
Article 26

Architectural Standards For Non-Residential Buildings

26.01 Establishment and Purpose

Pursuant to Section 519.02 of the Ohio Revised Code (ORC), in the interest of the public convenience, comfort, prosperity, and general welfare, the Harrison Township Board of Trustees hereby establish Article 26: Architectural Standards for Non-Residential Buildings. The purpose of the architectural standards is to ensure the exterior of new construction of non-residential buildings and additions or remodel of existing buildings are well designed, detailed and appropriate to the neighboring area. Additions and/or remodeling of existing non-residential buildings shall be required to comply with these standards if 50% or more square feet of the existing building's exterior is being added to or remodeled.

26.02 Applicability

The following standards shall apply to all non-residential structures and non-residential accessory buildings within the Business Districts, General Manufacturing District and non-residential buildings in a Planned Unit Development.

26.03 Authority to Review

For the purpose of this section, the Zoning Inspector shall be authorized to review and make decisions on architectural standards as provided for in Section 519.171 of the Ohio Revised Code. All new construction of buildings, additions or remodel to existing buildings shall submit architectural plans prior to or with a Zoning Permit application to the township Zoning Inspector.

1. The Architectural plans are submitted to the Zoning Inspector
2. The Zoning Inspector will deliver a set of plans to the Township's reviewing Architect for a non-binding recommendation for compliance of these regulations.
3. After receiving the Architect's recommendation, the Zoning Inspector will present the plans and the Architect's non-binding recommendation to the Township Zoning Commission for a non-binding recommendation.
4. Once the recommendations are received from the reviewing Architect and the Zoning Commission, the Zoning Inspector will either approve or disapprove the proposed Architectural plans.
5. If approved a Zoning Certificate/Permit will be issued.

26.04 Architectural Standards

A: Ornamentation

All visible facades 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. Massing shall compliment adjacent buildings and developments. See figure 26.01



Figure 26.01 The buildings in the above images contain pilasters, cornices, and a series of facade setbacks (recesses) to visually break up the appearance of large facades.

B: Facade Massing

1. Offset Required:

Front facades 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.

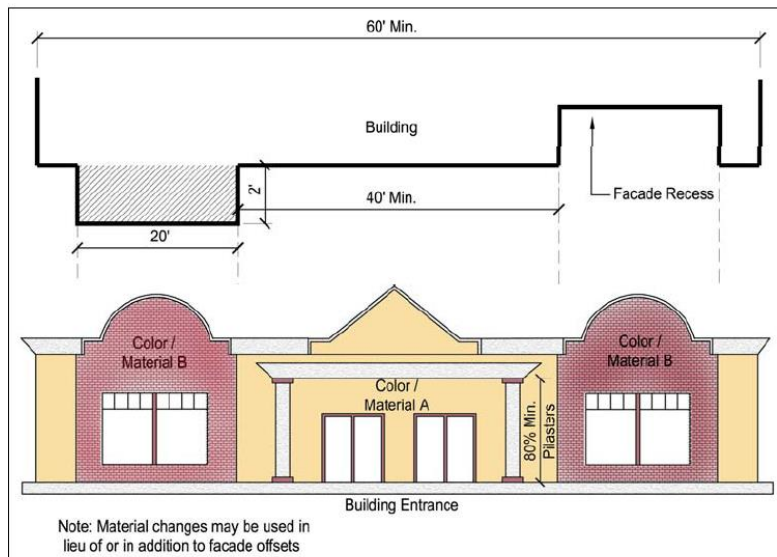


Figure 26.02: Illustration of how the facade offset provisions may be applied.

Offset Alternatives:

The following alternatives can be used in place of the required front facade offsets:

- A:** Facade color changes following the same dimensional standards as the offset requirements.
- B:** Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the facade’s height.
- C:** Roofline changes when coupled with correspondingly aligned facade material changes.

2. Building Exteriors and Colors

- A: All building facades facing a public or private street and/or right-of-way shall contain no less than 30% of the facade that has a natural appearance.**
- B: Exterior Colors: The use of bright colors or chrome shall be limited to accent features to the facade and shall be reviewed by the Township’s reviewing Architect for compliance with these standards.**

3. Roof Line Changes:

- A:** Roofline changes shall include changes in roof planes or changes in the top of the parapet wall to enhance the massing requirements.
- B:** When roofline changes are included on a facade that incorporates wall offsets, or material or color changes, the roofline changes shall be vertically aligned with the corresponding wall offset or material or color changes so that the facade appears to be a grouping of buildings instead of one large building. See Figure 26.03



Figure 26.03: Illustration of roofline changes along a long facade wall.

C. ROOFS

1. Flat Roofs

When flat roofs are used, parapet walls with three-dimensional cornice treatment shall conceal them. The cornice shall include a perpendicular projection from the parapet facade plane. Thin parapets such as those shown in Figure 26.04 shall not be permitted. They shall be widened/extended so not to give the appearance of false walls. See. Figure 26.04

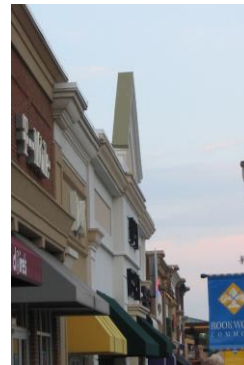
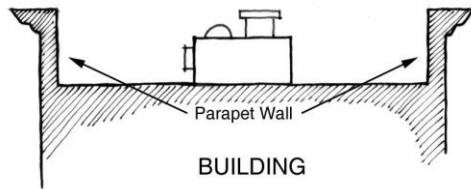


Figure 26.04: The image on the left illustrates the use of parapet walls to screen mechanical equipment. Tall, thin parapets such as the one shown in the image on the right should be avoided to prevent the appearance of false walls.

2. Pitched, Asymmetric or Dynamic Roofs

These roofs forms allude to motion, provide variety and flexibility in nonresidential buildings design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternate to 26.04-C-1 Flat Roofs. See Figure 26.05 for example of a building with a dynamic roof form.

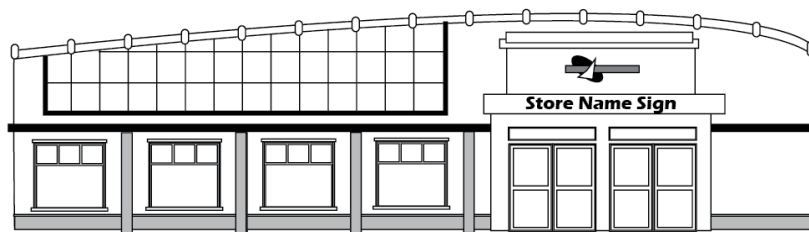


Figure 26.05: An example of a dynamic roof line.

3. Roof Penetrations and Equipment

All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from:

- a) Public streets
- b) Existing single family uses
- c) Vacant land zoned for agricultural or residential; and
- d) Planned Unit Developments

D. Entrances

1. Entrance Design

Building shall have clearly defined, highly visible entrances that include no less than three of the following design features (See Figure 26.06)

- a) Canopies/porticos above the entrance(s);
- b) Roof overhangs above the entrance(s);
- c) Entry recesses/projections;
- d) Arcades that are physically integrated with the entrance(s);
- e) Raised corniced parapets above the entrance(s);
- f) Gabled roof forms or arches above the entrance(s);
- g) Outdoor plaza adjacent to the entrance(s) having seating.
- h) Display windows that are directly adjacent the entrance(s);
- i) 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.
- j) Integral planters or wing walls that incorporated landscape areas or seating areas.
A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.



Figure 26.06: Examples of emphasized customer entrances on larger-scale commercial buildings

E. Mechanical Equipment

1. Wall mounted mechanical, electrical, communication equipment, downspouts, gutters, service doors, and other building-mounted utility fixtures, shall be painted and maintained to compliment the building or be screened from view, in compliance with 26.04. F.

2. Mechanical equipment such as transformers and HVAC shall not be located in front yards and shall be screened from view, in compliance with 26.04. F. from any public road right of way and/or residentially zoned property or property used for residential purposes.

3. All mechanical equipment, including both ground mounted and roof mounted equipment, shall be screened from view, in compliance with 26.04. F.

F. Mechanical Equipment Screening

1. Screening elements shall include walls (same material and color as the principal structure), landscaping, mounds, parapets or enclosures constructed of the same material used on the majority of the principal structure or any combination or as approved or required by the Zoning Inspector. The Zoning Inspector will consider a combination of screening materials that will provide the intent of this article and Article 10.17 so the mechanical equipment is screened from view.
2. The screening elements shall be maintained in good condition.
3. The screening of mechanical equipment will be reviewed on a case by case basis based upon the following determinations:
 - a. Site location relative to adjacent properties and public rights of way.
 - b. Topography of the site relative to adjacent properties and public rights of way.
 - c. Whether the subject screening creates visual inconsistencies with surrounding areas.
 - d. Whether the screening substantially meets the overall intent of the architectural regulations.

G. Truck Docks: All truck docks shall be located so as not to be visible from any public rights of way, residential zoning district, or recorded residential subdivision, (if residential use precedes the non-residential use)- Screening shall be provided in accordance with Article 10.17 up to ten (10) feet in height (from average grade, excluding truck dock ramp below grade) if the truck dock is unable to be located per the regulations above as determined by the Zoning Inspector. (See Figure 26.07 for an illustrative example)

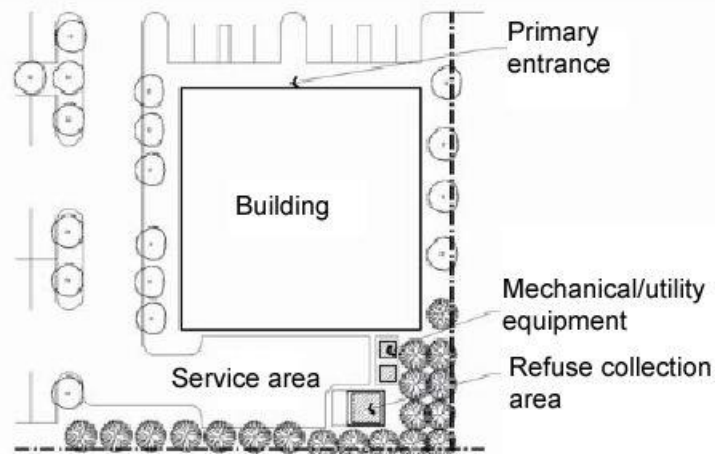


Figure 26.07: Example of screening of truck docks (part of the service area) and dumpsters or other refuse collection containers through the use of increased landscaping and location of such areas to the rear of the structure.

H. Service Doors and Overhead Doors

1. Service doors greater than six (6) feet by eight (8) feet in size or overhead retractable doors used in conjunction with a commercial use shall not be visible from any residentially zoned property, any residential subdivision (if residential use precedes the non-residential use) or any parcel containing a dwelling (unless the parcel is zoned for business use). Screening shall be provided up to six (6) feet in height if the door is unable to be located per the requirements above as determine by the Zoning Inspector. Screening elements shall include walls (same material and color as principal structure), landscaping, mounds, or any combination thereof shall be subject to requirements in accordance with Article 10.17.

I. Dumpster/ Trash & Recycling Containers

1. Dumpsters, trash and recycling containers shall be subject to the requirements of Article 10.17

2. The location of dumpsters, trash and recycling containers shall be subject to the approval of the Zoning Inspector. (See Figure 26.07 for an illustrative example)

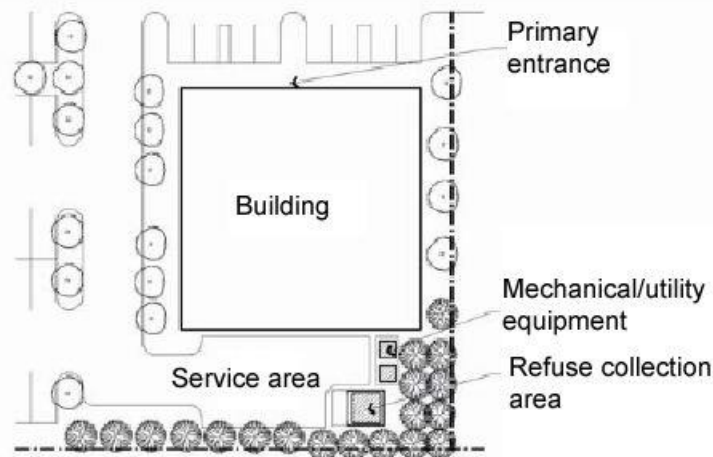


Figure 26.07: Example of screening of truck docks (part of the service area) and dumpsters or other refuse collection containers through the use of increased landscaping and location of such areas to the rear of the structure.

J. Windows

Any window installed shall not cause glare onto adjoining property or public or private road right of ways.

26.05 Other Applicable Zoning Regulations

Architectural Standards Plans shall comply with all other Harrison Township Zoning Regulations.

Other articles shall be reviewed and followed, specifically

Article 14 OUTDOOR LIGHTING

Article 18 OFF STREET PARKING AND LOADING REGULATIONS

Article 19 SIGNS AND OUTDOOR ADVERTISING STRUCTURES

Article 21 AUTOMOBILE SERVICE STATIONS, PARKING GARAGES AND PARKING AREAS

Article 23 MOTELS AND HOTELS

26.06 –Pre-Application Procedure

Prior to submitting an application for a Zoning Permit each applicant, property owner, or developer is encouraged to have a pre-application meeting with the Zoning Inspector and/or the Zoning Commission. The purpose of this pre-application meeting is to advise each applicant, property owner, or developer of the Architectural Standards procedure and requirements and discuss any initial concerns and omissions about the Architectural Review Standards.

26.07 – Application and Approval

Architectural plans for the proposed development shall be approved or denied with an application of a Zoning Permit according to Article 5 – Enforcement. Action in the form of approval or denial of an Architectural Standards plan is by the Zoning Inspector in consultation with the Zoning Commission and other agencies. Upon approval of the Architectural Standards Plans application, a Zoning Permit will be provided to the applicant according to Article 5 of this resolution.

An appeal of the Zoning Inspector’s denial of an Architectural Standards plan is possible before the Harrison Township Board of Zoning Appeals according to Articles 4.10 and 4.11. Appeal application shall be submitted to the Zoning Inspector.

Application Process Checklist

Prior to submitting an application for a Zoning Permit each applicant, property owner, or developer is encouraged to schedule a pre-application meeting with the Zoning Inspector and/or the Zoning Commission.

1. The applications for a Zoning Permit and Architectural Standards Plan are submitted to the Zoning Inspector.
 - a. See Article 5.1 for details of required content of application
 - b. See Article 5.11 for details of fees, charges and expenses and Article 5.12 for details of no refund of fees.
2. The Zoning Inspector will review the applications. If the submittals are incomplete, they will be returned to the applicant with a list of what is needed.
3. Once completed, the Zoning Inspector will review the applications and the Architectural Standards Plan Application will be sent to the Township Architect for a non-binding recommendation to the Zoning Inspector.
4. The Township Architect will review the application and a report will be provided to the Zoning Inspector.
5. After receiving the Architect's recommendation, the Zoning Inspector will present the plans and the Architect's non-binding recommendation to the Township Zoning Commission for a non-binding recommendation.
6. The Zoning Inspector will make a decision to either approve or disapprove the applications within thirty (30) days of submitting a *complete* application.
 - a. If denied, the applicant can appeal the decision through the Board of Zoning Appeals in accordance with Articles 4.10 and 4.11.