

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. 2020-42

Passed December 10, 2020

ORDINANCE 2020-42

AN ORDINANCE ADOPTING THE NORTHWOOD PLANNING COMMISSION'S RECOMMENDATION AMENDING CHAPTER 1274, TITLED COMMERCIAL DISTRICT, SECTION 1274.08, SCREENING AND/OR BUFFERING AND ADDING SECTION 1274.14, DESIGN STANDARDS TO THE NORTHWOOD CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

WHEREAS, the Northwood Planning Commission has recommended amending Chapter 1274, Section 1274.08, of the Northwood Codified Ordinances, Part Twelve (12) titled Planning and Zoning; and,

WHEREAS, the Northwood Planning Commission has recommended adding Section 1274.14, titled Design Standards to the Northwood Codified Ordinances, Part Twelve (12) Planning and Zoning; and,

WHEREAS, a public hearing was held by the Northwood City Council regarding this amendment on Thursday, December 3, 2020 at 7:00 P.M. in the Council Chambers of the Northwood Municipal Building.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD, OHIO:

SECTION 1. That CHAPTER 1274, SECTION 1274.08 of the Northwood Codified Ordinances Titled Commercial District, Screening and/or Buffering be amended as follows:

121 _____ C Commercial District _____ 1274.10

1274.08 SCREENING AND/OR BUFFERING

(a) If the Commercial District abuts any Residential District or use the buffering shall be provided in accordance with Section 1250.10.

(b) Dumpster and trash receptacle screening shall be provided in accordance with Section 1282.11.

SECTION 2. That CHAPTER 1274, SECTION 1274.14 of the Northwood Codified Ordinances Titled Commercial District, Design Standards be amended and added as follows:

121 _____ C Commercial District _____ 1274.10

1274.14 DESIGN STANDARDS

(a) Landscaping requirements shall be provided in accordance with Section 1250.10

(b) Blank wall surfaces abutting rights of way shall incorporate architectural elements; changes in wall texture or windows to break up the mass and create visual interest.

(1) The use of landscaping or other techniques may be approved by the Planning Commission

(c) All mechanical equipment (including rooftop) must be screened from view

(d) All entrances must be clearly defined and shall include one of the following:

(1) Canopy, portico or roof overhang (minimum 1 foot)

(2) Display windows (minimum 25% frontage)

(3) Architectural details such as moldings, tile work or other features

(4) A combination of site amenities such as planters, benches or trash cans

(5) Any equivalent technique to define entryways as approved by the Planning Commission

(e) Permitted building materials shall be compatible with adjacent properties and include:

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. 2020-42

Passed December 10, 2020

- (1) Brick
- (2) Wood (excluding Wood Sheeting)
- (3) Stone
- (4) Split faced or textured masonry
- (5) Exterior insulation and finish systems (EIFS) or equivalent product
- (6) A minimum of 33% of the building shall include one or more of these materials
- (7) Other building finishes and materials may be approved by the Planning Commission if they are compatible with adjacent properties

(f) Maintenance:

- (1) All buildings and signs shall be properly maintained including painting, cleaning and structural soundness.
- (2) All parking lots shall be properly maintained free of potholes, broken curb stops, cracks and visibly striped
- (3) All landscaping shall be regularly cut and pruned. Any landscape material that dies shall be immediately replaced with new landscaping of a similar size and species unless it creates a detriment or hazard.

SECTION 3. That it is found and determined that all formal actions of council concerning or relating to the passage of this Ordinance were adopted in an open meeting of Council, and that all deliberations of this Council and any of its committees, that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

SECTION 4. This ordinance shall take effect as an emergency measure or at least the earliest date allowed by law. The reason for the emergency is that the proper enforcement of the Northwood Planning & Zoning Code is necessary for the protection of the health, safety and welfare of our citizens.

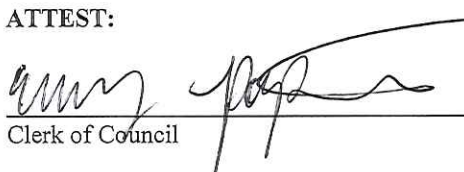
Vote to suspend rules:
Vote on emergency clause:
Vote on final adoption:

For: 7 Against: 0
For: 7 Against: 0
For: 7 Against: 0

Adopted this 10 day of December, 2020 as an emergency measure.

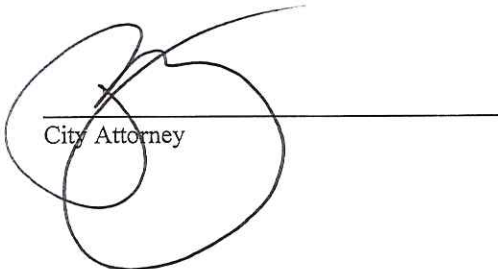
Effective: December 10, 2020

ATTEST:


Clerk of Council


President of Council

APPROVED AS TO FORM:


City Attorney

APPROVED:


Mayor