

## CHAPTER 1275

### “C-1” (HISTORIC COMMERCIAL)

#### 1275.01 PURPOSE:

The “C-1” (Historic Commercial) Zoning District has been established to provide a unique pedestrian friendly area that advances community character master plan goals through the preservation and commercial use of existing historically significant structures located within the area, and through new development of a compatible historic character. The City will pursue its master plan goals for this area through the application of specific building, landscape, and streetscape design criteria, as specified herein.

#### 1275.02 PERMITTED USES:

##### A. PRINCIPAL USES:

1. Offices, including those for professional, business, real estate, insurance, or medical purposes;
2. Pre-schools;
3. Funeral Homes;
4. Museums, art galleries, and similar uses;
5. Travel Agencies;
6. Banks and similar financial institutions;
7. Sit Down Restaurants;
8. Personal Service Establishments;
9. Business Services, including duplicating and printing;
10. General retail uses which the Planning Commission determines to be fully consistent with the purposes of this section;

**B. ACCESSORY USES:** Any use that is customarily incident to any of the permitted uses shall be allowed on the same premises as the principal use. Any accessory use, except parking and approved signage, shall be wholly enclosed within the main

building or other approved building.

**C. PROHIBITED USES:**

1. Grocery Stores;
2. Automobile Sales;
3. Gasoline Service Stations;
4. Hotels and Motels;
5. Indoor and Outdoor Recreation;
6. Mixed General Merchandise Stores;
7. Video Stores;
8. Furniture Stores;
9. Game Rooms;
10. Commercial or Personal Warehousing or Storage, except storage incidental to a permitted use;
11. Any other use incompatible with the Permitted Uses specified above, or otherwise prohibited under Chapter 1289.03 of this code.

<b>1275.03 DEVELOPMENT STANDARDS:</b>
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**A. LOT REQUIREMENTS:**

1. MINIMUM GREEN SPACE - At least twenty five percent (25%) of any lot shall be reserved as green space.

**B. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS:**

1. MINIMUM FRONT YARD SET-BACKS:

A. **SET-BACKS FOR NEW BUILDINGS:** The required yard front set-back for any new building shall be determined by averaging the front set-backs of the two (2) closest buildings on either side of the new building, however under no circumstance shall a new structure be located closer than twenty five (25) feet to the front street right of way line. The front yard set-back for a new building need not be determined by averaging when such structure would be located entirely behind the rear building line of a pre-existing building located on the same lot.

B. **SET-BACKS FOR ADDITIONS TO EXISTING BUILDINGS:** The required front yard set-back of any addition to a pre-existing structure shall be the pre-existing front set-back line, however under no circumstance shall any

addition be located closer than twenty (20) feet to the front street right of way line.

2. MINIMUM SIDE YARD SET-BACKS - No building may be located closer than five (5) feet to any interior side property line, nor closer than twenty (20) feet to any side street.
3. MINIMUM REAR YARD SET-BACKS - No building may be located closer than five (5) feet to any interior rear property line nor closer than twenty (20) feet to any rear street.
4. MINIMUM SET-BACK BETWEEN STRUCTURES - A minimum setback of fifteen (15) feet shall be provided between buildings on the same, or adjacent lots.
5. MINIMUM AND MAXIMUM BUILDING SIZE - No structure may exceed seven thousand (7,000) square feet of floor area per floor, nor shall any structure exceed a total floor area of fourteen thousand (14,000) square feet, nor shall any principal structure contain less than twelve hundred (1,200) square feet of floor area.
6. MAXIMUM LOT COVERAGE - No more than twenty five (25%) percent of any lot may be covered with buildings, and total impervious surface area (including all buildings and paved surfaces) shall not exceed seventy five percent (75%) lot coverage.
7. MAXIMUM HEIGHT: No structure, including any appurtenances, may exceed thirty five (35) feet in height above finished grade.

**B. PARKING AREA SET-BACKS AND DIMENSION REQUIREMENTS:**

1. MINIMUM FRONT YARD SET-BACK - Parking areas shall only be located in the side or rear yard of the property, and no parking area shall be located within the front yard.
2. MINIMUM SIDE YARD SET-BACKS - Parking areas shall be located no closer than five (5) feet to any interior side property line, nor closer than twenty (20) feet to any side street. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.
3. MINIMUM REAR YARD SET-BACKS – Parking areas shall be located no closer than five (5) feet to any rear property line, nor closer than twenty (20) feet to any rear street. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.
4. MINIMUM SETBACK FROM BUILDINGS - Parking areas, and street access drives,

shall be located no closer than five (5) feet to any building.

5. **MINIMUM PARKING AREA GREEN SPACE:** Large unbroken parking areas shall be avoided. Therefore, no parking area shall contain more than twenty (20) spaces without interruption by green space, and at least five percent (5%) of the interior area of any parking area containing twenty one (21) or more parking spaces shall be reserved as green space. Parking area green space shall be included in the calculation of total site green space.

#### **1275.04 PARKING AREAS:**

The parking requirements established in Section 1288.02 of this code shall apply to the Historic Business District. However the parking requirement for any existing residential structure that is converted to commercial use may be reduced by up to 20% of that specified for the particular commercial use, and the required parking space size may be reduced to 9feet by 18 feet where so required to accommodate the commercial conversion.

#### **1275.05 BUILDING AND PROPERTY DESIGN STANDARDS:**

##### **1. GENERAL DESIGN CONCEPTS AND REQUIREMENTS:**

The City is seeking to advance the preservation of historically and/or architecturally significant structures within the historic business area, while promoting the development of complementary late nineteenth century/early twentieth century architectural design where redevelopment is warranted. To advance this concept, City approved granite curbing, sidewalk pavers, and lighting fixtures shall be utilized along street frontages and within the premises. The provision of courtyard seating areas, benches, and other pedestrian oriented amenities, and the use of wrought iron fencing, landscape planters, and other design amenities are encouraged.

To further advance the Master Plan Concepts for the historic business district the following general architectural design strategies, by area, are required:

- A. **RESIDENTIAL PRESERVATION AND REDEVELOPMENT AREA:** The “Residential Preservation and Redevelopment Area” shall include all properties within the “C-1” Historic Business District that are located on the north side of Solon Road; and all properties that are located west of Solon Road on the north side of Bainbridge Road, up to and including the property known for street numbering purposes as 32925 Bainbridge Road.

Due to the preponderance of historically and/or architecturally significant residential structures within this area, the City will seek to preserve all historically and/or architecturally significant structures and will require that any new development be

architecturally residential in character and will be compatible with the design and character of the significant existing historic residential structures within the area.

- B. **COMMERCIAL REDEVELOPMENT AREA:** The “Commercial Redevelopment Area” shall include all properties within the “C-1” Historic Business District that are located on Bainbridge Road to the east of Solon Road; all properties on the south side of Bainbridge Road to the west of Solon Road; and all properties at the Bainbridge Road/Kruse Drive intersection area to the west of the property known for street numbering purposes as 32925 Bainbridge Road.

It is required that buildings within this area utilize commercial architectural design concepts consistent with that typical of late 19<sup>th</sup> century/early 20<sup>th</sup> commercial design in northeast Ohio. To this end a two story storefront format will be preferred, although other appropriate period designs may be considered. To implement this design concept, existing residential and commercial structures in this area will be considered for demolition and redevelopment as per the requirements further specified herein.

## 2. **SPECIFIC BUILDING DESIGN CRITERIA:**

- A. **EXISTING BUILDINGS AND STRUCTURES:** Existing buildings and structures determined to be historically and/or architecturally significant shall be preserved. Such buildings, and any additions, shall be maintained with materials, colors, and architectural features consistent with the particular structure and its period of original construction as per the recommendations of the Director of Planning and Community Development.

**(Ordinance 2008-66, passed 5/5/08, effective 6/14/08)**

- B. **NEW BUILDINGS AND STRUCTURES:** New buildings should be designed in accordance with the “General Design Concepts and Requirements” specified above, and shall otherwise comply with the specific design standards specified below.
1. **GENERAL DESIGN STANDARDS** - All buildings and structures shall have an equal level of finish on all sides, and shall utilize no more than two (2) primary building materials, and no more than two (2) accent materials.
  2. **COLOR SCHEMES** - Building colors should be non-chromatic “earth-tones” (ie: browns and grays and variations of browns and grays – red brown, blue grey, ochre etc.) though the Director of Planning and Community Development may recommend the approval of “white” and other colors where the use of such colors are determined to be consistent with the historic character and the General Design Concepts for the area. All structures shall utilize a single coordinated color scheme. The color scheme shall have one predominant color and may utilize additional colors to accent, demark, or otherwise provide interest to the structure.

3. ARCHITECTURAL FEATURES - The use of long unbroken building facades shall be avoided. To this end exterior building walls facades shall exhibit the use of recesses, fenestration, pilasters, or other architectural features deemed appropriate to provide character and that are consistent with the architectural goals of the district. In addition, major building entrances shall be clearly demarked through the use of architectural features. The use of false building facades will not be permitted unless such features present a quality, finished, appearance from all sides.
4. MECHANICAL EQUIPMENT AND UTILITIES - All utilities serving the site, including electric, telephone and all supporting equipment thereto, including meters, transformers, etc., shall be placed underground or within the main building. Where meters, transformers, or other equipment cannot be located within the main building, no such equipment shall be visible from any adjacent property or from any street right of way.

Any proposed mechanical equipment shall be integrated in to the building design and shall be concealed from view from adjacent properties and from street right of ways.

5. PRIMARY BUILDING MATERIALS - Acceptable Primary Building Materials will include brick, stone, and solid wood siding. Other building materials, determined by the City to be substantially similar in appearance and quality to those listed above may be recommended upon petition to the Director of Planning and Community Development. Exposed roofing materials shall be earthtone in color and appropriate materials shall include asphalt, slate, and wood shingles.
6. ACCENT MATERIALS - Acceptable accent materials will include any of the “primary materials” listed above.

**(Ordinance 2008-66, passed 5/5/08, effective 6/14/08)**

<b>1275.06 GREENSPACE AND LANDSCAPING REQUIREMENTS</b>
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**A. GENERAL REQUIREMENTS**

1. LANDSCAPING/GROUND COVER REQUIRED: Any portion of a lot that is not occupied by a structure, parking area, access way, or aisle, shall be provided with all season landscaping and/or vegetative ground cover.
2. MAINTENANCE OF LANDSCAPING/GROUND COVER REQUIRED: All ground cover and landscaping shall be well maintained and kept reasonably weed free. Dead or diseased plant material shall be immediately replaced, as per the approved landscape plan.

3. LANDSCAPE PLAN REQUIRED: Any proposal to provide or alter site landscaping shall be accompanied by a landscape plan. Such plan shall be drawn to scale and shall clearly indicate site topography, and the specific locations and types of all proposed plantings, as well as the location and type of all existing vegetation. A chart shall be provided on the landscape plan indicating the scientific and popular name of each species proposed, the proposed height of the species at planting and at maturity, and the specific number of each species.
4. MINIMUM GREEN SPACE COVERAGE - A minimum of twenty five percent (25%) of the lot shall be reserved for green space.
5. FRONT YARD GREEN SPACE AND LANDSCAPING - Minimum landscaping shall be provided in the front yard of the property (ie: between the front building façade and the front street) as recommended by the Director of Planning and Community Development.
6. PARKING AREA GREEN SPACE - Large unbroken parking areas shall be avoided. Therefore, no parking area shall contain more than twenty (20) spaces without interruption by green space, and at least five percent (5%) of the interior area of any parking area containing twenty one (21) or more parking spaces shall be reserved as green space.
7. SITE BUFFER REQUIREMENTS -
  1. NON-RESIDENTIAL USES ABUTTING RESIDENTIALLY ZONED OR USED LAND - Whenever a non-residential use abuts residentially zoned and/or used land, the view of such abutting non-residential use shall be screened from the residential property through the use of site buffering consisting of vegetative materials, landscaping, and mounding. Such site buffering shall extend the entire portion of the side or rear yard so abutting the residential use, and shall consist of landscape and planting materials that will provide four season screening.
  2. PARKING AND/OR LOADING AREAS VISIBLE FROM STREETS - Any parking or loading area that is visible from any adjacent street shall be obscured with vegetative materials, landscaping, and mounding as recommended by the Director of Planning and Community Development.
  3. MECHANICAL EQUIPMENT - Any ground mounted mechanical equipment shall be screened from view and integrated in to the landscaping concept for the site.

**(Ordinance 2008-66, passed 5/5/08, effective 6/14/08)**

**1275.07 OUTSIDE STORAGE PROHIBITED:**

The outside storage or display of goods, merchandise, materials, or equipment is prohibited within the “C-1” (Historic Commercial) zoning district, except in association with City approved sidewalk sales events.

**1275.08 DEMOLITION REQUIREMENTS**

- 1. DEMOLITION PERMIT REQUIRED** - A demolition permit shall be required for the removal or demolition of any structure, building, or part thereof within the “C-1” (Historic Commercial) zoning district.
- 2. APPROVAL OF CITY BOARDS, COMMISSIONS, AND COUNCIL REQUIRED** – Within five (5) days of the receipt of an application by the City Building Department for a permit to remove or demolish any structure, building, or part thereof, within the “C-1” (Historic Commercial) zoning district, the Chief Building Official shall submit such application, together with any related plans and specifications, to the Director of Planning and Community Development for review and recommendation, and to the Planning Commission, and City Council, respectively, for their review and final determination.
- 3. CRITERIA FOR APPROVAL OF DEMOLITION PERMIT** - Director of Planning and Community Development, Planning Commission, and City Council shall find the following before either recommending the approval of, or approving, the issuance of a demolition permit within the “C-1” (Historic Business) zoning district:
  - a. The structure, building, or part thereof to be demolished possesses no significant historic and/or architectural value, and/or is structurally damaged or unsound to the point that such structure, building or part thereof cannot be feasibly repaired or restored.
  - b. The demolition of the structure, building, or part thereof will not adversely affect or destroy the general historic and/ or architectural character of the District.
  - c. The demolition of the structure, building, or part thereof, is consistent with the spirit and purpose of this Chapter.
- 4. DEMOLITION PERMIT REVIEW PROCESS** - The Planning Boards shall adhere to the following sequential process when reviewing a demolition permit application:
  - a. **DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT**- The demolition permit application shall be considered by the Director of Planning and Community Development within ten (10) working days after the Director receives the demolition permit application. The Director of Planning and Community Development shall report his/her recommendations regarding the demolition permit application to the City Planning Commission for its further consideration.

- b. CITY PLANNING COMMISSION - The Planning Commission shall begin consideration of the demolition permit application and the Director of Planning and Community Development recommendations at the first regular or special meeting of the Planning Commission that is scheduled to be held after the recommendation of the Director of Planning and Community Development has been prepared and presented to the Commission. Upon due consideration, the City Planning Commission shall report its recommendation regarding the demolition permit application to City Council for its further consideration.
  
- c. CITY COUNCIL – City Council shall begin consideration of the demolition permit application and the Planning Commission’s recommendations at its first scheduled meeting following the meeting of the Planning Commission wherein its recommendation was rendered. Upon due consideration, City Council shall make the final determination to approve or reject the demolition permit application. Approval of the demolition permit application shall require an affirmative vote of a majority of the members of City Council. City Council’s approval of a demolition permit application shall authorize the Chief Building Official to issue a demolition permit subject to compliance with all relative requirements of the City Building and Housing Code.

**(Ordinance 2008-66, passed 5/5/08, effective 6/14/08)**

**SUMMARY TABLE OF  
“C-1” (HISTORIC COMMERCIAL)  
REQUIREMENTS\***

**BUILDING**

<b>MIN. FRONT SETBACK.....</b>	<b>SEE TEXT</b>
<b>MIN. SIDE YARD SET-BACK (interior).....</b>	<b>5 ft</b>
<b>MIN. SIDE YARD SET-BACK (street).....</b>	<b>20 ft</b>
<b>MIN. SET-BACK BETWEEN STRUCTURES ON SAME LOT.....</b>	<b>15 ft</b>
<b>MIN REAR YARD SET-BACK.....</b>	<b>5 ft</b>
<b>MAX. BUILDING HEIGHT .....</b>	<b>35 ft</b>
<b>MAX. BUILDING SIZE.....</b>	<b>7,000 sq ft per floor</b>

**PARKING**

<b>MIN. FRONT SET-BACK.....</b>	<b>SEE TEXT</b>
<b>MIN. SIDE YARD SET-BACK (interior).....</b>	<b>5 ft</b>
<b>MIN. SIDE YARD SET-BACK (street).....</b>	<b>20 ft</b>
<b>MIN. REAR YARD SETBACK.....</b>	<b>5 ft</b>

**LOT**

<b>MIN. LOT WIDTH.....</b>	<b>N/A</b>
<b>MIN. LOT AREA.....</b>	<b>N/A</b>
<b>MIN. GREEN SPACE.....</b>	<b>25%</b>
<b>MAX. IMPERVIOUS COVERAGE.....</b>	<b>75%</b>

*\* SEE TEXT FOR COMPLETE REQUIREMENTS*