

ORDINANCE NO. 04-28 AC CMS

AN ORDINANCE AMENDING CHAPTER 1357 OF THE CODIFIED ORDINANCES OF THE CITY OF OBERLIN RELATING TO DEVELOPMENT SITE PLAN REVIEW PROCEDURES TO ADD SECTION 1357.10 WHICH PROVIDES SPECIFIC SITE PLAN AND DESIGN REVIEW STANDARDS FOR COMMERCIAL DISTRICTS LOCATED IN THE U.S. ROUTE 20 AREA AND DECLARING AN EMERGENCY

WHEREAS, the Oberlin Planning Commission has reviewed and considered the potential commercial developmental impacts to the area located in the vicinity of State Route 58 and U.S. Route 20; and

WHEREAS, the Oberlin Planning Commission, upon due deliberation and review, has recommended that Oberlin City Council enact certain additional site plan and design review guidelines for that area of the City; and

WHEREAS, Oberlin City Council has received the report and recommendation of the Oberlin Planning Commission concerning the matter and held a public hearing thereon on April 5, 2004.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1. That Chapter 1357 of the Codified Ordinances of the City of Oberlin relating to Development Site Plan Review procedures is hereby amended to add Section 1357.10 thereto to provide specific Site Plan & Design Review standards for Commercial Districts located in the U.S. Route 20 area, a copy of said Site Plan and Design Standards being attached hereto and incorporated herein by reference.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of public peace,

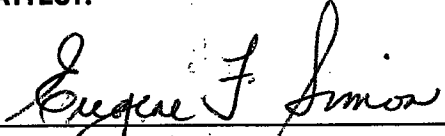
health and safety of the citizens of the City of Oberlin, Ohio, or to provide for the usual daily operation of the municipality, to wit:

"to provide appropriate site plan review and design standards in the U.S. Route 20 area as recommended by the Oberlin Planning Commission as soon as possible in order to provide for the orderly and planned development of the community",

and shall take effect immediately upon passage.

PASSED: 1st Reading – April 5, 2004 (TABLED) Motion to Refer to PC
2nd Reading – for review and report
3rd Reading –

ATTEST:


CLERK OF COUNCIL


CHAIR OF COUNCIL

POSTED: April 6, 2005

EFFECTIVE DATE: April 6, 2004

New Section 1357.10

Site Plan and Design Standards for Commercial Districts in the US 20 Area

(a) **Purpose.** The purpose of this Section 1357.10 is to provide design concepts and standards applicable to the commercial areas specified in (b) below with the intent of ensuring that development in these areas is planned; coordinates access to properties; encourages functional and attractive development of buildings, walking and biking facilities, roads, parking facilities, and landscaping; prevents uncontrolled strip development of the highway frontages; limits traffic congestion; and prevents sign clutter. The design concepts and the design standards have been prepared for use in designing and evaluating site plans in the subject areas. They will be utilized by the Planning Commission in exercising its site plan review responsibilities under Section 1357.06(b).

(b) **Applicable Areas.** The provisions of this Section 1357.10 shall apply to all properties located within commercial districts in the following locations:

(1) Northwest Quadrant of the Intersection of SR 58 and US 20. C1 and C2 Districts located in the northwest quadrant of the intersection of SR 58 and US 20 as described in the document titled "Oberlin-Pittsfield Area Design Concepts and Standards" as adopted and recommended by the Oberlin Planning Commission on 26 February 2004.

(2) (reserved)

(3) (reserved)

(c) **Design Standards.**

(1) **Lots and Yards.**

(A) Minimum Lot Width and Public Street Frontage: 150 feet.

(B) Minimum Lot Area: 0.75 acres

(C) Buildings shall be set back not less than 40 feet and not more than 60 feet from the right-of-way, except that buildings containing more than 15,000 square feet of floor area shall be setback from US 20 and SR 58 at least 200 feet.

(2) **Buildings and Outdoor Uses**

(A) **Floor Area:** A single building shall not exceed a one-story floor area of 100,000 square feet, unless the building is designed and used for occupancy by more than one independent business, each occupying a floor area of at least 15,000 square feet.

(B) **Maximum building height:** 50 feet.

(C) **Building Facades:**

(I)

General Design: All facades of a building shall be designed with consistent architectural treatment of style, detail, trim features, and roof treatments.

(II)

Materials: Only high quality, durable building materials shall be used, including such materials as brick, wood, sandstone, other native stone, tinted/textured concrete masonry units. Smooth faced block, concrete panels, pre-fab metal panels are prohibited as predominant building materials.

(III) **Colors:** Façade colors shall be subtle, neutral or earth tone, and of low reflectance. Brighter colors may be used on building trim. High intensity colors, metallic colors, black, or fluorescent colors are prohibited on facades. Repeating patterns of color, texture, and materials should be encouraged

(IV) **Windows:**

- Facades facing lot lines collinear with public or private streets shall contain not less than 25% transparent glass windows.
- Required window areas shall not be obstructed by shelves or displays or otherwise covered over from the inside or outside, except by approved window treatments.
- Except in industrial buildings, the lowest part of windows shall be not more than 3 feet above grade.

(V) **Facades greater than 100 feet in horizontal length** shall incorporate wall plane projections or recesses having a depth equal to at least 3% of the length of the façade and extending at least 20% of the length of the façade. No part of a façade shall extend unbroken by such projection or recess for a distance of more than 100 feet.

(D) **Flat roofs** shall only be permitted for structures 2 stories or greater, except that a flat roof may be permitted on a structure containing 10,000 square feet or more on a single floor and if the roof is concealed by a parapet extending at least 3 but not more than 10 feet above the roof, capped with a three dimensional cornice treatment

(E) **Service docks and loading areas** shall not be located on facades facing or otherwise visible from public roads, except where approved with screening using materials consistent with and integral to the architecture of the building.

(F) **Mechanical equipment** shall be screened from view from the public streets. Any material used to screen equipment, whether roof-mounted or ground-mounted, shall be designed to be compatible with the design of the building.

(G) **Outdoor display, sales, or storage**, including waste storage, shall only be permitted in locations approved in the site plan. Such outdoor uses must be screened from view by a solid wall or fence which shall be a minimum five (5) feet in height and designed integral with the architecture and materials of the main building.

(3) **Public Street System.** Where proposed public streets are indicated in the plan adopted for the area, and as determined by the Planning Commission to be a public necessity for the purposes of creating a safe, complete and functional public street system, property owners shall be required to dedicate public rights-of-way. The Planning Commission may approve alternative means for satisfying the public necessity.

(4) Parking and Access.

- A. Parking shall not exceed 5 spaces per 1000 square feet of net floor area. Joint use of parking lots shall be encouraged.
- B. In all areas, the Planning Commission should be authorized to permit the construction of less parking than required, provided that the applicant demonstrates that parking demand is less than required, that space is available and reserved on the site to permit construction of parking in compliance with the requirement, and that the applicant commits to constructing such parking when required by the Planning Commission. This authority would be exercised consistent with the provisions of Section 1349.01e of the Zoning Code.
- C. Parking shall not be located in the front yard or side yard abutting a public street and shall not be located in the area between the building and the public right-of-way.

D. Parking Lot Access:

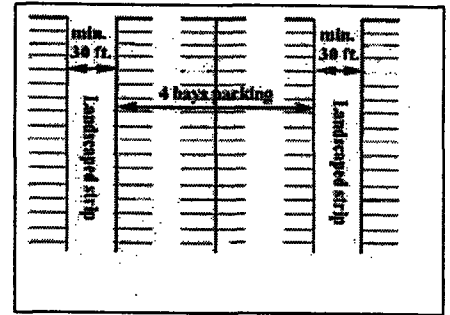
- Parking lots shall only be accessed from approved public or private streets.
- All parking lots shall be established with approved easements providing for cross traffic from abutting properties.
- Joint curb cuts shall be encouraged to reduce points of traffic conflict on public and private streets.
- Where access to US 20 or SR 58 is the only feasible access at the time of construction, such access may be approved as temporary access provided that the parking and drives are designed for adaptation to a planned future street or common drive, and that the property is deed restricted (or guaranteed by bond) to require that the temporary access will be removed when the planned access becomes available.
- Access drives and service drives may be located in the front setbacks, provided they do not exceed 16 feet in width and are not closer than 20 feet to the right-of-way. Any access or service drive located in the front setback shall be screened with a continuous double hedge (shrubs arranged in triangular spacing) maintained at a height of 3-4 feet. Loading areas, storage areas, service windows, and similar facilities must be located on the side or rear of the building

- E. All paved vehicular areas, including but not limited to access drives and parking areas, shall be edged with concrete curbs.

F. Parking Lot Landscaping:

- Perimeter landscaping shall be required as follows for any side of a parking lot visible to the public street: 1 tree per 30 feet of exposed side; 1 evergreen shrub (minimum 3 feet in height at time of planting) per 3 feet of exposed side. The Planning Commission may approve an alternative perimeter landscape plan which incorporates a combination of trees, shrubs, earth mounds, fences, or walls.
- Interior parking lot landscaping shall be required as follows:
- Minimum 1 tree per 10 parking space. *(This does not include the trees required for the landscape strips below)*

- A landscaped strip not less than 30 feet in width (which may include required bike routes or sidewalks) shall separate each 4 bays (rows) of parking and drives. The landscape strip may include required pedestrian/bike facilities and shall include a minimum of 1 shade tree per 1500 square feet.



(5) Pedestrian Facilities.

- On-site pedestrian facilities shall be provided as approved in the site plan, designed with the purpose of encouraging pedestrian access between the main use and the highways and between sites.
- Sidewalks shall be constructed along all public street frontages as required by City ordinance.
- On each lot, a sidewalk shall be constructed from every street frontage to the main entrance of the building. Where the street frontage of a lot exceeds 400 feet, one additional sidewalk shall be provided for each additional 200 feet of frontage or part thereof.
- There shall be a sidewalk along the full length of each façade having a customer entrance or along which customers must walk to access the entrance from a parking area.
- A pedestrian walkway shall be provided from any area of parking located further than 200 feet from the main entry of the building it serves.
- A landscaped seating area shall be provided for each sidewalk (outside of the public right-of-way) having a length of 200 feet or more.
- As directed by the Planning Commission, where a pedestrian walkway crosses a main drive or private road, pedestrian crossing signs shall be installed and the walkway shall be raised and paved in a manner which clearly distinguishes the walkway from the vehicle way.
- All sidewalks shall be a minimum 5 feet in width.

(6) Bicycle Facilities.

- Sites shall be designed to encourage bicycle access and connection to nearby bicycle facilities.
- At least 1 bicycle storage rack shall be installed for each business exceeding 10,000 square feet of floor area. Businesses shall install at least 1 bicycle rack for each 30,000 square feet of floor area. Each bicycle storage rack shall have spaces for at least 5 bicycles.
- Bike route signs shall be installed as directed by the Planning Commission.
- All storm water inlet grates shall be of approved bike-safe design.

(7) Special Requirements for Large Buildings. Structures exceeding 100,000 square feet in floor area shall provide the following:

- Bicycle Access:** A bikeway or bike lanes must be installed connecting the main entrance of the building to the public street frontage(s) of the lot.

- B. Public Transit:** A public transit access route and transit shelter shall be provided near the main entrance as approved by the Planning Commission and the Lorain County Transit System.

(8) Storm Water Management.

- A.** Each development shall provide on-site or off-site storm water management facilities as required by City ordinance.
- B.** Underground storage, and the use of "best management practices" such as rain gardens, infiltration trenches, and similar methods are preferred.
- C.** Dry basins are prohibited. Wet basins shall be professionally designed and landscaped to provide an attractive appearance and shall be aerated as necessary to prevent stagnation.

(9) Utilities. All utilities shall be installed below ground.

(10) Lighting.

- A.** Lighting shall be limited to the amount necessary to support the uses on the site and to promote safety and security.
- B.** Only approved down lights and cutoff fixtures shall be permitted.
- C.** All lighting under canopies shall be designed as full cut off or down lights designed to light the canopy area only and to prevent external glare.
- D.** No light fixture shall be installed at a height exceeding 16 feet if located nearer than 200 feet to US 20 or SR 58. In other areas, light fixtures shall not exceed a height of 25 feet.
- E.** All exterior lighting shall be indicated on a site lighting plan submitted for approval. The site lighting plan shall indicate the location of each fixture, the fixture type, the height of the fixture, and a numeric grid of lighting levels, in footcandles, that the fixtures will produce on the ground (photometric report). The lighting plan shall indicate those fixtures which will be operated for security purposes during non-business hours and shall indicate the non-business hours.
- F.** Exterior lighting (except public street lighting) shall comply with the following standards:
- G.** Parking areas: max. 2.0 footcandles
- H.** All other areas: max 1.0 footcandles

(11) Landscaping.

- A.** Landscape trees shall only be those listed on the City of Oberlin street tree list or approved alternatives. Trees shall be minimum 2" caliper and 8 feet in height at time of planting.
- B.** Evergreen shrubs shall be minimum 24" in height at time of planting.
- C.** Earth berms shall be varied in setback, height, width, and depth. Unless supported by a wall, rocks, or other approved support, slopes shall not exceed 3:1
- D.** Landscaped areas wider than 10 feet shall be cut or filled to provide variations in topography.
- E.** Foundation landscaping shall be required for at least fifty percent (50%) of the façade length having customer entry and 30% of all other facades.
- F.** Foundation landscaping shall be installed in planter beds extending a minimum of six (6) feet from the wall.
- G.** Screened equipment and storage areas shall be landscaped as approved by the Planning Commission.

(12) Buffers for Abutting Residential Areas

- A. Buffers shall be provided to mitigate the impacts of non-residential districts upon abutting residential districts.**
- B. No building, parking, or other outdoor use shall be permitted in the buffer yard. A minimum of 1 tree shall be planted for every 50 feet of the side or rear yard line abutting the residential district.**
- C. A buffer shall be one of the following yards arranged and landscaped as approved by the Planning Commission. Buffer #1 or #2 shall be provided on industrial properties, Buffer #1, #2, or #3 shall be provided on commercial properties.**
 - Buffer #1: A yard, at least 100 feet in width.**
 - Buffer #2: A yard, at least 50 feet in width, with a solid fence, 6 feet in height, installed abutting the property line or within the yard.**
 - Buffer #3: A yard, at least 25 feet in width, with a solid masonry wall, 6 feet in height, installed abutting the property line or within the yard.**

(13) Signs.

(A) Wall signs shall be permitted on each building façade which faces and is parallel to a lot line (on which the building is located) collinear with a public right of way.

- For each applicable façade of a building containing 15,000 square feet or less, wall signs mounted thereon shall not exceed 2 square feet per linear foot of façade or a total of 50 square feet, whichever is smaller. Wall signs shall not be mounted at a height greater than 12 feet.**
- For each applicable façade of a building containing more than 15,000 square feet, wall signs shall not exceed a total calculated as either 1 square foot per linear foot of façade length or 5% of the area of the wall, whichever is smaller. The highest point of a wall sign shall not be greater than 20 feet above grade.**

(B) Signs shall not be internally lighted.

(14) Special Standards for Filling Stations, Canopies

- A. Gas stations shall only be approved subject to a conditional use permit.**
- B. A canopy shall comply with the following standards:**
- C. Must have a pitched roof compatible in design with the roof of the building to which it is accessory**
- D. Shall not exceed 25 feet in height.**
- E. Must be set back at least 60 feet from the right-of-way**
- F. Signs shall only be mounted on a canopy in compliance with the requirements of these standards.**
- G. Canopy lighting shall be designed and installed in a manner which provides illumination for the area under the canopy and which prevents glare outside of the canopy.**
- H. Fuel pumps and the fueling area shall be screened from view of the public right-of-way by construction of brick or stone walls not less than 5 feet in height and landscaped.**

- (15) **Exceptions.** The Planning Commission should be authorized to grant exceptions to the design guidelines, but not to the setbacks or use lists. Exceptions should be supported by findings of fact which demonstrate that the exception meets the purpose and intent of these guidelines.
- (d) **Additional Standards.** In addition to the general standards applicable to all commercial areas specified in this Section 1357.10, the following standards shall be applicable to the following individual districts:
- a. **Northwest Quadrant of the Intersection of SR 58 and US 20.** The Quadrant Plan set forth in the document titled "Oberlin-Pittsfield Area Design Concepts and Standards" as adopted and recommended by the Oberlin Planning Commission on 26 February 2004, including the sections titled "Essential Structuring Elements", "Transportation Features", "Access Management on US 20 and SR 58 Frontages", and "Signs", and the maps and drawings, shall be applicable to this area.
 - b. (reserved)
 - (reserved)

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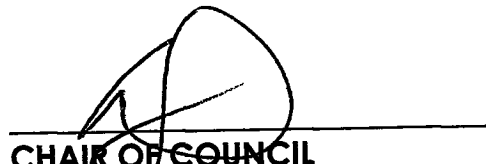
and shall take effect immediately upon passage.

PASSED: 1st Reading – April 5, 2004
 2nd Reading – October 18, 2004
 3rd Reading –

(TABLED) Motion to Refer
to PC for review and report
(FAILED)

ATTEST:


CLERK OF COUNCIL


CHAIR OF COUNCIL

POSTED: October 19, 2004

EFFECTIVE DATE: October 19, 2004