

SECTION XXXIV. DESIGN STANDARDS (Adopted August 4, 2009, by Resolution, effective September 3, 2009)

34.01 Purpose and Intent

In accordance with Section 519.02 of the Ohio Revised Code, the Design Standards are established to create a unified, high quality built environment to increase the financial benefits to the Township and its inhabitants. These design standards will stimulate and protect economic activity in the commercial districts ensuring the continued economic competitiveness and attractiveness of the Township's commercial districts.

34.02 Requirement

All site plans submitted for the B-1, Gateway Business District, B-2, General Retail District and the B-3, Commercial Business District and CS, Community District shall meet the requirements set forth in this section of the Zoning Resolution. Architectural elevations for all sides of the primary structure, accessory structures and associated facilities are required.

34.03 Review Process

Design Standards will be reviewed by the Zoning Commission during the Site Plan review process as set forth in Section 11.10.

34.04 Building Design Elements

A. General: Any building elevation of any structure facing a public roadway shall be considered a front side of façade for design purposes. Styles and patterns of the development and/or buildings, signage, and accessory structures shall be compatible with the character of the area, or within the same development, through compliance with the following design standards:

1. All buildings and accessory structures shall utilize a consistent architectural style, distinguished by variations within the style.
2. The side and rear portions of buildings shall be as visually attractive as the front through the design of roof lines, architectural and accent features.
3. Vending machines, trash areas, and other site accessories shall be integrated into the overall design of the plan. Vending machines shall be prohibited outside of the building. Trash dumpsters shall be enclosed, in accordance with Section 22.10.

B. Architectural Features: Overall building design shall incorporate recesses, offsets, arches, colonnades, columns, pilasters, detailed trim, brick bands, and contrasting courses of material, cornices or porches to vary facades.

C. Facade Elements:

1. Minimum Wall Articulation: Building walls shall be a minimum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs or pilasters, piers and the design and placement of window patterns. In order to add architectural interest and variety, and to avoid a single, long massive wall with no relation to human scale, the following standards shall apply.
 - a. No wall that faces a street or connecting walkway shall have a blank uninterrupted length exceeding thirty (30) feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows or equivalent elements that subdivides the wall into human-scale proportions. All elements must repeat at intervals less than or equal to thirty (30) feet.
 - b. Side or rear walls that face walkways shall include false windows and door openings defined by frames, sills or lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.
 - c. All sides of buildings and accessory buildings shall include materials and design characteristics that are consistent with those used on the facade.

2. Facade Base Treatment: The facade must have a recognizable base using design patterns similar, but not limited to:
 - a. Thicker walls, ledges or sills.
 - b. Integrally textured elements such as stone, stucco or other masonry feature.
 - c. Integrally colored and patterned elements such as smooth finished stone.
 - d. Lighter or darker colored elements, mullions or panels.
- D. Side and Rear Walls: In addition to the other requirements, building design shall incorporate four-sided wall architecture with the intent of providing a continuous building pattern on all sides of the development regardless of orientation or development. As such, the side and rear building walls shall incorporate the same building materials, proportionality and texture as the front facade.
- E. Long Walls: Walls exceeding 100' in length as measured and visible from a road right-of-way should include at least one change in wall plane, such as projections or recesses.
- F. Building Entrance: Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from weather elements. Entrances shall combine different colors, textures and architectural elements to emphasize entrance points and break the monotony of large vertical surfaces.
- G. Building Roofs: The continuous plane of a roofline shall be no greater than 100 feet. Rooflines can be varied with cantilevers, gables, parapets, and/or cornice lines. Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view to adjacent properties and public rights-of-way. Mechanical equipment screening techniques shall incorporate the same design standards, proportionality and texture as the front facade.
- H. Height: Buildings shall have the appearance of being at least two (2) stories in height. This can be accomplished through the use of pitched roofs, dormer windows or other architectural elements.
- I. Building Color: Building colors must be low-reflecting, muted and earth-toned. Roof colors must be muted and compatible with dominant building color.
- J. Windows: The use of black or reflective glass on any side of the building shall be limited, and subject to the approval of the Zoning Commission.
- K. Lighting:
 1. Exterior lighting of buildings and/or parking areas shall be positioned so as not to emit light onto neighboring properties or road right-of-ways, but shall shine directly onto buildings, or be directed downward onto parking areas, access drives and pedestrian walkways.
 2. Light pollution control measures shall be taken to avoid negative impact of misdirected light. Business that utilizes canopy lighting shall use recessed ceiling fixtures with the bottom of the lenses flush with the canopy in addition to meeting other lighting guidelines. Building, mounted light fixtures and freestanding light fixtures should be in proportion with the building and shall not exceed the building height. Pole and building mounted light fixtures shall not exceed the height of building.