

SECTION XXXVII DESIGN STANDARDS

(All Sections 6/15/2007; except as noted)

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|---------------------------|---------------------------------|
| 37.01 Title. | 37.04 Review process. |
| 37.02 Purpose and intent. | 37.05 Building design elements. |
| 37.03 Requirement. | |

37.01 Title

Design Standards

37.02 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 for the business corridor(s) in Concord Township.

37.03 Requirement

All site plans submitted for the GB, Gateway Business District, BX, Business Interchange District, THN, Town Hall Neighborhood District and THC, Town Hall Commons District shall meet the requirements set forth in this section of the Zoning Resolution. (Amended 6/19/2009)

- A. Architectural elevations for all sides of the primary structure, accessory structures and associated facilities are required.
- B. For projects proposed in the THN and THC Districts, the basic building elements shall be consistent and compatible with Western Reserve architecture, as described in the *Quick Guide to Greek Revival (basics of the Western Reserve style)* available in the Concord Township Zoning Office. (6/19/2009)

37.04 Review Process

Design Standards will be reviewed by the Zoning Commission during the Site Plan Review process as described in Section XXXVI of the Concord Township Zoning Resolution.

37.05 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 selected 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 22.07.
- 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 fenestration patterns. In order to add architectural interest and variety, and 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 façade.
 2. Façade 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 façade.

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 extending at least 20% of the entire length of the façade, in one design element or a combination of elements, projections or recessions. (Amended 6/19/2009)

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 façade.

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 as follows:

Height of Building
< - 50'

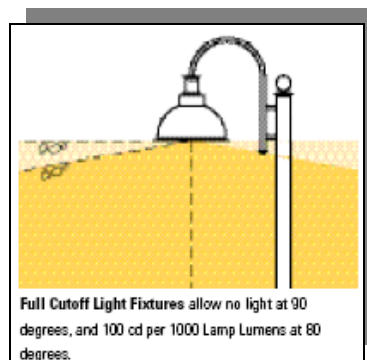
Height of Fixture
fixture 14ft.

50 - 100'
100 - 150'

fixture 25 ft.
fixture 35ft.

3. Light Trespass. Light trespass over a commercial or industrial property line when adjoining residential properties shall be limited to no more than 0.5 foot-candles at the property line and one quarter foot candle ten feet over the property line. Lighting levels are based on initial lamp lumens and 1.0 maintenance factor. Fully shielded light source (full cut off) shall be used, as illustrated in Figure 1. They are shielded so that light emitted from fixture, directly or indirectly, is projected below a horizontal plane through the lowest point of the fixture where light is emitted.

Figure 1.



4. Uplighting is not permitted, except for use on flagpoles.
5. The IESNA Lighting Handbook, ninth edition or later, is recommended to be used as reference for lighting. It provides explanations of concepts, techniques, applications, procedures, and systems. Specific "lighting measurements" methods and calculations are found in Chapter 2 and Chapter 9 (ninth edition). "Levels of Trespass" explanations are found in Chapter 21.

(All of Section 37.05 K effective 12/15/2006)