.02 All Sub Districts

- a) Permitted Uses
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1163.03 - Village Center Sub District

- a) Development Standards
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1163.04 - Office Residential Sub District

- a) Development Standards
- b) Architectural Standards

1163.05 - Mixed Use General Sub District

- a) Development Standards
- b) Architectural Standards

1163.06 - Area-wide Standards

- a) Accessibility
- b) General Design Standards
- c) Architectural Standards
- d) Landscaping and Screening
- e) Lighting
- f) Parking and Circulation
- g) Graphics
- h) Fences

1163.01 - PURPOSE AND INTENT

- a) Overview - The Hines Hill Corridor Overlay was established to create standards to enhance the development pattern within the Village, and create a unique mixed-use pedestrian oriented development area.

- b) Goals - Important goals of the Overlay District include promoting a mix of uses, planning for pedestrian mobility, integrating quality public spaces, creating unique and identifiable landscaping that defines the gateway into the Village, and promoting high-quality architecture with traditional and natural materials. Achieving these goals will help to maintain a high-quality community for residents and businesses, and create an economic environment to attract and support future development. The overlay standards are intended to achieve the following objectives:
 - 1. Implement appropriate building and parking setback standards that accommodate redevelopment and establish continuity and consistency within commercial districts;
 - 2. Promote high-quality building materials and timeless architecture;
 - 3. Establish and reinforce pedestrian-oriented development where appropriate;
 - 4. Promote development that features landscaping, facade transparency, rear parking lots, user-friendly access, and appropriately scaled lighting and signage;
 - 5. Enhance connectivity between uses to allow for easy flow of automobile and pedestrian traffic;
 - 6. Create unique and identifiable public spaces; and,
 - 7. Enhance the attractiveness of commercial districts to further economic development.

- c) Overlay District – The area within the boundaries of the Hines Hill Corridor Overlay, as depicted in the Hines Hill Corridor Plan map, which is hereby incorporated and made a part of the Village's official zoning classification map (see Chapter 1151).

Within this area, there are three sub districts. These areas shall be referred to as the Village Center Sub District, Office Residential Sub District, and Mixed Use General Sub District, defined as follows:

- 1. Village Center Sub District.
The Village Center Sub District should incorporate a mixture of small and medium sized commercial and office uses, residential units, and retail uses, including shopping and dining, within a short walking distance of each other.
- 2. Office Residential Sub District.
The Office / Residential Sub District is intended to be lower intensity development, with a focus on high-quality architecture and an integrated development pattern.
- 3. Mixed-Use General Sub District.
The Mixed-Use General Sub District is intended to include a mixture of commercial uses such as office, restaurants, convenience stores, gas stations, retail, medical office, and light industrial. Uses in this area must be well connected via auto and

pedestrian connections.

d) Applicability and Extent

1. The Overlay shall apply and extend as follows:

- A. The expansion or redevelopment of a building's gross floor area by more than 75% over a seven-year period or less shall subject the entire site to all standards and requirements herein;**
- B. Routine maintenance and in-kind replacement of materials are exempt from the provisions herein;**
- C. All new construction or expansion of an existing building or use;**
- D. Exterior alteration, enhancement, or reconfiguration of a building;**
- E. The construction or installation of a parking lot is subject to all applicable provisions herein;**
- F. Exterior lighting, fencing, or other accessory structures, and signage are subject to all the applicable provisions herein**

2. Standards contained in the Hines Hill Corridor Overlay are in addition to the regulations of the underlying zoning districts and code of ordinances. Where the provisions of this chapter conflict with those of the underlying zoning district or other provisions of the Planning and Zoning Code, the Hines Hill Corridor Overlay shall take precedence.

e) Definitions

This section contains many commonly used terms found within this chapter of the code. In addition to the definitions listed herein, all definitions from the zoning code shall also apply.

- 1. Building Frontage - The side, or facade, of a building closest to and most nearly parallel to an abutting street.**
- 2. Build-To-Line - The distance from a primary or secondary right-of-way where the front of the building is to be located.**
- 3. Building Frontage, Primary - A building frontage that abuts a street listed as a primary street.**
- 4. Building Frontage, Secondary - A building frontage that abuts an alley or street not listed as a primary street.**
- 5. Building, Rear - The wall or plane opposite the primary building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the wall or plane containing the principal building entrance.**
- 6. Drive-Thru - A building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.**

7. **Footcandles** - A unit of light intensity that is equal to the amount of light falling on one square foot area from a one candela light source at a distance of one foot (one lumen per square foot).
8. **Gable** - The triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof, or the whole end wall of a building or wing having a pitched roof.
9. **Microbrewery** - A small bar and/or restaurant that has the ability to brew and sell their own beer for on-premises consumption. The production of beer shall be limited to 10,000 kegs per year. Beer shall be prohibited from being sold to a distributor for off-site retail sales.
10. **Parapet Wall** - A low wall barrier at the edge of a roof or structure, which may serve to prevent falls over the edge or serve as a stylistic feature.
11. **Primary Street** - Within this section, the following are designated as primary streets: Hines Hill Road, and Industrial Parkway.
12. **Redevelopment** - The increase of a developed property or building gross floor area or combination thereof by more than seventy-five (75) percent over a seven (7) year period.
13. **Routine Maintenance** - Work that is planned and performed to maintain and preserve the condition of the building or site including but not limited to painting, landscaping, roof repair, parking rehabilitation, and window replacement and treatment.
14. **Stacking Space** - Area where cars are permitted to wait in a resting state to access a use, or at a traffic signal or sign.
15. **Traditional and Natural Materials** - Any of the following materials: clay bricks (full or thin set, if thin set, corners must have full brick appearance), stone, manufactured stone (samples must be provided), wood, or fiber cement board siding.
16. **Tree Lawn** - A small area, often planted with trees and grass, between a street and the sidewalk of that street.

1163.02 – All SUB DISTRICTS

a) Uses

1. Village Center Sub District

A. Permitted Uses - The following uses shall be permitted:

- (1) Administrative, executive, legal, financial, accounting, clerical, design, engineering, drafting, medical, dental, orthodontia, ophthalmological and other compatible professional services listed in the North American Industry Classification System (NAICS) Code 541.
- (2) Offices and sales offices, provided the display areas or showrooms do not exceed twenty percent (20%) of the usable floor area of the building.
- (3) Accessory uses which do not exceed thirty percent (30%) of the usable floor area of the building and which are clearly incidental to the principal uses permitted in this section.
- (4) Governmental or quasi-governmental use.
- (5) Sidewalk sales and service uses such as galleries, sales and garden shops subject to regulations of Section 1151.07.
- (6) Vertical integration of uses is allowable

B. Conditional Uses – The following uses shall be permitted as conditional uses:

- (1) Accessory buildings and uses customarily incidental to any of the primary uses and not involving the conduct of business.
- (2) Private garage, home occupation and private stable as regulated as to the number of animals that may be kept as provided in Section 1141.36.
- (3) Dwelling multiple.
- (4) Motels and Hotels.
- (5) Taverns and Restaurants.
- (6) Hardware, paint, floor coverings, wall paper, materials and objects for interior decorating, outdoor accessories, and repair of household items, building supplies and bicycles.
- (7) Retail sales of furniture, appliances, and other major household articles.
- (8) Amusement and recreational uses such as a bowling alley, theater, indoor racquetball court, indoor tennis court, but excluding drive-in theaters and other drive-in uses such as miniature golf and driving ranges and other uses where the recreation is primarily outdoors.
- (9) Barbers, hair dressers.
- (10) Art, photo, stationery, notions toy, book, music and gift sales. Souvenirs or souvenir-oriented materials shall not exceed five percent (5%) of total display area.
- (11) Banks or financial institutions where drive-in facilities are incidental to the operation of the facilities.

- (12) Clothing, apparel, shoe, and variety stores. Souvenirs or souvenir-oriented material shall not exceed five percent (5%) of total display area.
- (13) Florist and gift shop. Souvenirs or souvenir-oriented materials shall not exceed five percent (5%) of total display area.
- (14) Grocery store, drug store.
- (15) Jewelry store.
- (16) Shoe repair store.
- (17) Tailor and dress maker shops.
- (18) Non-paid, off-street parking lot.
- (19) Medical supplies.
- (20) Computer sales and service.
- (21) Building trades.
- (22) Bed and breakfast.
- (23) Microbrewery.
- (24) Similar uses that meet the purpose and intent of the Village Comprehensive Land Use Plan, and as determined by the Planning Commission.

2. Office Residential Sub District

A. Permitted Uses - The following uses shall be permitted:

- (1) Administrative, executive, legal, financial, accounting, clerical, design, engineering, drafting, medical, dental, orthodontia, ophthalmological and other compatible professional services listed in the North American Industry Classification System (NAICS) Code 541.
- (2) Offices and sales offices, provided the display areas or showrooms do not exceed twenty percent (20%) of the usable floor area of the building.
- (3) Accessory uses which do not exceed thirty percent (30%) of the usable floor area of the building and which are clearly incidental to the principal uses permitted in this section.
- (4) Governmental or quasi-governmental use.
- (5) Sidewalk sales and service uses such as galleries, sales and garden shops subject to regulations of Section 1151.07.
- (6) Vertical integration of uses is allowable.

B. Conditional Uses— The following uses shall be permitted as conditional uses:

- (1) Single-family dwelling; home occupation.
- (2) Accessory buildings and uses customarily incidental to any of the primary uses and not involving the conduct of business.
- (3) Private garage, home occupation and private stable as regulated as to the number of animals that may be kept as provided in Section 1141.36.

- (4) Dwelling multiple.
- (5) Motels and Hotels.
- (6) Taverns.
- (7) Hardware, paint, floor coverings, wall paper, materials and objects for interior decorating, outdoor accessories, and repair of household items, building supplies and bicycles.
- (8) Retail sales of furniture, appliances, and other major household articles.
- (9) Amusement and recreational uses such as a bowling alley, theater, indoor racquetball court, indoor tennis court, but excluding drive-in theaters and other drive-in uses such as miniature golf and driving ranges and other uses where the recreation is primarily outdoors.
- (10) Restaurants, barbers, hair dressers.
- (11) Art, photo, stationery, notions toy, book, music and gift sales. Souvenirs or souvenir-oriented materials shall not exceed five percent (5%) of total display area.
- (12) Banks or financial institutions where drive-in facilities are incidental to the operation of the facilities.
- (13) Clothing, apparel, shoe, and variety stores. Souvenirs or souvenir-oriented material shall not exceed five percent (5%) of total display area.
- (14) Florist and gift shop. Souvenirs or souvenir-oriented materials shall not exceed five percent (5%) of total display area.
- (15) Grocery store, drug store.
- (16) Jewelry store.
- (17) Shoe repair store.
- (18) Tailor and dress maker shops.
- (19) Non-paid, off-street parking lot.
- (20) Medical supplies.
- (21) Computer sales and service.
- (22) Building trades.
- (23) Bed and breakfast.
- (24) Microbrewery.
- (25) Similar uses that meet the purpose and intent of the Village Comprehensive Land Use Plan, and as determined by the Planning Commission.

3. Mixed Use General Sub District

A. Permitted Uses – The following uses shall be permitted:

- (1) Administrative, executive, legal, financial, accounting, clerical, design, engineering, drafting, medical, dental, orthodontia, ophthalmological, and other

- compatible professional services listed in the North American Industry Classification System (NAICS) Code 451.
- (2) Offices and sales offices, provided the display areas or showrooms do not exceed twenty percent (20%) of the usable floor area of the building.
 - (3) Accessory uses which do not exceed thirty percent (30%) of the usable floor area of the building and which are clearly incidental to the principal uses permitted in this section.
 - (4) Governmental or quasi-governmental use.
 - (5) Sidewalk sales and service uses such as galleries, sales and garden shops subject to regulations of Section 1151.07.
 - (6) Vertical integration of uses is allowable.
- B. Conditional Uses – The following uses shall be permitted as conditional uses:
- (1) Accessory buildings and uses customarily incidental to any of the primary uses and not involving the conduct of business.
 - (2) Motels and Hotels.
 - (3) Taverns.
 - (4) Hardware, paint, floor coverings, wall paper, materials and objects for interior decorating, outdoor accessories, and repair of household items, building supplies and bicycles.
 - (5) Retail sales of furniture, appliances, and other major household articles.
 - (6) Amusement and recreational uses such as a bowling alley, theater, indoor racquetball court, indoor tennis court, but excluding drive-in theaters and other drive-in uses such as miniature golf and driving ranges and other uses where the recreation is primarily outdoors.
 - (7) Restaurants, barbers, hair dressers.
 - (8) Art, photo, stationery, notions toy, book, music and gift sales. Souvenirs or souvenir-oriented materials shall not exceed five percent (5%) of total display area.
 - (9) Banks or financial institutions where drive-in facilities are incidental to the operation of the facilities.
 - (10) Clothing, apparel, shoe, and variety stores. Souvenirs or souvenir-oriented material shall not exceed five percent (5%) of total display area.
 - (11) Florist and gift shop. Souvenirs or souvenir-oriented materials shall not exceed five percent (5%) of total display area.
 - (12) Grocery store, drug store.
 - (13) Jewelry store.
 - (14) Shoe repair store.
 - (15) Tailor and dress maker shops.

- (16) Non-paid, off-street parking lot.
- (17) Medical supplies.
- (18) Computer sales and service.
- (19) Building trades.
- (20) Bed and breakfast.
- (21) Microbrewery.
- (22) Gas or fueling stations.
- (23) Similar uses that meet the purpose and intent of the Village Comprehensive Land Use Plan, and as determined by the Planning Commission.

b) The Planning Commission may issue conditional zoning certificates for uses listed herein and subject to the general requirements of Chapter 1149 and Chapter 1151. Any request for a conditional use within the Overlay District shall only be approved upon a finding, by the Planning Commission, that each of the following general standards is satisfied, in addition to any applicable requirements contained within the code of ordinances:

1. The proposed use will be consistent with the intent and purposes of this zoning code and the Village Comprehensive Land Use Plan.
2. The proposed use will comply with all applicable requirements of this code, except as specifically altered in the approved conditional use.
3. The proposed use will be compatible with the character of the general vicinity.
4. The proposed use and site layout will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Due consideration will be given to the location and height of proposed buildings and structures, location and type of proposed fences or walls, location and screening of parking areas, roadways and roadway connections, and the location and type of proposed landscaping and buffer areas.
5. The area and proposed use will be adequately served by essential public facilities and services, as applicable, such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewer. The applicant or landowner will be required to install public utilities, streets or other public infrastructure as required by the city, state or other agencies to applicable specifications that are necessitated by the conditional use development. Dedication of said public infrastructure may be required.
6. The proposed use will not involve uses, activities, processes, materials, equipment or conditions of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the zoning district.
7. The location and scale of the use, the nature and intensity of the proposed operations, the site layout and the relation of the proposed use to surrounding

streets will not cause undue traffic congestion or hazards adjacent to the site or in the immediate vicinity beyond that which would be normally expected based on the existing pattern of uses and the planned character reflected in the Village's Comprehensive Land Use Plan. Peak hour volumes, turning movements, existing street capacity, driveway spacing, sight distances and pedestrian traffic shall all be considered.

8. The proposed use will protect identified natural areas as outlined in the Village Comprehensive Land Use Plan.
9. The proposed use will protect the health, safety, and welfare; and the social and economic wellbeing of those who will use the land or activity under consideration, the residents, business owners and landowners immediately adjacent to the proposed use or activity, and the community as a whole.
10. The proposed use will promote connectivity within the site and to adjoining roadways and development areas.
11. The proposed use will include quality public and semi-public spaces that help advance the goals for the Hines Hill Corridor Plan.
12. No single tenant space shall occupy more than 50,000 sq. ft.

1163.03 -VILLAGE CENTER SUB DISTRICT

a) Development Standards

1. Setbacks and Building Heights

All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- A. Minimum building and pavement front setback: 10 feet.
- B. Maximum front building façade setback: 20 feet.
 1. Parking shall not be permitted in the front yard. Access drives shall be permitted.
 2. Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Planning Commission.
- C. Minimum rear and side yard building setback: 10 feet.
- D. Minimum rear and side yard pavement setback: 10 feet.
- E. Maximum Building Height: 50 feet or four stories, whichever is lower.
- F. The overall gross residential density for any one development shall not exceed 12 units per acre. A density bonus may be granted by the village in the event the proposed project/application contributes a significant public benefit to the Village that mitigates the increased density. Factors in determining whether the density bonus contributes a significant public benefit include, but are not limited to: the improved preservation of contiguous natural open space; dedication of open space for public use; additional community services; whether the proposed project/application

includes development within the Village Center District with a proposed permitted or approved conditional use other than residential; and, the use of higher quality materials in the development than would otherwise be utilized without the bonus. In no case shall the density bonus exceed a gross density of 16 units per acre.

2. Architectural Standards

- A. Buildings shall receive four-sided architectural treatments, including traditional and natural materials and pedestrian-scaled architectural features.
- B. Building entrances must be emphasized and have at least one entrance oriented toward the primary street or a dedicated or private street.
- C. Buildings shall have a tri-partite organization, meaning they shall be designed with a base, middle, and cap.

1163.04 - OFFICE RESIDENTIAL DISTRICT

a) Development Standards

1. Setbacks and Building Heights

All facades and pavement areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- A. Minimum building and pavement front setback: 15 feet.
 - (1) Parking shall not be permitted in the front yard. Access drives shall be permitted.
 - (2) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Planning Commission.
- B. Maximum front building façade setback: 30 feet.
- C. Minimum rear and side yard building setback: 15 feet.
- D. Minimum rear and side yard pavement setback: 10 feet.
- E. Maximum Building Height: 50 feet or 3 stories, whichever is lower.
- F. The overall gross residential density for any one development shall not exceed 12 units per acre. A density bonus may be granted by the village in the event the proposed project/application contributes a significant public benefit to the Village that mitigates the increased density. Factors in determining whether the density bonus contributes a significant public benefit include, but are not limited to: the improved preservation of contiguous natural open space; dedication of open space for public use; additional community services; whether the proposed project/application includes development within the Village Center District with a proposed permitted or approved conditional use other than residential; and, the use of higher quality materials in the development than would otherwise be utilized without the bonus. In

no case shall the density bonus exceed a gross density of 16 units per acre.

2. Architectural Standards

- A. Buildings shall receive three-sided architectural treatments, including traditional and natural materials and pedestrian-scaled architectural features.
- B. Building entrances must be emphasized and have at least one entrance oriented toward a dedicated or private street.
- C. Buildings shall have a tri-partite organization, meaning they shall be designed with a base, middle, and cap.

1163.05 MIXED USE GENERAL SUB DISTRICT

a) Development Standards

1. Setbacks

All facades and pavement areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- A. Minimum building and pavement front setback: 15 feet.
 - (1) Along Hines Hill Road parking shall not be permitted between the building and Hines Hill Road.
 - (2) Along Hines Hill Road the maximum building setback shall be 30 feet.
 - (3) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Planning Commission.
- B. Maximum front building façade setback: 90 feet.
- C. Minimum rear and side yard building setback: 15 feet.
- D. Minimum rear and side yard pavement setback: 10 feet.

2. Architectural Standards

- A. Buildings shall receive three-sided architectural treatments, including traditional and natural materials and pedestrian-scaled architectural features.
- B. Building entrances must be emphasized and have at least one entrance oriented toward the primary street.
- C. Buildings shall have a tri-partite organization, meaning they shall be designed with a base, middle, and cap.

1163.06 AREA-WIDE STANDARDS

a) General Design Standards

- 1. A primary building shall be oriented parallel to a dedicated or private street, or as parallel as the site permits.
- 2. The height of a building shall be a minimum of eighteen (18) feet above grade.

3. A building frontage that exceeds a width of fifty (50) feet shall incorporate articulation, offsets of the wall plane, and/or pilasters to inhibit a large expanse of blank wall and add interest to the facade.
4. For a primary building frontage of a commercial use in any Sub District, a minimum of forty (40) percent of the façade area facing a dedicated or private street shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least four (4) feet, with the exception of blinds, curtains or other interior decorative elements.
5. A minimum of seventy (70) percent of the front building façade and fifty (50) percent of the side building façade, not including glazing, shall be of traditional and natural materials.
6. Industrially zoned properties shall be exempt.
7. Any drive-thru shall be attached to the principal building and located at the rear or side of the building.
8. Any roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.
9. Gables shall have a minimum depth of eight (8) feet, parapet walls shall extend around to the side of the building.
10. If at least fifty (50) percent of a building is redeveloped, overhead utilities serving that building shall be placed underground.

b) Architectural Standards

1. Style and Character
 - A. Development should be consistent in character to reflect the style of the Connecticut Western Reserve. Buildings should use materials, details and proportions similar to Early American styles, from Greek Revival, through Federal and Georgian to Queen Anne and something colloquially called "Farmhouse Colonial."
 - B. Style and character clues can be taken from historic examples without being literal duplications, and be applied to buildings and structures in a New England Village or farmstead pattern.
2. Architectural Details
 - A. The use of architectural detailing is strongly encouraged to provide scale and interest to the building. Examples of detailing include stone foundations, masonry water tables, masonry window trim or surrounds, frieze boards, decorative cornices, quoins, shutters, columns, balusters, awnings and similar items.
3. Mass / Scale

- A. Mass and scale should emulate the Connecticut Western Reserve Style. Façade treatment should be formed to break the appearance into smaller facades to better relate to the pedestrian scale. Detail elements (as outlined above) should be used to create a pedestrian scale. Special treatment of the corner of buildings should be considered. Building heights equaling two stories (twenty feet) or more are encouraged.

4. Materials and Configurations

- A. Wall surfaces of buildings adjacent to the main thoroughfares should consist of 70 percent traditional or natural materials. Traditional or natural materials shall include, brick, stone or engineered stone, wood, cement composite, or metal. The balance of the building's elevations not directly visible from public view shall include materials consistent with those on the front in varying percentages with a minimum of 50 percent traditional or natural materials. Exterior Insulation and Finish System (EIFS) and like stucco shall not be permitted as a building material on any elevation.
 - (1) Brick shall be earth tone colors (reddish tones are preferred) in standard sizes and shall be laid in a traditional masonry pattern.
 - (2) Stone shall be natural or simulated material with a smooth or natural finish. Split face stone is acceptable in limited situations. Stone shall be laid in a traditional pattern indicative of the Connecticut Western Reserve Period.
 - (3) Siding should be of traditional profiles such as 4 inches - 8 inches horizontal beveled. Vinyl (not less than 44 mil thickness) shall not exceed 30 percent of the building materials; the remainder shall be traditional or natural as stated in previous sections.
 - (4) Glass openings shall be a minimum of 15% of the entire wall.
- B. Minimum Wall Articulation:
 - (1) There shall be no blank, un-articulated building walls exceeding 30 feet in length. All building walls shall be designed to meet all the following standards:
 - (2) All office building walls shall consist of a building bay or structural building system that is a maximum of 30 feet in width. Bays shall be visually established by architectural features such as columns, ribs or pilasters, piers, changes in wall planes, changes in texture or materials, and fenestration pattern no less than twelve inches (12 inches) in width.
 - (3) Free standing office buildings within this district must have 4 sided detail.
 - (4) Any wall exceeding 30 feet in length shall include at least one change in wall plane, such as projections or recesses. Offset distance should be at least 12 inches and is encouraged to be more. Offsets shall extend at least twenty percent (20%) of the entire length of the façade.

5. Roof

- A. Materials:

- (1) Natural or simulated slate or tile, wood shakes, dimensional shingles (minimum of 30 yr. warranty), standing seam metal (minimum of 20 yr. paint warranty), copper, metal, or flat roof systems (when hidden from public view).
 - B. Roofs shall have one or more of the following features:
 - (1) Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view are appropriate. The average height of such parapets shall not exceed fifteen percent (15%) of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatment;
 - (2) Minimum 8 inches roof overhangs are required on all pitched roofs.
 - (3) Sloping roofs shall have a minimum pitch of 5/12.
 - (4) Sloping roofs that do not exceed the average height of the supporting walls, with a minimum of 5/12 slope and a maximum of 18/12 slope. Single story retail and office buildings and residential buildings may have sloped roof with a maximum height of 1½ times the supporting wall.
 - (5) Three (3) or more roof slope planes.
 - C. Buildings less than 16 feet in height shall have sloped roofs. Roofs shall have a minimum of 5/12 slope and a maximum of 18/12 slope. Mansard roofs are acceptable provided that they meet the minimum slope requirements and are a minimum of 8 feet in height.
 - D. All roof-top equipment must be screened.
 - E. The use of eaves, rakes, cornice lines and etc. are strongly encouraged to add visual interest.
6. Openings
- A. Glass openings for retail and office buildings shall be between 30 - 70% of the entire wall.
 - B. Window and door frames should have the appearance of a traditional wood frame when practical.
 - C. Wood, vinyl, aluminum, aluminum clad, steel and fiberglass are acceptable.
 - D. Glass can be tinted or clear; reflective glass shall not be permitted.
 - E. The majority of glazed openings should be of vertical orientation (min. height = 1½ width) unless part of a store front or contextual to the building style. The intent is to eliminate the look of the modern "ribbon window" and portray a traditional proportion associated with mid-twentieth century construction. However, small amounts of a more contemporary approach may be acceptable if part of the overall design strategy.
 - F. The appearance of divided light windows is preferred.
- c) Landscaping and Screening
1. Intent

- A. Landscaping is a visible indicator of quality development and must be an integral part of the project, and not merely located in leftover portions of the site. Landscaping is intended to visually tie the entire development together, define major entryways and circulation (both vehicular and pedestrian) and parking patterns, and, where appropriate, help buffer less intensive adjacent land uses.

2. Plant Materials

A. Intent:

- (1) Incorporate plant species found throughout the region into the planting plan, and visually soften paved areas and buildings. Use and repeat plant materials throughout the development to visually tie the commercial center together.

B. Design Guidelines and Standards:

- (1) Each area required to be landscaped shall be covered in live material. Live material includes trees, shrubs, ground cover, and sod.

C. Shade Trees:

- (1) All shade trees shall be a minimum caliper of 2½ inches at the time of planting. Street trees shall be of a variety which will attain an average mature spread greater than 20 feet unless a columnar variety is specified to meet design criteria.

D. Ornamental Trees:

- (1) Ornamental trees shall be a minimum of 1¾ inches in caliper upon planting.

E. Evergreen Trees:

- (1) 6 feet minimum height upon planting.

F. Shrubs:

- (1) All shrubs shall have a minimum size at planting of 24 inches in height for plants with vertical growth habits and 18 inches spread for plants with horizontal growth habits. Evergreen shrubs shall be spaced not more than 36 inches apart so as to form a continuous visual screen under normal growing conditions.

G. Prairie Grasses:

- (1) Prairie grasses and wildflowers may be planted in combination and must consist of species found native to the northeast Ohio region.

H. Installation:

- (1) All landscape materials shall be installed in accordance with the current planting procedures established by the American Nursery and Landscape Association.

I. Maintenance:

- (1) The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials, structures, plants and trees in accordance with these design guidelines. All landscape materials shall be maintained in a healthy, neat appearance.

3. Entryway Landscaping

A. Intent:

- (1) Entryway landscaping announces and highlights entries into the development for the visiting public and residents.
- B. Design Guidelines and Standards:
 - (1) Development entry ways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, prairie grasses, and ground covers.
 - (2) Landscaping should break down in scale and increase in detail, color, and variety to mark entry ways into developments.
 - (3) Planting shall be massed and scaled as appropriate for the entryway size and space.
 - (4) Landscaping at street intersections and driveway corners shall “pull back” to open view lines into the site and to create corner features.
- 4. Interior Parking Lot Landscaping
 - A. Intent:
 - (1) Use parking lot landscaping to minimize the expansive appearance of parking lots, provide shaded parking areas, and mitigate any negative acoustic impacts of motor vehicles. The interior of all uncovered parking blocks containing ten (10) or more spaces shall be landscaped according to this subsection. These requirements for interior parking area landscaping are in addition to the requirements set forth below for perimeter parking area landscaping.
 - B. Design Guidelines and Standards:
 - (1) Planting islands shall be a minimum of 120 square feet in area and shall be a minimum of 8 feet in width as measured from back of curb to back of curb.
 - (2) Interior landscape islands shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of 200 feet in length.
 - (3) Parking lots shall be planted with a minimum of 1 shade tree per 10 parking spaces.
 - (4) Parking lot islands shall be landscaped with shade trees, lawn, shrubs, ground cover or perennials.
- 5. Perimeter Parking Area Screening
 - A. An evergreen hedge or street-wall (either a minimum of three feet in height) shall be used to screen all parking areas from public roads. Hedges or street walls in excess of 50 feet in length shall be broken up or accented with deciduous or ornamental trees placed in 50 foot intervals. Hedges shall consist of evergreen plant material planted in a manner to achieve a height of 3 feet and grow together to form a continuous hedge within 3 years.
- 6. Building Setback Landscaping
 - A. Design Guidelines and Standards

- B. Building setback areas along thoroughfare, collector, or residential streets, or along private drives, shall be landscaped with a minimum of one (1) tree per forty feet (40 feet) of linear frontage.

7. Building Foundation Landscaping

A. Intent:

- (1) Utilize plant material to break down the visual mass and scale of buildings while softening the architecture and highlighting specific features of the building. Use and repeat plant materials throughout the development to visually tie the districts together.

B. Design Guidelines and Standards:

- (1) Building foundations shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers.
- (2) Landscaping should break down in scale and increase in detail, color, and variety to mark entryways into developments.
- (3) Plant material should be placed intermittently against long expanses of building walls, fences and other barriers to create a visually softening effect.
- (4) The scale of the plant material should be appropriate to the size of the facade being softened.
- (5) A minimum of one shade tree and ten shrubs per 5000 square feet of building ground coverage should be located per side of building that faces a public road. Trees should be planted between the Right of Way and the building facade.

8. Service Area Screening

A. Intent:

- (1) These standards visually screen on-site service areas, including loading docks, trash collection areas, outdoor storage, and similar service uses, from public rights-of-way and adjacent uses.

B. Design Guidelines and Standards:

- (1) To the maximum extent feasible, areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such service areas shall not be visible from abutting streets and shall be oriented toward on-site service corridors.
- (2) No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty feet (20 feet) of any public street, public sidewalk, or internal pedestrian walkway.
- (3) Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials shall be the same as, or of equal quality to, the materials used for the primary building and landscaping.

- (4) Non-enclosed areas for the storage and sale of seasonal inventory and/or vending machines shall be permanently defined and screened with landscaping, walls and/or fences. Materials, colors, and design of screening walls and/or fences, and of any covering for such area, shall be compatible with those used as predominant materials and colors on the primary building(s). The height of stored or displayed inventory shall not exceed the height of the screening wall or fence.

9. Mechanical/Utility Equipment Screening

A. Design Guidelines and Standards:

- (1) Mechanical/utility screening shall be an integral part of the building structure and architecture and not give the appearance of being “tacked on” to the exterior surfaces. The building parapet shall be the primary means of screening roof top equipment.
- (2) All mechanical equipment and utilities shall be screened.

f) Lighting

1. General Lighting Guidelines

- A. Pedestrian Walkway Lighting. Pedestrian-level, bollard lighting, ground mounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.
- B. Lighting Height. Bollard-type lighting shall be no more than four feet (4 feet) high.
- C. Lighting for Security.
 - (1) Accent lighting on buildings is encouraged as a security feature.
 - (2) Interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.
- D. Illumination Levels. Pedestrian areas shall be illuminated to a minimum of one (1) footcandle.
- E. Design of Fixtures/Prevention of Spillover Glare. Light fixtures shall use cutoff lenses or hoods to prevent glare and light spill off the project site onto adjacent properties, buildings, and roadways.
- F. Color of Light Source. Lighting should have a color temperature from 2500°K to 3500°K. Lighting fixtures should be color-correct types such as halogen or metal halide to ensure true-color at night and ensure visual comfort for pedestrians. Lighting should display a uniform, comfortable and warm appearance.

2. Architectural Building-Mounted Lighting:

- A. Building-mounted lighting may be used only to highlight specific architectural features or primary customer or building entrances. General floodlighting of building façades is not permitted.

- B. Coach lights are encouraged on residential buildings to enhance the residential feel and pedestrian safety.

3. Parking Lot Lighting:

- A. Luminaire Fixture Height. The mounting height for luminaire fixtures shall not exceed 28 feet as measured to the top of the fixture from grade.
- B. Exterior lighting shall have an appropriate scale and appearance when visible
- C. Average Maintained Footcandles:
 - (1) The maximum average maintained footcandles for all parking lot lighting shall be three (3) footcandles, the minimum average maintained footcandles shall be one (1) footcandle. For the purpose of this standard, the average maintained footcandle shall be calculated at 0.8 of initial footcandles.
 - (2) The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at five feet (5 feet) above grade.

4. Materials:

- A. Antiqued materials including brass, steel, aluminum and copper are acceptable.
- B. Fixtures with exposed bulbs are not permitted.

g) Parking and Circulation

1. STANDARDS AND GUIDELINES

- A. Parking lots shall conform to the same minimum setbacks as the primary structure.
- B. Design parking lots to avoid dead-end aisles.
- C. Where a dead-end aisle is authorized, adequate space for unimpeded turn-around must be provided.
- D. Avoid parking that creates hazardous backing movements into major drive aisles.
- E. Design parking areas that incorporate pedestrian walkways in a manner that links parking, buildings and the street sidewalk system.
- F. Divide parking areas that accommodate more than 125 vehicles into a series of smaller, connected lots.
- G. Landscape and offset portions of the lot to reduce the visual impact of large parking areas.
- H. Avoid aligning all travel lanes in parking lots in long straight configurations.
- I. Provide cross-access easements between adjacent lots to facilitate the flow of traffic between complementary users.
- J. Parking lots should be located behind buildings with limited visibility from public streets.
- K. All parking lot striping and other markings will be white except for handicap and fire lanes.

- L. All parking lots shall conform to the landscape parking provisions as outlined within the landscaping standards.

h) Signage and Graphics

1. Purpose And General Intent

- A. Signage in this district is generally intended to identify to the user the location of a specific business. Business identification signage is generally intended to be seen by motorists from the adjacent thoroughfare to attract them to a specific location. All signage is not necessarily intended to be viewed from a public street; however if signs are visible from a public street, they must not compromise public safety by attracting undue attention.
- B. Signage must be subservient to the overall design and impression of the architecture.
- C. All signage shall be encouraged to be highly designed and unique to the individual tenant to contribute to the overall design theme. This includes: street signage, parking signage, directional signage, kiosks, etc.

2. General Requirements

- A. The following sign and sign components shall not be permitted:
 - (1) Flashing, oscillating or moving signs.
 - (2) Formed plastic or injection molded signs.
 - (3) Exposed transformers, ballast boxes, crossovers, conduit, sign cabinets, light boxes, etc. unless inherent with the design program.
 - (4) Visible sign company names.
 - (5) Decals and lettering on tenant show window glass, door glass, or any other part of the storefront cannot exceed 25 percent of the total area of the individual window panel, with the exception of store names, store hours and emergency phone numbers.
 - (6) Temporary signs, posters, notices, announcements or advertisements.
 - (7) Portable advertising signs.
 - (8) Standard "Catalog" type signs (i.e. "open" neon signs).
- B. The maximum height of a letter or symbol should not exceed 2 feet.
- C. Tenant signage shall be permitted on the back/rear elevation of buildings.
- D. Monument signs shall not be placed within the sight triangle of any intersection or access drive with a public street. Monument signs must incorporate design and materials that match the architecture of the development.
- E. Ground mounted monument signs must be incorporated with a masonry base of at least 24 inches in height consisting of brick or stone matching the materials found on the main building.
- F. Pylon signs are not permitted within this district.

3. Signage Allowances

- A. Buildings within this district shall be permitted the following signage types:
 - (1) Ground Mounted Monument Sign:
 - (i) Ground mounted monument signs may be permitted within the building frontage on a major roadway. Monument sign will be of a pedestrian scale (maximum of 6 feet height) and will be set back a minimum of 10 feet from the right of way. Monument signs in this district will be limited to a maximum display area of 40 square feet per side and must meet the general sign requirements of this district. Signs shall be located with a minimum 50 square feet landscape bed around the sign base. Signs should be architecturally compatible with the building.
 - (2) Building Mounted Facade Signs:
 - (i) Buildings within this district shall be permitted building mounted signage on the frontage of the building facing a major road. Building mounted signs along the principal facade shall not exceed .75 square feet of sign area per 1 linear foot of primary building frontage. Buildings within this district occupying a corner location on two streets are permitted a primary sign for each facade facing a street.
 - (ii) Secondary signage is permitted on a non-primary facade, provided no illumination is used and the area is no more than 25% of the allowable area of the primary sign.
 - (iii) Buildings within this district occupying a corner location may be permitted building mounted signage on the secondary facade. Secondary facade signage shall not exceed .5 square feet of sign area per 1 linear foot of secondary building frontage.

i) Fencing And Walls

1. Intent:

- A. While fences and walls are often necessary to buffer uses, they can create a visually-monotonous streetscape. These standards provide fencing and walls that are visually-appealing, complement the design of the overall development and surrounding properties, and provide visual interest to pedestrians and motorists.

2. Design Guidelines and Standards:

When a commercial development includes a fence or wall, the following guidelines and standards apply:

- A. The maximum height of a fence or wall shall be six feet (6 feet).
- B. Fences shall be decorative in nature and be constructed as either stacked split-rail or post and rail styles.
- C. Fences shall be constructed of solid wood and can be weather treated or painted.
- D. Walls shall be constructed of high quality materials, such as decorative blocks, brick, stone, and wrought iron.

- E. Breaks in the length of a fence shall be made to provide for required pedestrian connections to the perimeter of a site or to adjacent development.
 - F. The maximum length of continuous, unbroken, and uninterrupted fence or wall plane shall be fifty feet (50 feet). Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.
 - G. Fences and walls shall be set back from the property line to allow a landscape setback area. Such setback area shall be landscaped with a turf, shrubs, and/or trees, using a variety of species to provide seasonal color and plant variety.
 - H. Use of landscaping beyond the minimum required in these standards is strongly encouraged to soften the visual impact of fences and walls.
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