

ORDINANCE NO. 10-16

AN ORDINANCE ENACTING SECTION 1146.08  
"DESIGN REVIEW DISTRICT DESIGN CRITERIA"  
OF THE PAINESVILLE CODE OF 1998,  
AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PAINESVILLE, LAKE COUNTY, OHIO:

SECTION I. That Section 1146.08 of the Painesville Code of 1998 is hereby enacted to read as follows:

**1146.08 DESIGN REVIEW DISTRICT DESIGN CRITERIA.**

(a) Historic Downtown Design Review District.

(1) New construction. These criteria are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable values and promote the public health, safety and welfare.

A. Style. Architectural style is not restricted; however, generic corporate franchise architecture shall be avoided. While distinct identifying details may be included in the design, the final design should be unique to the City and in context with its surroundings. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

B. Scale. Buildings shall be in scale with components of historic downtown buildings including the relationship of facade height to width, the relationship of window height to width, compatible roof forms and shapes and the rhythm of walls, doors and windows.

C. Building setback and arrangement. Building setbacks and arrangement should help define the street, frame corners, encourage pedestrian activity and define both public and private spaces as follows:

1. Uniform setbacks along the build-to-line for each block shall be established. Like uses should face like uses.
2. Minimize setbacks at major intersections so that the architecture can define the area.
3. Use compact building arrangements to reduce the impact of parking and encourage pedestrian activity.
4. Contiguous building arrangement along the street-face is encouraged to avoid large breaks between buildings. Breaks to allow pedestrian connections are acceptable. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets shall be provided, in order to add architectural interest and variety, and to relieve the effect of a single, long roof.
5. Around common open space, use buildings to define edges and provide a comfortable scale.
6. Choose building arrangements that offer an attractive termination of vistas. Focal Points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments, or other distinguishing features.

- intervals.
- right-of-way.
- A. The use of street trees shall be required at fifty-foot
  - B. Trees shall be planted within ten feet of the public
  - C. Trees shall be a minimum of two-inch caliper.
  - D. Each site shall have a minimum of 30% of the plant material as an evergreen variety.
  - E. Landscaping shall be installed within the parking lot to break up vast expanses of pavement.
  - F. Landscaping shall be located adjacent to the building foundation whenever possible.
- (4) Exterior lighting. Lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.

SECTION II. That this ordinance is passed as an emergency measure for the protection and preservation of the peace, health, safety and general welfare of the inhabitants of the City of Painesville, the emergency being the necessity to adopt additional regulations to help insure compliance with the City's Building and Zoning Codes, and therefore this Ordinance shall become effective immediately upon its passage.

PASSED: September 6, 2016



PAUL W. HACH, II  
President of Council

ATTEST:



TARA GRIMM, CMC  
Clerk of Council

7. Monotony of design shall be avoided. Variation of detail, form and siting shall be used to provide visual interest.

D. Materials.

1. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
2. Materials shall signify high quality, stability and permanence.
3. Large expanses of any one material are not appropriate. Techniques of highlighting foundations, lintels, sills and cornices with contrasting materials and breaking up the mass of the building with bands at floor levels or projections at entries should be incorporated.
4. Building materials shall be restricted to brick, stone, or other decorative masonry units, exclusive of glass or windows. Stucco, Exterior Insulation and Finish Systems (EIFS), wood or vinyl for siding, or advanced decorative material type (i.e. hard i-board siding) may be permitted but shall not comprise more than thirty percent of any single façade.

E. Windows and Doors.

1. Windows shall be vertically proportioned wherever possible. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
2. Blank, windowless walls are discouraged. Where the construction of a blank wall is necessitated by local building codes, the walls should be articulated by the provision of blank window openings trimmed with frames, sills, and lintels.
3. Display windows shall be included to enhance the visual interest of the street. Where display windows occur, they shall be lit from within the building's interior.
4. Unusual window and door shapes, sizes and configurations should be avoided. Accent windows of a different shape than a building's other windows are acceptable when used sparingly.
5. Shutters should be sized to fit window openings. The height of the shutter should match the height of the window opening. Each shutter should match half the width of the window opening.
6. The primary glass used on windows and doors shall be clear glass. Frosted, tinted, mirrored or other similarly treated glass may be used sparingly for decorative purposes.

F. Exterior detail and relationships.

1. Front facades shall be organized into two zones: A street level storefront and an upper facade. Separate the store front from the upper facade with sign board or fascia to create a uniform horizontal element in the block face.
2. Generally, the primary entrance will be at the most prominent elevation of a building. A building may have more than one entrance. Design the needed entrances with a hierarchy to properly address the view of the building from various orientations. Rear facades that are accessible to the public shall be inviting and incorporate appropriate entry features to identify them as secondary public entrances.
3. Building elements such as canopies, porches, bays or projections should be used to break up the appearance of a long wall.
4. Fixed or retractable awnings are permitted at ground level, and on upper levels where appropriate, if they complement a building's

architectural style, and do not conceal architectural features, or decorative details; Canvas or other water-proofed materials may be used. In buildings with multiple storefronts, compatible awnings may be used as a means of unifying the structure

G. Roof elements.

1. Flat roofs should be avoided on one story buildings and are recommended on buildings with a minimum of two stories, provided that all visibly exposed walls have an articulated cornice that project horizontally from the vertical building wall plane.
2. Other roof types should be appropriate to the architecture of the building.
3. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.
4. The content, texture and color of roofing materials shall be compatible with the building.

H. Colors.

1. A coordinated palette of colors shall be used for each building. This palette must be compatible with existing historic buildings in the vicinity.
2. Set the color theme by first choosing the color for the material with the most surface area to set the tone for the rest of the colors.
3. Limit the number of color choices. Generally, there is a wall color, trim color, accent color, and roof color.
4. Use natural tints of materials such as reds, browns, tans, grays, and greens as primary colors. Use accent colors for building trim, awnings and signs.
5. Use color variation to break up the mass of a building and provide visual interest.

I. Streetscape.

1. Coordinate streetscape elements of individual developments with adjacent developments. While they need not match, they should coordinate and not clash.
2. Create appealing and comfortable outdoor spaces and orient buildings to form such areas using the open space as a focal point.
3. Use trees, walls, topography, and other site features to further define the area and provide human scale.
4. Provide shade with trees or overhangs from the buildings.
5. Provide amenities as needed such as :
  - i. Street furniture, such as benches and picnic tables, lighting, and fountains;
  - ii. Bike racks;
  - iii. Outdoor cafés and seating areas;
  - iv. Electrical service and lighting for public events.

J. Parking.

1. Reduce the scale of parking lots by breaking break parking lots into modules or multiple smaller lots using techniques such as the natural topography, logically placed landscaped pedestrian paths to

destinations, and by linear aisles of plantings. Avoid large expanses of asphalt.

2. Reduce the amount of parking lots through such methods as providing on-street parking, using off-site parking such as municipal lots, and sharing parking among complementary uses.
3. Include parking structures in high-density areas to reduce parking impacts.
4. Site a portion of parking out of public view at the rear and sides of buildings.
5. Provide clear pedestrian paths and crossings from parking spaces to main entrances and the street.

K. Landscaping.

1. Include trees, shrubs, and other landscaping to provide beauty as well as shade and screens for parking, pedestrian gathering places, and for screening utilities, and other service areas.
2. In pedestrian zones, use street trees to provide shade and enclosure.
3. When feasible, incorporate mature specimen trees into streetscape.

L. Utilities and Service Areas.

1. Locate utilities so that they have the least negative visual impact from the street and adjoining development.
2. When multiple sides of a building have entrances or are highly visible, electrical transformers and utilities must be screened.
3. All service areas must be screened from view from a public street or public parking area.
4. A building mass, portion of a building mass, garden wall, landscaping, or an ornamental fence with landscaping are among the methods that can be used to screen a service area.
5. Screening does not need to occur at the point of access to a service area.

M. Exterior lighting.

1. Provide appropriate exterior lighting for the particular use and area.
2. In high pedestrian use areas, provide lower, pedestrian level lighting..
3. Coordinate the lighting plan with the landscaping plan to ensure pedestrian areas are well lit and that any conflict between trees and lighting is avoided.
4. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building.
5. Facades shall be lit from the exterior, and, as a general rule, lights should be concealed through shielding or recesses behind architectural features.
6. The use of low-pressure sodium, fluorescent, or mercury vapor lighting either attached to buildings or to light the exterior of buildings is highly discouraged.
7. Mounting brackets and associated hardware should be inconspicuous.

N. Signs.

1. Coordinate the colors and styles of signs within each development area.
2. Keep signs to the minimum number and size necessary for each development area.

3. Place signs for both automobile traffic and pedestrians in areas that will not obstruct visibility.
- (b) Richmond Street Design Review Districts. These criteria are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable value and promote the public health, safety and welfare.
- (1) Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of the design. A single architectural style for all buildings within a development shall be used. Planned shopping centers shall be encouraged.
  - (2) Façade. All new buildings shall include a finished facade material on all sides of the building visible from the public right-of-way.
  - (3) Landscape criteria. The extensive use of landscaping shall be required to improve the site appearance and maintain a positive image for the Richmond Street Design Review District. The following landscape design elements shall be required:
    - A. The use of street trees shall be required at fifty-foot intervals.
    - B. Trees shall be planted within ten feet of the public right-of-way.
    - C. Trees shall be a minimum of two-inch caliper.
    - D. Each site shall have a minimum of 30% of the plant material as an evergreen variety.
    - E. Landscaping shall be installed within the parking lot to break up vast expanses of pavement.
    - F. Landscaping shall be located adjacent to the building foundation whenever possible.
  - (4) Exterior lighting. Lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
  - (5) Streetscape.
    - A. Coordinate streetscape elements of individual developments with adjacent developments. While they need not match, they should coordinate and not clash.
    - B. Create appealing and comfortable outdoor spaces and orient buildings to form such areas using the open space as a focal point.
    - C. Use trees, walls, topography, and other site features to further define the area and provide human scale.
    - D. Provide shade with trees or overhangs from the buildings.
    - E. Provide amenities as needed such as:
      1. Street furniture, such as benches and picnic tables, lighting, and fountains;
      2. Bike racks;
      3. Outdoor cafés and seating areas.
  - (6) Utilities and Service Areas.
    - A. Locate utilities so that they have the least negative visual impact from the street and adjoining development.
    - B. When multiple sides of a building have entrances or are highly visible, electrical transformers and utilities must be screened.

- C. All service areas must be screened from view from a public street or public parking area.
- D. A building mass, portion of a building mass, garden wall, landscaping, or an ornamental fence with landscaping are among the methods that can be used to screen a service area.
- E. Screening does not need to occur at the point of access to a service area.

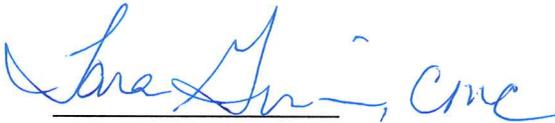
SECTION II. That this ordinance is passed as an emergency measure for the protection and preservation of the peace, health, safety and general welfare of the inhabitants of the City of Painesville, the emergency being the necessity to adopt additional regulations to help insure compliance with the City's Building and Zoning Codes, and therefore this Ordinance shall become effective immediately upon its passage.

PASSED: September 6, 2016



PAUL W. HACH, II  
President of Council

ATTEST:



TARA GRIMM, CMC  
Clerk of Council