

ORDINANCE NO. 19-98
CITY OF CENTERVILLE, OHIO

Sponsored by Councilmember JAMES REPERT on the 29th day of JUNE, 1998.

**AN ORDINANCE AMENDING ORDINANCE NO. 11-86, THE
ZONING ORDINANCE OF THE CITY OF CENTERVILLE, OHIO
TO ESTABLISH ARCHITECTURAL DESIGN, MASSING, AND
BUILDING MATERIAL REGULATIONS AND PROCEDURES
FOR ALL NON-RESIDENTIAL USES.**

PREAMBLE AND PURPOSE

WHEREAS; The Council of the City of Centerville, Ohio recognizes that there is a need for larger scale developments within the City that serve as Business and employment centers, retail centers, community centers and places of worship for the residents of Centerville; and

WHEREAS; The architectural design, scale, shape and mass of these facilities, present land use concerns of the City, especially with regard to aesthetic and transportation impacts; and

WHEREAS; Traditional siding and roof forms on large scale or non-residential developments better relate to the single-family residential character of the City; and

WHEREAS; Dispersing the required vehicular parking throughout a development and requiring pedestrian access provides safe ingress and egress of motorists and pedestrians within a development; and

WHEREAS; the development of large non-residential establishments, in the absence of appropriate regulatory standards, may have an irreversible impact upon the City.

WHEREAS; the Centerville Planning Commission has recommended to the City Council the adoption of this ordinance as an amendment to the Zoning Ordinance to establish such requirements.

NOW THEREFORE; The Municipality of Centerville hereby Ordains:

Section 1. Ordinance Number 11-86 passed on the 21st day of July, 1986 and as subsequently amended, by, and the same hereby is revised as follows with new language to be added in italics and text to be deleted in ~~strikeout~~ as provided in Section 5.02 of the Centerville Charter:

By amending Section 20. Supplemental Zoning District Requirements

A. District Requirements Applicable to All Zoning Districts

9. Sidewalks for Multi-Family or Non-Residential Uses

~~a. Location~~

~~Sidewalks, when required, shall be located within the public right-of-way adjacent to the premises.~~

~~b. When Required~~

~~Sidewalks shall be required to be installed by the developer when the first, detached principal building is constructed on a premises.~~

~~c. When Not Required~~

~~1) The addition of a subsequent, detached principal building on a premises~~

~~2) Additions to an existing principal building~~

~~3) Construction of an accessory building~~

~~4) Demolition of a Building~~

a. *Public sidewalks shall be located within the public right-of-way adjacent to the premises. Sidewalks shall be required to be installed by the developer when:*

1) *A sidewalk is designated on the City Sidewalk Plan.*

2) *The first, detached principal building is constructed on a premises.*

b. *A public sidewalk shall not be required with the addition of a subsequent, detached principal building on a premises, addition to an existing principal building, construction of an accessory building or the demolition of a building.*

c. *Private Walkways for Multi-Family Residential Use: Walkways shall be integrated with the overall development plan, parking lot layout and landscape plan to provide pedestrian access throughout the development and connect to any existing or required public sidewalk.*

~~C. Requirements Applicable to Non-Residential Zoning Districts~~

~~1. Architectural Design Requirement for Exterior Building Elevations~~

~~The general design requirement for exterior building architectural elevations shall be that the shape, materials, and architecture of all new or modified principal buildings, and accessory buildings shall create a unified design on the premises and shall be visually compatible with the surrounding buildings~~

~~2. Erection of More than One Principal Structure on a Lot~~

~~More than one (1) structure, housing a permitted principal use or a use requiring special approval, may be erected on a single lot, in any non-residential zoning district, provided that all other requirements of this ordinance shall be met for each structure as though it were on an individual lot.~~

~~3. Building siding materials for a new building or an addition to an existing building~~

- ~~a. Brick, wood, glass, stone or other similar natural materials shall be permitted as siding materials.~~
- ~~b. The following wall materials shall generally be deemed inappropriate and shall require specific approval by the Planning Commission on a case-by-case basis:
 - ~~1) Siding that imitates wood lap siding such as aluminum or vinyl siding or siding that imitates brick or stone,~~
 - ~~2) Sheet metal, corrugated metal, or other similar metal panels, or~~
 - ~~3) Poured concrete, concrete block, concrete panels, panels with an aggregate surface, or other similar concrete siding.~~~~

~~4. Roof materials for a new building or an addition to an existing building~~

- ~~a. Wood, asphalt, or fiberglass reinforced asphalt roof shingles shall be permitted.~~
- ~~b. The following roof materials shall generally be deemed inappropriate and shall require specific approval by the Planning Commission on a case-by-case basis:
 - ~~1) Except when used on flat roofs that are not generally visible, roll roofing, built-up tar and gravel, metal roofing, plastic, or~~~~

fiberglass, other than fiberglass reinforced asphalt shingles, roofing materials shall be prohibited.

C. Requirements Applicable to Non-Residential Land Uses

1. Purpose

The goal of these regulations is to encourage development that contributes to the City of Centerville as a unique place, reflecting the community's physical character and adding to it in appropriate ways. The architectural design of non-residential developments, particularly large scale developments, determines much of the character and attractiveness along the thoroughfares of the City, the windows to our Community. These standards require a basic level of architectural variety, detail siding and roof materials that are considered traditional in Centerville, provide compatible scale and mass to surrounding development, and to mitigate negative impacts. These regulations serve as a basis to promote creative architectural design that is in context with its surroundings.

2. General Architectural Design Requirements

a. *These general architectural design requirements of exterior building elevations shall apply to all non-residential uses within any zoning district:*

- 1) *Architectural elevations for all buildings shall be that the design, massing, materials, shape, and scale, of all new or modified principal buildings, and accessory buildings shall create a unified design on the premises and shall be visually compatible with the surrounding buildings.*
- 2) *The Planning Commission must review and approve the architectural design of all new non-residential buildings and additions to existing buildings in accordance to the requirements of this ordinance.*
- 3) *The Planning Commission shall adopt and maintain a Design Guideline to provide additional information and clarification of the standards contained in this Ordinance.*

b. *Building Design and Mass*

- 1) *All architectural elevations of principal buildings shall consist of a base, a body, and a cap.*

- a) *The base shall occupy the lowest portion of the elevation, and shall have a height no less than eight percent (8%) of the average wall height.*
 - b) *The body shall occupy the middle portion of the elevation, and shall have a height no less than sixty percent (60%) of the average wall height.*
 - c) *The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a height no less than eight percent (8%) of the average wall height, not to exceed the height of the base.*
 - d) *The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, or eaves.*
 - e) *The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture. A cap and base shall incorporate at least three of these design elements.*
- 2) *Buildings that are characterized by a flat roof and a continuous wall elevation of uniform height shall contain three-dimensional architectural elements which serve to break up the horizontal emphasis of the elevation. Building entrances, corners and other similar features are examples that may be characterized by a separate mass.*
- a) *These architectural elements shall present a balanced design for the entire building.*
 - b) *For a single story building, required architectural elements shall have a height that exceeds the wall height of the dominant portion of the building by at least ten percent (10%) but no greater than the maximum building height required by the zoning district.*
 - c) *Architectural elements shall be distributed in a manner that limits the length of a continuous wall section of uniform height to one hundred (100) feet.*
- c. *Building Wall Materials*

- 1) *Building Base: Brick, stone, or textured concrete block shall be permitted as base siding materials.*
- 2) *Building Cap: Brick, stone, textured concrete block, wood, or applied materials such as exterior insulation finish system (E.I.F.S.), or other synthetic materials are examples of materials permitted for the building cap. Materials not specifically mentioned may also be permitted with the specific approval of the Planning Commission.*
- 3) *Building Body: Wood, brick, and stone shall be permitted as siding materials for the body of the building. The following body materials are considered inappropriate, however, may be permitted with the specific approval by the Planning Commission on a case-by-case basis:*
 - a) *Siding that imitates wood lap siding such as aluminum or vinyl siding or siding that imitates brick or stone,*
 - b) *Ceramic tile or ceramic block,*
 - c) *Sheet metal, corrugated metal, or other similar metal panels,*
 - d) *Poured concrete, concrete block, textured concrete block, concrete panels, panels with an aggregate surface, or other similar concrete siding, or*
 - e) *Applied materials such as stucco or E.I.F.S.*

d. Roof Styles and Materials

- 1) *Permitted roof styles shall include gable and hip roofs. Other roof styles shall require specific approval by the Planning Commission on a case-by-case basis.*
- 2) *The height of any pitched roof shall not exceed one-half (1/2) of the overall building height.*
- 3) *Permitted materials for pitched roofs include wood, slate, fiberglass reinforced asphalt roof shingles and standing seam or terner metal. Except when used on flat roofs that are not generally visible, roll roofing, built-up tar and gravel, metal panel or corrugated metal, plastic, or fiberglass roofing materials, other than fiberglass reinforced asphalt roof shingles shall be*

prohibited. Other roof materials shall require specific approval by the Planning Commission on a case-by-case basis.

e. Roof Mounted Mechanical Equipment

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.

f. Building Colors

1) Building Body: The body shall read as a single, subdued, earth-tone color. A maximum of three accent colors are also permitted that are compatible with the body color.

2) Building Base: The base shall read as a single, subdued, earth-tone color.

3) Building Cap: The cap shall consist of colors that are compatible with the building body color, any accent color and to each other.

4) Roof: The roof color shall read as a single color that is compatible with all building wall colors.

5) Any building color or color combinations whose major function is to convey visual information or to attract visual attention is considered a sign and subject to the requirements of the sign section of this ordinance.

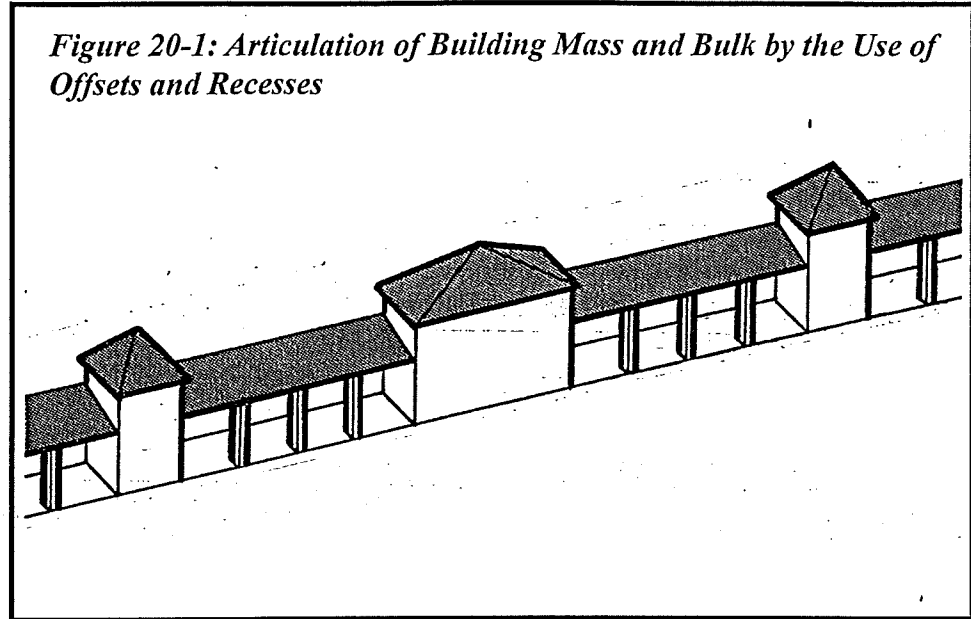
3. Design Requirements for Buildings where the Ground Gross Floor Area Exceeds 10,000 Square Feet

a. These requirements apply to all non-residential uses EXCEPT those industrial uses that are EXCLUSIVELY and SOLELY stated in the permitted or conditional use paragraphs of Section 15, I-1, Light Industrial District and Section 16, I-PD, Industrial Planned Development sections of the Zoning Ordinance. Permitted or conditional uses in these zoning districts that are either permitted or conditional uses in other zoning districts shall be subject to these regulations.

b. These requirements are in addition to the General Architectural Design Requirements contained in this ordinance.

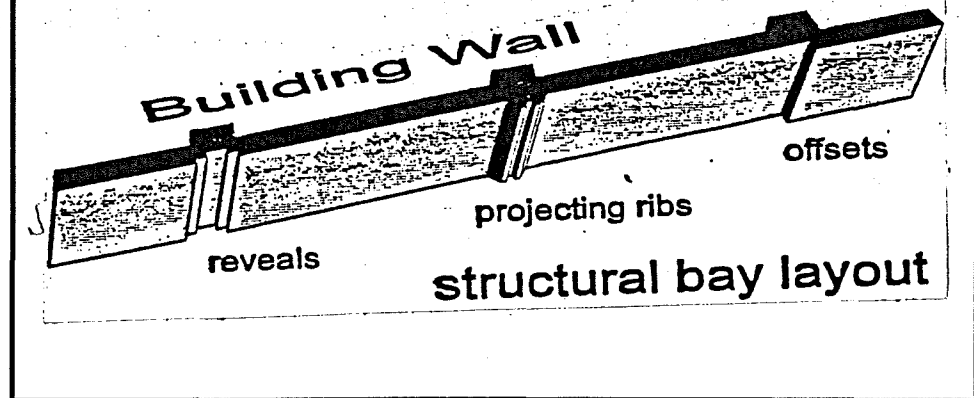
c. Massing of Larger Buildings

- 1) *Buildings having a gross, ground floor area of ten thousand (10,000) square feet or more shall be designed in a manner which disrupts and/or disperses the massing of the building through the use of projections and recesses. Building elevations shall reflect spaces that are either carved out of a mass or multiple masses of varying sizes grouped together. Examples include recesses, arcades, courtyards, vertical offsets, and horizontal offsets. See Figure 20-1.*



- 2) *Spaces that are carved out of a mass, and/or multiple masses grouped together, shall appear as proportional to one another and shall establish a pattern or rhythm to the building facade.*
- 3) *Building elevations greater than 100 feet in length, measured horizontally, shall incorporate projections or recesses in the wall plane. A projected or recessed area should comprise at least twenty percent (20%) of the overall length of the elevations and have a minimum depth or projection equal to three percent (3%) of the total elevation length. The length and depth of any projection or recess that is less than this minimum requirement may be approved by the Planning Commission on a case-by-case basis.*
- 4) *The maximum length of an uninterrupted wall plane shall be one hundred (100) feet.*
- 5) *Walls greater than fifty (50) feet in length shall be uniformly divided into bays through the use of columns, projecting ribs, offsets or reveals. See Figure 20-2.*

Figure 20-2: Treatment of Wall Greater Than 50 Feet in Length



d. *Wall Openings (Doors and Windows)*

- 1) *Building elevations that directly front a public street should contain windows which occupy at least twenty-five percent (25%) of the total wall surface area. The percent of the wall surface area used for windows that is less than this minimum requirement may be approved by the Planning Commission on a case-by-case basis*
- 2) *Doors and windows shall be positioned in an orderly manner. Where appropriate, these elements shall form a pattern or visual rhythm along the building elevation.*
- 3) *All doors and windows shall be articulated through the use of lintels, sills, and thresholds. Windows larger than twenty (20) square feet that are not used for display purposes shall be divided into panes through the use of mullions and/or sashes. Doors and windows shall be rectangular in shape. Other types may be permitted with the specific approval of the Planning Commission on a case-by-case basis.*
- 4) *All buildings with frontage to a public street shall contain at least one entrance on any facade fronting on a public street. All entrances designated for public or employee use shall be characterized by a separate mass and providing at least one of the following features: an overhang, awning, canopy, portico, or projection.*
- 5) *Emergency exits, when located on the side or rear building elevation shall be exempt from this provision.*

e. *Landscaping shall be installed at the base of all building elevations where a principal entrance is located in the following manner:*

- 1) *Landscaped areas may be established along the foundation or as planting islands.*
- 2) *Planting islands shall be installed within twenty (20) feet of the building wall.*
- 3) *A minimum of 1.5 square feet of landscape area shall be established for every linear foot of building frontage where landscaping is required.*
- 4) *A minimum of 1 canopy tree and 3 shrubs shall be installed for every 100 square feet of required landscape area.*

5. *Special Approval Required*

All requests for new construction, or additions, modifications, or remodeling, of existing buildings shall be subject to special approval by the City in accordance to Section 31, Special Approvals section of this Ordinance.

Section 21. Off-Street Parking and Loading Areas

E. Location

2. **Multi-Family Residential or Non-Residential Uses (Excluding the Architectural Preservation District)**
 - a. All off-street parking shall be located behind the minimum front, side, or rear setback line for parking and paving.
 - f. *No more than one half (1/2) of the total parking area shall be located in the front yard for any non-residential use where the gross, ground floor area of a principal building exceeds twenty thousand (20,000) square feet: Lots with frontage to more than one public street may, with the approval of the Planning Commission, exceed this limit.*

G. Number of Parking Spaces Required

5. **Retail Commercial and Service Uses**
 - ~~k. Specialty retail commercial, specialty food store, personal service and commercial center, shopping center: 5.5 spaces for every 1,000 square feet of gross floor area. Commercial entertainment uses in commercial~~

centers shall provide additional parking as required in the Road Service and Commercial Entertainment Uses listed below.

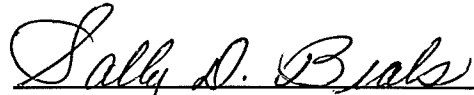
- k. *Specialty retail commercial, specialty food store, personal service and commercial center, shopping center: four and one-half (4.5) spaces for every one thousand (1,000) square feet of gross floor area, up to one hundred thousand (100,000) square feet. Gross floor area in excess of one hundred thousand (100,000) square feet: four (4) spaces for every one thousand (1,000) square feet. Commercial entertainment uses in commercial centers shall provide additional parking as required in the Road Service and Commercial Entertainment Uses listed below.*

By amending Section 37. Definition

***Articulate** - The giving of emphasis to architectural elements (such as entryways, windows, canopies, or balconies) that create a complementary pattern or rhythm; The dividing of a large building into smaller, identifiable pieces by modulating the facade and roof to reduce the apparent bulk of the building.*

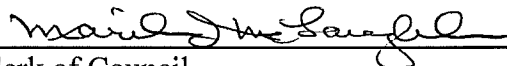
Section 2: This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 29th day of JUNE, 1998.



Mayor of the City of Centerville, Ohio

ATTEST:



Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 19-98, passed by the Council of the City of Centerville, Ohio on the 29th day of JUNE, 1998.


Clerk of Council

Approved as to form, consistency
with existing ordinances, the charter
and constitutional provisions.
Department of Law
Robert N. Farquhar
Municipal Attorney