

CHAPTER 1275

CBD Central Business District

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CROSS REFERENCES

- Division of municipal corporation into zones — see Ohio R.C. 713.06
- Restrictions on location, bulk and height of buildings and structures — see Ohio R.C. 713.07
- Restrictions on height of buildings and structures — see Ohio R.C. 713.08
- Restrictions on percentage of lot occupancy and setback building lines — see Ohio RC. 713.10
- General provisions and definitions — see P. & Z. Ch. 1240
- Provisions applicable to all districts — see P. & Z. Ch. 1250
- Supplementary regulations — see P. & Z. Ch. 1282

1275.01 PURPOSE.

The purpose of the Central Business District (CBD) is to provide and accommodate a variety of mixed uses, including but not limited to commercial, professional, cultural, recreational, public and residential activities to benefit the needs of city residents as well as consumers beyond the corporate limits in a central location. The intent is to create vitality, walkability and aesthetically-pleasing mixed use areas along the Woodville Road corridor.

(Ord. 2007-41. Passed 12-6-07.)

1275.02 PRINCIPAL AND CONDITIONAL USES PERMITTED.

(a) The following principally permitted uses in this District shall be as follows:

(1) The following establishments, provided that all products manufactured on the premises are sold on, the premises directly to the consumer:

- A. Animal grooming facilities;
- B. Assisted living centers (principally permitted only in areas guided by Section 1275.13)
- C. Bakeries;
- D. Banks;
- E. Caterers;
- F. Child-care facilities;
- G. Clinics
- H.. Churches or places of worship;
- I. Commercial entertainment businesses

- J. Hardware stores;
- K. Fruit, vegetable and meat markets;
- L. Funeral homes;
- M. Grocery stores; ;

;

- N. Library;

- ; O. Offices ;
- P. Off-street parking, as required by Section 1282.05;
- Q. Personal service establishments
- R. Pharmacies;
- ;
- S. Post office;
- T. Professional offices, such as those offering medical, legal, insurance or accounting services;
- U. Public schools;
- VA. . Public service facilities;
- W. Restaurants
- X. Retail establishments;
- Y. Residential, multi-family, one story above ground level (principally permitted only in areas guided by Section 1275.13);
- Z. Single family residential land uses that occur in plats of 5 acres or more and guided by Section 1222;
- ;
- AA Veterinary clinics;
- BB. Accessory uses.

(b) The following conditionally permitted uses must be approved by the Planning Commission according to Sections 1244.06 and 1244.07. Conditional uses in this District shall be as follows:

- (1) Banquet or meeting halls;
- (2) Bars, cocktail lounges or taverns;
- (3) Big box retail;
- (4) Commercial schools, such as dancing, business, trade or vocational schools;
- (4) Hospitals;
- (5) Hotels or motels;
- (6) Lodges and meeting halls;

- (7) Nursing homes, adult day care centers, and assisted living centers;

- (8) Repair garages;
- (9) Residential, multi-family (one story above ground level);
- (10) Restaurants, with drive-in or drive-through service;
- (11) Service stations, gasoline filling stations, and car washes;

(Ord. 2007-41. Passed 12-6-07.)

1275.03 OFF-STREET PARKING.

Off-street parking space shall be provided according to the regulations set forth in Section 1282.05, except for development (s) that occur in areas guided by Section 1275.13 where shared parking arrangements may be considered

(Ord. 2007-41. Passed 12-6-07.)

1275.04 OFF-STREET LOADING.

Off-street loading space shall be provided according to the regulations set forth in Section 1282.04.

(Ord. 2007-41. Passed 12-6-07.)

1275.05 AREA REQUIREMENTS.

- (a) Lot Area. No minimum lot area shall be required.
- (b) Lot Width. No minimum lot width shall be required.
- (c) Front Yard. There shall be a front yard of not less than thirty-five feet measured from the road right-of-way lines. See Section 1250.09 for modifications for corner lots and Section 1250.11 for other front yard modifications.
- (d) Rear Yard. A minimum rear yard of ten feet shall be required.
- (e) Side Yards.
 - (1) For buildings on corner lots, one side yard shall be required with a minimum width of thirty-five feet located along either street. A front yard of thirty-five feet shall be required along the other intersecting street.

(2) For buildings on interior lots, five-foot side yards are required.

(f) Individually-platted single family dwellings and subordinate structures, where allowable, shall not cover more than fifty percent (50%) of the lot area.

(Ord. 2007-41. Passed 12-6-07; Ord. 2014-26. Passed 11-20-14.)

1275.06 HEIGHT LIMIT.

No building shall be built or enlarged to exceed sixty feet in height.

(Ord. 2007-41. Passed 12-6-07.)

1275.07 CORNER SIGHT CLEARANCE.

On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two points, each of such points being ten feet from the point of intersection of such street right-of-way lines, there shall be no fence or wall higher than three feet, nor any other obstruction to vision between a height of three feet and a height of ten feet above the established grade of either street, except a business sign pole or light pole required in the business or operation conducted on such lot.

(Ord. 2007-41. Passed 12-6-07.)

1275.08 SCREENING AND/OR BUFFERING.

If the CBD, or any non-residential land use in the CBD abuts any residential district or residential land use, buffering techniques shall be provided in accordance with Sections 1250.10 and 1282.11. A minimum 50 foot landscaped perimeter buffer shall be required along the exterior boundary of the CBD in cases where it abuts areas zoned R-0A-2 or other generally-incongruent land uses. A setback reduction may be authorized by the Architectural Review Committee if additional screening, such as landscaping, fencing, and mounding, or a combination of techniques thereof, is provided.

(Ord. 2007-41. Passed 12-6-07.)

1275.09 SIDEWALKS.

Sidewalks shall be constructed along all public streets at the time of the development or redevelopment of any building or parcel, and pedestrian connections shall be provided between sidewalks and buildings.

Additional sidewalks may be required in a shopping center. The minimum width of a sidewalk in the CBD shall be ten feet, and six feet in non-commercial areas developed under Section 1275.13.

(Ord. 2007-41. Passed 12-6-07.)

1275.10 SITE PLAN REVIEW REQUIREMENTS.

(a) All developments proposed in the CBD are subject to site plan review requirements as provided in Section 1250.12.

(b) Review and approval of any proposed new construction, renovation, or expansion (if modification of gross floor area is increased by more than twenty percent) is required by the Architectural Review Committee (ARC), as provided in Chapter 1247. Planning Commission approval shall be contingent upon the Committee's approval, except in areas defined by Section 1275.13, where the ARC shall be the final authority.

(Ord. 2007-41. Passed 12-6-07.)

1275.11 ACCESSORY STRUCTURES.

All accessory structures in areas zoned CBD Central Business District shall meet the following requirements:

(a) Accessory structures shall not exceed twenty feet in height;

(b) Accessory structures shall not occupy more than thirty percent of the area between the rear of the principal structure and the rear lot line;

(c) Accessory structures shall not be located within eight feet of any lot line;

(d) Accessory structures attached to a principal structure, shall be located to the rear of the principal building and shall also be located at least fifteen feet back from the rear of the principal building.

(Ord. 2007-41. Passed 12-6-07.)

1275.12 DESIGN STANDARDS.

The following standards shall apply to the exterior of buildings, except that this requirement shall not apply to the rear wall of the building when that wall is used only for loading and service doors and service areas, and when that wall is effectively screened from public view by fencing, mounding, and/or landscaping in accordance with a plan approved by the Planning Commission, or where allowed, the ARC.

(a) Any wall surface(s) that face streets or contain a primary public entrance, shall incorporate, along no less than sixty percent of their horizontal length, at least two elements such as the following:

- (1) Incorporating clearly pronounced recesses and projections;
 - (2) Introducing clearly pronounced wall plane off-set;
 - (3) Use other reveals and projections and subtle changes in texture and color of wall surfaces;
 - (4) Use of deep set windows with mullions;
 - (5) Use of ground level arcades and second floor galleries/balconies; and
 - (6) Other equivalent techniques that reduce the apparent mass of a building.
- (b) All other wall surface(s) longer than one hundred feet shall incorporate, along not less than twenty-five percent of their horizontal length, at least one element such as the following:
- (1) Incorporating clearly pronounced recesses and projections;
 - (2) Introducing clearly pronounced wall plane off-sets;
 - (3) Use of other reveals and projections and subtle changes in texture and color of wall surfaces;
 - (4) Use of deep set windows with mullions;
 - (5) Use of ground level arcades and second floor galleries/balconies; and
 - (6) Other equivalent techniques that reduce the apparent mass of a building.
- (c) Roof lines shall show variation to add visual interest. Buildings shall incorporate architectural elements such as the following:
- (1) Overhanging eaves;
 - (2) Multiple roof planes; or
 - (3) Parapets of like wall materials reasonably concealing flat roofs and rooftop equipment, such as HVAC units, from public view.
- (d) Each building on a site shall have a clearly defined, highly visible customer entrance(s) incorporating at least two elements, such as the following:
- (1) Canopies or porticos;
 - (2) Overhangs;
 - (3) Recesses/projections;
 - (4) Arcades;
 - (5) Raised corniced parapets over the door;
 - (6) Peaked roof forms;
 - (7) Arches;
 - (8) Outdoor patios;
 - (9) Display windows;
 - (10) Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - (11) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting; or
 - (12) Any equivalent techniques that clearly define the customer entrance.
- (e) Exterior Building Materials. This section establishes materials to be used with all building design standards in this Section. A minimum of one-third (33%) of any vertical surface visible from the right-of-way shall be composed of these materials.
- (1) Permitted Building Wall Materials. Predominant exterior building wall materials shall be high-quality materials. These include, but are not limited to:
 - A. Brick;
 - B. Wood;
 - C. Natural stone, cut stone, field stone, cast stone;
 - D. Split Faced Concrete Masonry Unit;
 - E. Architectural Masonry C.M.U.;
 - F. Glass; and
 - G. Exterior insulation and finish systems (EIFS) or equivalent product when 36 inches above grade and not within an entryway.
 - (2) Prohibited Predominant Exterior Wall Materials. Predominant exterior wall building materials shall not include the following:
 - A. Gray/painted smooth-faced concrete blocks;
 - B. Gray/painted smooth-faced tilt-up concrete panels;
 - C. Wood sheet goods; and
 - D. Metal sheet goods.

(3) Additional Building Materials. The Architectural Review Committee may approve the use of additional materials not listed in subsection (e)(1) above provided that such materials are compatible with surrounding properties and harmonious with the building materials listed in subsection (e)(1).

(4) Compatible Material and Design. All sides of the building shall include compatible materials and design characteristics consistent with those on the wall containing primary building entrance(s). The degree of consistency required will be in proportion to the visibility of the side to the public or to an adjacent residential district.

(f) Maintenance. Buildings and the surrounding property shall be properly maintained by the owners of the property. Such maintenance shall include painting, cleaning, and structural soundness, so there is no aesthetic detriment or hazard to the surrounding area.

(g) Planning Commission Review. The Architectural Review Committee will review each project as submitted and will decide on design standards. Planning Commission will have the power to alter/change the design standards if they deem appropriate.

(Ord. 2007-41. Passed 12-6-07; Ord. 2014-26. Passed 11-20-14.)

1275.13 /ENCLAVE OVERLAY DISTRICT.

The Northwood Commons/Enclave Overlay District shall encompass the areas as indicated on the Official Zoning Map of the City of Northwood. The purpose of this area is to permit the Planning Commission to modify or alter any of the requirements of the Central Business District to meet the unique physical characteristics of these areas, while maintaining the purpose, character, and approval procedure of the Central Business District.

(Ord. 2007-41. Passed 12-6-07.)

For the purposes of encouraging the expeditious review and approval of mixed use development and redevelopment proposals in these specific overlay areas, the following guidelines shall apply:

- (a) Lots on land, except for lots used for single family residential land uses, that are located with this overlay district shall be created using “Approval without a Plat” procedures specified in Section 1222.
- (b) The Architectural Review Committee (ARC), under the direction of Section 1247, shall be the final authority and hear, review, and evaluate the design of any proposed new construction, renovation, or expansion project, and review and approve site plans in accordance with Northwood’s zoning code.
- (c) All proposals and developments shall conform to this chapter and all site plans submitted and reviewed in conformance with Section 1250.12. The ARC shall certify as such, with the applicant submitting the approved plans to the Planning, Zoning and Economic Development Coordinator, or designee, and making an application for a zoning permit. After construction and inspection of the improvement and upon certification that the improvement is in compliance with the approved plans, a certificate of occupancy shall be issued.