

ORDINANCE NO. 2016-7

APPROVING A ZONING TEXT AMENDMENT ADOPTING
CHAPTER 1190, ARCHITECTURAL STANDARDS

WHEREAS, the City recognizes that architectural design and quality of materials used in the construction of buildings within the City of Blue Ash contribute to the overall desirability of the City and maintenance of its property values; and

WHEREAS, current regulations do not sufficiently require high-quality architectural design and building materials to assure compliance with the needs of the City; and

WHEREAS, the City desires to adopt regulations that guarantee a minimum level of architectural design and building materials for all new construction except for one- and two-family residential land uses; and

WHEREAS, the procedure for consideration of amendments to the text of the Zoning Code is encompassed under Chapter 1127 of the Planning and Zoning Code of the Codified Ordinances of the City of Blue Ash, Ohio; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in its minutes thereof dated November 5, 2015, has recommended approval of the Zoning Text Amendment as proposed; and

WHEREAS, notice has been given in conformance with Section 713.12 of the *Ohio Revised Code* via publication in the *Northeast Suburban Life-Press* on November 25, 2015; and

WHEREAS, a public hearing pursuant to said notice was held before the Council of the City of Blue Ash, Ohio, on January 28, 2016.

Be it ordained by the Council of the City of Blue Ash, Ohio,

SECTION I.

The Blue Ash Code of Ordinances is hereby amended to include Chapter 1190, Architectural Standards as reflected in the attachment hereto.

SECTION II.

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of City 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 III.

This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this 11th day of February, 2016.

Lee Czerwonka, Mayor

Jamie K. Eifert, Clerk of Council

FIRST READING: January 28, 2016

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor

CHAPTER 1190
Architectural Standards

1190.01	Definitions.	1190.06	Architectural Standards per Building Use.
1190.02	Purpose and Goals.	1190.07	Procedure.
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1190.01 DEFINITIONS.

- (a) "Awning" means a shelter projecting from and supported by the exterior wall of a building, constructed of non-rigid materials on a supporting framework. See also the definition of "canopy".
- (b) "Building base" means the structural elements, design features, and materials associated with the lowermost portion of a building façade.
- (c) "Building body" shall mean the remainder of the building visible between the building base and cap.
- (d) "Building cap" means the structural elements, design features, and materials associated with the uppermost portion of a building façade.
- (e) "Canopy" means a structure other than an awning, made of cloth, metal, or other material with frames affixed to a building and/or carried by a frame which is supported by the ground. See also the definition of "awning".
- (f) "Colonnades" means a row of columns supporting a roof structure.
- (g) "Cornices" means a horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the top of a wall or roof line, including eaves and other roof overhang.
- (h) "Eaves" means the projecting lower edges of a roof that overhangs the wall of a building.
- (i) "Façade" means the exterior wall on the front, side, or rear elevation of the building regardless of whether the building side faces a public right-of-way.
- (j) "Parapet" or parapet wall means a building façade that rises above the roof level.
- (k) "Pilasters" means a shallow rectangular column projecting only slightly from a wall.

1190.02 PURPOSE AND GOALS.

The purpose and goals of this Architectural Standards Chapter is to:

- (a) Encourage development that contributes to the City of Blue Ash's unique sense of place, and complements the City's existing high quality architecture and building design.
- (b) Ensure that all developments, except one and two-family residential, are held to a high standard of development so that they complement and enhance the overall appearance of the City.
- (c) Provide guidance to the development community so it is understood that the architectural standards of the City include site layout, architecture, building materials, screening, signage, and other site improvements.
- (d) Implement the vision and guidelines established in the City's Land Use Plan.
- (e) Be used by City staff, City boards and commissions, and any hired consultants or professionals in the review, evaluation, and approval of development and improvements to property.
- (f) Promote unique and creative building design with the use of high quality building materials. These standards are not intended to require a particular architectural theme or style.

1190.03 APPLICABILITY.

- (a) All new buildings, except one and two-family residential, shall comply with the provisions of this Chapter.
- (b) Exterior alterations or modifications to existing buildings, except one and two-family residential, shall comply with the architectural standards of this Chapter, unless the City Architect decides that consistency with the existing architecture better satisfies the goals of this Chapter.
- (c) Additions to existing buildings, except one and two-family residential, shall comply with the architectural standards of this Chapter, unless the City Architect decides that consistency with the existing architecture better satisfies the goals of this Chapter.

1190.04 BOARD AND COMMISSION ADJUSTMENTS.

The applicable review and approval body (Board of Site Arrangement, Planning Commission, and City Council) may alter the requirements of this Chapter if the application meets the intent of this Chapter.

1190.05 ARCHITECTURAL STANDARDS THAT APPLY TO ALL BUILDINGS.

- (a) Architectural style is not restricted, but the evaluation of the project's appearance shall be based on the quality and creativity of its design, the shape and form of the building and roof, and the building materials.
- (b) Monotony of design in multiple building projects shall be avoided. Variation in detail shall be used to provide visual interest.

(c) Building Materials.

- (1) Any combination of primary building materials, as identified in Section 1190.06, shall comprise 75 percent or more of each building facade. Secondary building materials, as identified in Section 1190.06, shall be used for accents and architectural treatments that comprise approximately 25 percent or less of each building facade. Materials not listed as primary or secondary may be approved by the City Architect.
- (2) Each building shall use at least three different building materials. At least two of the three materials shall be from the list of primary building materials for the specific use as identified in the table in Section 1190.06.

(d) Architectural Treatments. All sides of buildings shall include a variety of architectural treatments as described in Section 1190.06. Architectural treatments shall include both vertical and horizontal features that break up facade walls including building projections, recesses, cornices, pilasters, contrasting horizontal or vertical bands, awnings, canopies, varying colors, or colonnades.

(e) Roof Forms. Roofs are an important architectural feature of a building and they shall complement and enhance the overall building design. Dynamic and asymmetrical roof forms are encouraged as they allude to motion, provide variety and flexibility in non-residential building design and allow for unique buildings.

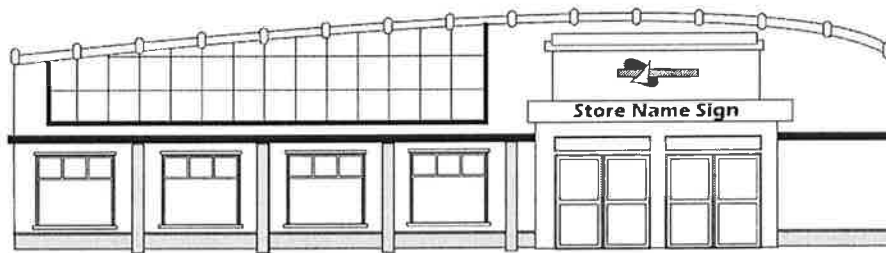


Figure 1: Example of a dynamic roof line.

(f) Window Openings. First floor elevations that are visible from the public right-of-way shall maximize window openings as appropriate for the interior use.

(g) Exterior Equipment.

- (1) Wall mounted mechanical equipment, electrical equipment, communication equipment, downspouts, gutters, service doors, and other building-mounted utility fixtures shall be painted and maintained to match the building or be screened from view.
- (2) Mechanical equipment, electrical equipment, and communication equipment shall not be located in front yards.
- (3) Mechanical equipment, electrical equipment, and communication equipment, including both ground-mounted and roof-mounted equipment shall be screened from view from adjacent public rights-of-way and from all property zoned or used for residential purposes.

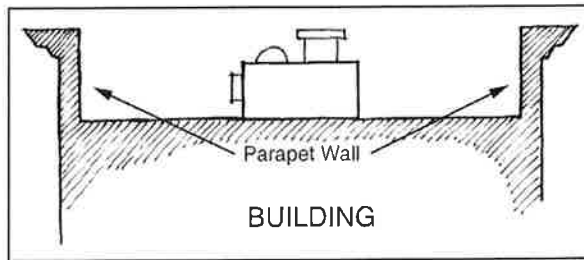


Figure 2: Example of how parapet walls are utilized to screen roof mounted mechanical equipment.

- (4) Screening elements, including landscaping, mounds, parapets, or enclosures, shall be compatible with the architecture, materials and colors used on the majority of the principal structure or as otherwise approved.
- (h) Dumpster Enclosures. Dumpster enclosures shall be located in side or rear yards and shall be screened by a durable material that is consistent with the building material used on the principal structure. The screen walls shall be six feet in height or at least one foot above the height of the dumpster, whichever is taller. The fourth side of the trash enclosure shall be screened with an opaque gate that is the same height as the screen walls. Bollards shall be installed at the enclosure opening to prevent damage to the screen walls or gate. Chain link fences are not permitted as screening materials for dumpster enclosures.

1190.06 ARCHITECTURAL STANDARDS PER BUILDING USE.

The following table identifies the architectural standards that are required for each of the below identified uses.

	Industrial Uses	Office	Mixed Use, Commercial, and Community Facilities	Multi-Family
Primary Building Materials	Use a minimum of two of the following materials: brick, stone, cultured stone, architectural CMU block, glass, and precast concrete panels.	Use a minimum of two of the following materials: brick, stone, cultured stone, architectural CMU block, and glass.	Use a minimum of two of the following materials: brick, stone, cultured stone, architectural CMU block, and glass.	Use a minimum of two of the following materials: brick, stone, cultured stone, architectural CMU block, and glass.
Secondary Building Materials	Architectural grade metal panels, fiber cement siding, E.I.F.S., stucco, and wood.	Architectural grade metal panels, wood, precast concrete, fiber cement siding, E.I.F.S., and stucco.	Architectural grade metal panels, precast concrete, stucco, fiber cement siding, E.I.F.S., and wood.	Architectural grade metal panels, precast concrete, stucco, fiber cement siding, E.I.F.S., and wood.
Prohibited Building Materials	Vinyl siding.	Vinyl siding.	Vinyl siding.	Vinyl siding.
Number of Building Sides Requiring Primary and Secondary Architectural Articulation	One primary façade and three secondary façades.	One primary façade and three secondary façades.	One primary façade and three secondary façades.	One primary façade and three secondary façades.

	Industrial Uses	Office	Mixed Use, Commercial, and Community Facilities	Multi-Family
Primary Façade Requirements	A clearly defined entrance, an assortment of architectural treatments, a variety of materials, a clear distinction between the building base, body, and cap.	A clearly defined entrance, an assortment of architectural treatments, a variety of materials, a clear distinction between the building base, body, and cap.	A clearly defined entrance, an assortment of architectural treatments, a variety of materials, a clear distinction between the building base, body, and cap.	A clearly defined entrance, an assortment of architectural treatments, a variety of materials, a clear distinction between the building base, body, and cap.
Secondary Façade Requirements	Similar in character to the primary façade with a continuation of the building materials and design. If one of the secondary facades requires a loading or service area, the area shall be located on a façade that does not face a public right-of-way and such area shall be screened from view from all public rights-of-way and from all property zoned or used for residential purposes.	Similar in character to the primary façade with a continuation of the building materials and design. If one of the secondary facades requires a loading or service area, the area shall be located on a façade that does not face a public right-of-way and such area shall be screened from view from all public rights-of-way and from all property zoned or used for residential purposes.	Similar in character to the primary façade with a continuation of the building materials and design. If one of the secondary facades requires a loading or service area, the area shall be located on a façade that does not face a public right-of-way and such area shall be screened from view from all public rights-of-way and from all property zoned or used for residential purposes.	Similar in character to the primary façade with a continuation of the building materials and design. If one of the secondary facades requires a loading or service area, the area shall be located on a façade that does not face a public right-of-way and such area shall be screened from view from all public rights-of-way and from all property zoned or used for residential purposes.
Roof Standards	Dynamic and asymmetric roof forms are preferred. Flat roofs are acceptable if mechanical units are properly screened. Residential-style pitched roofs shall not be permitted.	Dynamic and asymmetric roof forms are preferred. Flat roofs are acceptable if mechanical units are properly screened. Pitched roofs shall be broken up with a roof feature such as a gabled window, projections, or eave variations.	Dynamic and asymmetric roof forms are preferred. Flat roofs are acceptable if mechanical units are properly screened. Pitched roofs shall be broken up with a roof feature such as a gabled window, projections, or eave variations.	Dynamic and asymmetric roof forms are preferred. Flat roofs are acceptable if mechanical units are properly screened. Pitched roofs shall be broken up with a roof feature such as a gabled window, projections, or eave variations.

1190.07 PROCEDURE.

Upon receipt of an application for a building permit for any building, except a one or two-family residence, the Community Development Director or other authorized inspector shall determine if the proposed construction must be reviewed by the City Architect to ensure compliance with this Chapter. If required, the City Architect shall review the application in accordance with the standards of this Chapter and shall render a written recommendation to approve, approve with conditions, or deny it together with a description of any elements that do not satisfy the applicable Code requirements. The recommendation shall be provided to the Community Development Director or other authorized inspector, who shall use it for administrative review and approval or for reviews that require approval by an administrative, quasi-judicial, or legislative body.

1190.08 SUBMITTAL REQUIREMENTS.

The applicant shall submit electronically a site plan, landscaping plan, building floor plan, and elevation drawings of all proposed building facades of both principal and accessory buildings for review by the City Architect. The elevation drawings must be to a standard architectural or engineering scale and should include detailed information regarding the proposed exterior building materials, colors, and architectural elements. Material sample boards may be requested by the City Architect if it is deemed necessary for an accurate and thorough review of the application.