

ORDINANCE NO. 03-16

AN ORDINANCE AMENDING SECTION 1146.08 OF THE PAINESVILLE CODE OF 1998, RELATING TO DESIGN REVIEW DISTRICT DESIGN CRITERIA.

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 amended 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. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

B. Buildings shall have appropriate scale and be in harmonious conformance with permanent neighboring development.

C. 1. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.

2. 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.

3. Materials shall be of durable quality.

4. For any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.

D. Building components. At a minimum, the following elements of a project design shall be considered and shall have good proportion and relationship to one another.

1. Window treatment. The size, shape, color and materials of the individual window units and the overall harmonious relationship of window openings.

2. Exterior detail and relationships. All projecting and receding elements of the exterior, including but not limited to porches and overhangs and the horizontal or vertical expression which is conveyed by these elements and the patterns of color and textures of surface materials.

3. Roof shape. The type, form and materials of the roof and elements thereon.

4. Materials. The content, texture and color of materials.

E. Colors shall be harmonious and shall use only compatible accents.

F. Mechanical equipment or other utility hardware on the roof, ground or buildings shall be screened from public view with materials harmonious with the building, plantings as is deemed appropriate, or they shall be so located as not to be visible from any public ways.

G. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.

H. Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.

I. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

(2) Existing buildings or structures. These buildings shall be evaluated with respect to the following items:

A. Compatible reuse. Every reasonable effort shall be made to provide either a compatible use for a property consistent with the City Comprehensive Plan, which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

B. Preservation of features. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

C. Respect for period features. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

D. Respect for changes over time. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

E. Sensitivity for distinctive features. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

F. Repair of deteriorated architectural features. Deteriorated architectural features shall be repaired rather than replaced wherever possible. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replaced features should match design, color, texture and visual qualities, however, alternate materials may be used.

G. Proper cleaning methods. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

H. Protection of archeological resources. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.

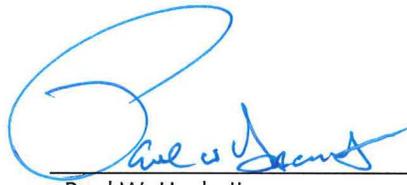
I. Compatible contemporary additions. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

J. New additions. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

SECTION II. That this Ordinance is passed and adopted for the protection and preservation of the peace, health, safety and general welfare of the inhabitants of the City of Painesville, the proposed change is necessary to provide the highest and best use of land described and therefore, this ordinance shall be effective at the earliest date allowed by law.

PASSED: *March 7, 2016*

EFFECTIVE DATE: *April 7, 2016*



Paul W. Hach, II  
President of Council

ATTEST:



Tara Grimm  
Clerk of Council