Article 9: Architectural Standards

9.01 PURPOSE

The purpose of architectural standards is to ensure the exterior of new construction and additions to existing buildings are well designed, detailed, and crafted to embody high standards of architectural design and to ensure the long-term viability of commercial structures in the township.

9.02 AUTHORITY TO REVIEW

(A) For the purposes of this section, the Architectural Review Board shall be authorized to review and make decisions on architectural standards as provided for in Section 519.171 of the Ohio Revised Code.

(B) Such review shall take place through the site plan review procedure or the planned unit development review procedure, whichever is applicable.

9.03 ARCHITECTURAL STANDARDS FOR MULTI-FAMILY DWELLINGS

(A) Applicability

The standards of this section shall apply to all multi-family dwellings, including those in any planned unit development district.

(B) Standards

(1) Front facades shall incorporate variation in mass through one or more of the following methods, every thirty feet of façade frontage:

- **(a)** Wall offsets in the form of projections and/or recesses in the façade plane. Wall offsets shall have a minimum depth of two feet;
- **(b)** Bay windows;
- **(c)** Façade color changes;
- **(d)** Use of pilasters, columns or other detailing to articulate the façades; or
- **(e)** Roofline changes when coupled with correspondingly aligned façade material changes.

(2) In addition to wall offsets, front facades and side façades on buildings on corner lots, shall provide a minimum of three of the following design features for each residential unit fronting onto the street:

- **(a)** One or more dormer windows or cupolas;
- **(b)** A recessed entrance;
- **(c)** A covered porch;
- **(d)** Pillars, posts, or pilasters;
- **(e)** One or more bay windows with a minimum twelve-inch projection from the façade plane;
- **(f)** Eaves with a minimum 6- inch projection from the façade plane;
- **(g)** A parapet wall with an articulated design, which entails design variation rather than a simple rectilinear form; or
- **(h)** Multiple windows with a minimum four-inch-wide trim.

Figure 9.03-A: This image illustrates how multiple design features are incorporated into the design to de-emphasize the fact that this is a single structure.

Figure 9.03-B: This multi-family development lacks sufficient façade variation yielding a monotonous appearance

(3) Individual multi-family dwelling structures served by common entryways an internal access to individual dwelling units, containing six or fewer units, shall be constructed to give the appearance of a large single-family detached home (See Figure 9.03-C.).

Figure 9.03-C: These images demonstrate how an attached residential structure of six or fewer units can be constructed to appear as a large detached residential structure.

(4) To the maximum extent practicable, all roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimal visual impact as seen from the street.

9.04 ARCHITECTURAL STANDARDS FOR NONRESIDENTIAL BUILDINGS

(A) Applicability

The standards in this section shall apply to all nonresidential development in the O, GB, RB, and NMB Districts as well as all nonresidential development in a PUD. The standards shall also apply to all mixed-use buildings.

(B) Standards

(1) General Requirements for all Nonresidential and Mixed-Use Buildings

(a) Buildings shall be parallel to the street they front unless an alternate orientation is consistent with existing, adjacent development.

(b) The primary entrances of buildings shall be oriented:

(i) Towards a street along the perimeter of the development;

(ii) Towards streets in the interior of the development if none of the building's facades has frontage on a public street; or

(iii) In another direction as approved by the Architectural Review Board.

(2) Unified Theme

Where there are multiple buildings within a single development, the architectural design of buildings, including freestanding outparcel structures, should be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures should adjust some aspects of their standard architectural model to be consistent with a development's architectural character.

(3) Building Facades

Building facades shall comply with the following standards:

(a) Blank building walls facing streets are prohibited.

(b) These requirements shall not apply to those walls that are not visible from a street and only visible from an alley, the rear yard of another nonresidential or mixed-use site, or completely hidden due to topography or natural features preserved as open space.

Figure 9.04-A: This figure shows two methods of using architectural features to create wall surface relief on wall elevations that are not the primary elevation.

(4) Multi-Sided Architecture for Nonresidential Uses

Although the front façade of a building is expected to be the focal point in terms of the level of architectural character and features, all sides of buildings that are visible from a public roadway, an adjacent building, or other private way not subject to buffering requirements in Article 10: Landscaping Standards, shall incorporate architectural detailing on all facades that is consistent with the front façade.

(5) Ornamentation

All visible elevations shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions are strongly encouraged on larger buildings to break long uninterrupted building walls. See Figure 9.04-B.

Figure 9.04-B: The above image illustrates a building that contains pilasters, cornices, and a series of façade setbacks (recesses) to visually break up the appearance of the large facade.

(a) Façade Offset Required

Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet. See Figure 9.04-C.

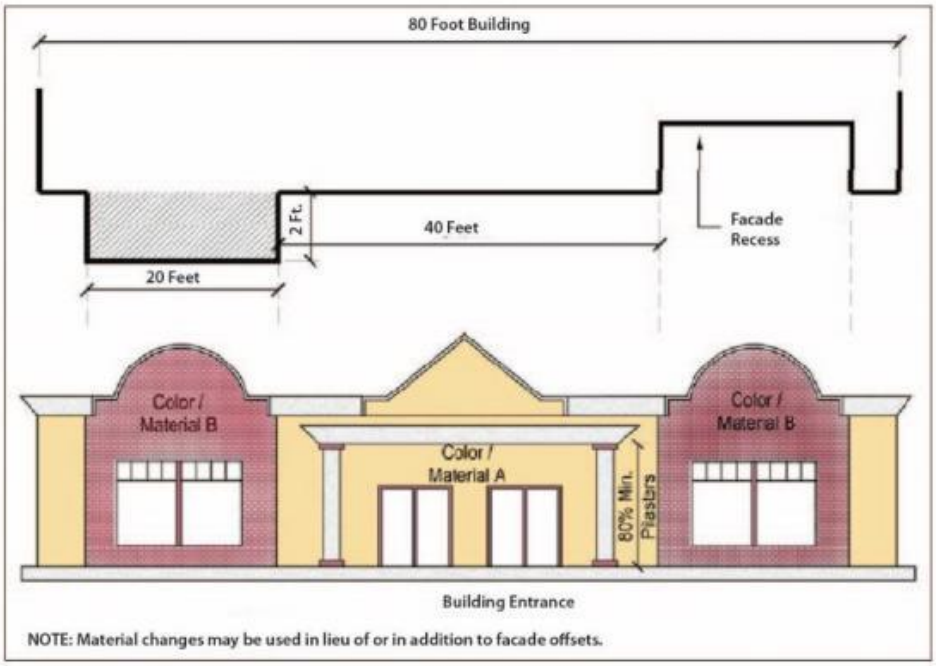

Figure 9.04-C: Illustration of how the façade offset provisions may be applied.

(b) Offset Alternatives

The following alternatives can be used in place of the required front façade offsets as shown in Figure 9.04-C:

(i) Façade color changes following the same dimensional standards as the offset requirements;

(ii) Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or

(iii) Roofline changes when coupled with correspondingly aligned façade material changes.

(6) Roofs

(a) Roof Styles

The height of any pitched roof shall not exceed one-half of the overall building height.

(b) Roof Line Changes

(i) Roofline changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.

(ii) When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes. See Figure 9.04-D.

Figure 9.04-D: Illustration of roofline changes along a long façade wall

(c) Flat Roofs

(i) When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them.

(ii) The cornice shall include a perpendicular projection a minimum of eight inches from the parapet façade plane.

(iii) Thin parapets that are less than four feet in depth shall not extend more than two feet above the roof unless necessary to conceal mechanical equipment.

(d) Asymmetric or Dynamic Roofs

Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs. See Figure 9.04-E, for an example of buildings with a dynamic roof form.

Figure 9.04-E: An example of dynamic roof lines

(e) Roof Mounted Mechanical Equipment

Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view from adjacent properties and public rights-of-way. Such equipment shall also be screened from view from any properties that may see the building from above (e.g., if adjacent properties are along higher elevations). See Figure 9.04-F.

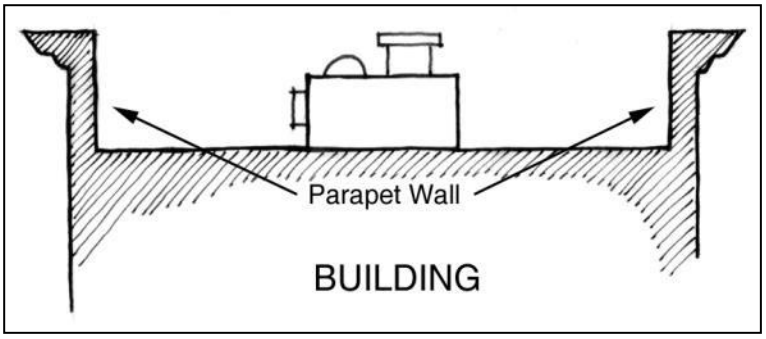

Figure 9.04-F: Example of how parapet walls are utilized to screen roof mounted mechanical equipment.

(7) Customer Entrances

For buildings with a total gross square footage of 25,000 square feet or more, customer entrance shall be provided in accordance with this subsection.

(a) Required Entrances

Each side of a building facing a public street shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets. See Figure 9.04-G.

(b) Entrance Design

Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features.

- **(i)** Canopies/porticos above the entrance;
- **(ii)** Roof overhangs above the entrance;
- **(iii)** Entry recesses/projections;
- **(iv)** Arcades that are physically integrated with the entrance;
- **(v)** Raised corniced parapets above the entrance;
- **(vi)** Gabled roof forms or arches above the entrance;
- **(vii)** Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;

(viii) Display windows that are directly adjacent to the entrance;

(ix) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or

(x) Integral planters or wing walls that incorporate landscaped areas or seating areas.

Figure 9.04-G: These large retail centers utilized several different design features to articulate the individual facade and customer entrances.

(C) Additional Architectural Standards for the NMB District

In addition to the standards established for all nonresidential and mixed-use buildings in this article, buildings in the NMB District shall be subject to the following requirements.

(1) General Requirements for all Nonresidential Buildings

(a) Buildings shall be parallel to the street they front unless an alternate orientation is consistent with existing, adjacent development.

(b) The primary entrances of buildings shall be oriented:

(i) Towards a street along the perimeter of the development;

(ii) Towards streets in the interior of the development if none of the building's facades has frontage on a public street; or

(iii) In another direction as approved by the Zoning Commission.

(c) No overhead garage doors are permitted facing a street.

(2) Architectural Styles

Traditional architecture is favored in the NMB District, rather than radical design themes, structures and roof forms, which would draw unnecessary attention to the buildings. Building facades that incorporate canopies or walls with mock gables must provide a roof component to provide depth and give a more authentic appearance.

(3) Building Facades

Building facades shall comply with the following standards:

(a) Blank building walls facing streets are prohibited.

(b) These requirements shall not apply to those walls that are not visible from a street and only visible from an alley, the rear yard of another nonresidential or mixed-use site, or completely hidden due to topography or natural features preserved as open space.

(4) Colors

A limited number of colors shall be utilized on a single structure. Muted or natural tones (or earth tones) shall be the preferred color for any applicable structure reviewed under this Article. Painting elements such as windows, trim, and cornices in white, gray or black may complement the main building color and is encouraged.

(5) Wall Openings (Doors and Windows)

(a) Building elevations that are visible from a public street should contain windows that occupy:

(i) Between 50 and 70 percent of the total wall surface area on the first floor; and

(ii) Between 20 and 60 percent of the total wall surface area on the second and higher floors.

(b) The bottom edge of the windows shall not be higher than three feet above grade on the ground floor.

(c) Up to a maximum of 20 percent of the windows that can be seen from all public rights-of-way, excluding alleys, may be opaque, including spandrel glass.

(d) The percent of the wall surface area used for windows that is less than this minimum requirement may be approved by the Zoning Commission during the PDO review process after taking into account the architectural style, general design, arrangement, texture, materials, and color of other structures and premises in the area.

(e) Doors and windows should be positioned to create a uniform pattern or visual rhythm along the building elevation.

(f) All doors and windows shall be articulated through the use of lintels, sills, and thresholds. Windows larger than 20 square feet that are not used for display purposes shall be divided into panes through the use of mullions and/or sashes.

(6) Awnings

Awnings shall be permitted on buildings as follows:

(a) All awnings must be made from a heavy-duty canvass fabric or similar water-proof material, rather than metal, aluminum, plastic, or rigid fiberglass. However, awnings that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials where they will add diversity and interest to the facade, and only if the design and materials are consistent with the overall design of the building.

(b) All awnings shall be attached directly to the building, rather than supported by columns or poles.