

# SECTION 32

## ARCHITECTURAL DESIGN STANDARDS FOR COMMERCIAL DEVELOPMENT

Effective 09/03/2009

**32.01 Purpose and Intent:** In accordance with Section 519.02 of the Ohio Revised Code, these Architectural Design Standards are established to create an attractive, high quality built environment for the B1 – Business & Commercial, B2 – Special Interchange, and I – Industrial zoning districts in LeRoy Township.

**32.02 Review Process:** Design Standards will be reviewed by the Zoning Commission during the Site Plan Review process, as described in Section 30.

**32.03 Building Design Elements:** Any building elevation of any structure facing a public roadway shall be considered a front side of facade for design purposes.

Styles and patterns of the development and/or buildings, signage, and accessory buildings shall be compatible with the character of the area, or within the same development, through compliance with the following design standards:

- A. 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.
- B. All buildings and accessory structures shall utilize a consistent architectural style, distinguished by complementary variations.
- C. The side and rear portions of buildings shall be visually integrated with the front of the building through the design of roof lines and architectural features.
- D. Vending areas, trash areas, and other site accessory areas 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 26 of the Zoning Resolution.

**32.04 Facade Elements:** Building walls shall be a minimum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs, pilasters, piers and/or fenestration patterns. In order to add architectural interest and variety, and avoid a single long wall with no relation to 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 subdivide the wall. All elements must repeat at intervals less than or equal to thirty (30) feet.

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- B. All sides of buildings and accessory buildings shall include materials and design characteristics that are consistent with those used on the front facade.

**32.05 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.

**32.06 Building Roofs:** The continuous plane of a roof line shall be no greater than 100 feet. Roof lines 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-ways. Mechanical equipment screening techniques shall incorporate the same design standards, proportionality and texture as the front facade.

**32.07 Shipping/Receiving Areas:** Shipping and Receiving areas, including loading docks, ramps, or overhead doors, must not face a public roadway.

**32.08 Building Color:** Building colors must be low-reflecting, muted and earth-toned. Roof colors shall be muted and compatible with the dominant building color.

**32.09 Lighting:** 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. All lighting shall be directed downward onto the building, parking areas, access drives and pedestrian walkways. Up-lighting is not permitted.

- A. Building mounted light fixtures and freestanding light fixtures shall be in proportion with the building and must not exceed the building height.
- B. Light pollution control measures shall be taken to avoid negative impact of misdirected light. Businesses that use canopy lighting shall use recessed ceiling fixtures with the bottom of the lenses flush with the canopy.
- C. A fully shielded light source shall be used so that light emitted from the fixture, directly or indirectly, is projected below a horizontal plane through the lowest point of the fixture where light is emitted.
- D. 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.