

**CHAPTER 1144**  
**Design Review**

<b>1144.01</b>	<b>Purpose.</b>	<b>1144.09</b>	<b>Design Review standards for Multi-Family Residential Design Review District (DRD-1).</b>
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**CROSS REFERENCES**  
Ohio Constitution, Art. XVIII, Sec. 3

**1144.01 PURPOSE.**

The purpose of Design Review is to apply standards that preserve and/or enhance the architectural integrity and exterior appearance of development in the City of Marysville, and by so doing, promote the public health, safety, and welfare of the residents and visitors to the community. (Ord. 36-08. Passed 10-23-08.)

**1144.02 INTENT.**

The intent of the design review process is to:

- (a) Ensure that the location, configuration, and architectural design of buildings and their materials and colors are visually harmonious on the planned site and with surrounding development and the environment.
- (b) Ensure that the location, configuration, and design of signs and their materials and colors are consistent with the character and scale of the buildings to which they relate and surrounding development.
- (c) Safeguard and enhance the visual and aesthetic character, diversity and quality of the City to protect and enhance the City's attractiveness to residents, tourists and visitors, and to stimulate business and industry by encouraging excellence in design.
- (d) Encourage superior design quality of the City and strengthen civic pride in the aesthetic environment of Marysville. (Ord. 36-08. Passed 10-23-08.)

**1144.03 ESTABLISHMENT; DUTIES AND RESPONSIBILITIES.**

(a) Establishment. The Design Review Board is hereby established. The Design Review Board shall consist of seven members. Of the seven members, four members shall be appointed by City Council, each being residents of the City. The remaining three members shall be appointed by the Mayor from members of the Planning Commission. Terms of office shall be for four years, provided that upon initial formation of the Board, one Council appointee shall be appointed for one year, one Council appointee shall be appointed for two years, one Council appointee shall be appointed for three years, and one Council appointee shall be appointed for four years. The term for a Mayor appointed Board member shall expire at the same time as his/her term on the Planning Commission expires. Term shall begin thirty days after enactment of this legislation. Any member appointed to fill a vacancy occurring prior to the expiration of the term for which his/her predecessor was appointed shall hold office for the remainder of the term. As determined appropriate by City Council, members of the Design Review Board may receive compensation. To provide a well qualified Design Review Board, a good faith effort should be made to appoint at least four of the seven members who have the following professional experience:

- (1) An individual who is a commercial property owner or business person who operates a commercial business;
- (2) An engineer, an architect or a person who has engineering or architectural experience;
- (3) A contractor or a person who has construction experience;
- (4) A landscape architect or landscape contractor or a person who operates a nursery or has landscaping experience; or,
- (5) A historic preservation specialist, or an individual who has extensive historical preservation or building inspection experience.

(b) Duties and Responsibilities. The Design Review Board shall review Certificate of Appropriateness and Exterior Plan applications in accordance with Chapters 1136, 1140, and 1144. The Design Review Board shall also perform any other duties outlined in the Planning and Zoning Code and approved Rules of Procedure for its operation.

(c) Rules of Procedure. The Rules of Procedure are on file with the Director of Administration and/or designee and shall be available for public inspection upon request.

(d) Maintaining a System for the Survey of Historic Properties. The Design Review Board shall maintain a system for the survey and inventory of historic properties, including the following:

- (1) The Board shall initiate or maintain a process approved by the Ohio Historic Preservation Office for the survey and inventory of resources within its jurisdiction.
- (2) The Board shall maintain a detailed inventory of the designated districts, sites and structures under its jurisdiction.
- (3) The Board shall maintain securely all inventory material, and have that inventory available to the public.
- (4) The Board shall maintain the inventories on Ohio Historic Inventory/Ohio Archaeological Inventory forms, or forms compatible with the Ohio Historic Preservation Office's computerized inventory.
- (5) The Board shall make the appropriate inventory forms available to the Ohio Historic Preservation Office through duplicates (with contact prints).
- (6) The Board shall periodically update the inventory forms to reflect changes.  
(Ord. 36-08. Passed 10-23-08.)

**1144.04 DEFINITIONS.**

For the purposes of this chapter, certain terms are herewith defined.

- (a) Accenting Colors. Color(s) that accentuate or contrast with something else, such as a touch of color that makes the features of an image stand out.
- (b) Architectural Features. Includes but is not limited to functional, ornamental or decorative features integral or attached to the exterior of a structure, including roof elements, cornices, eaves, gutters, belt courses, sills, lintels, windows, doors, transoms, fan lights, side lights, chimneys, and elements of exterior embellishment.
- (c) Board. Means the Design Review Board of the City of Marysville as established in Section 1144.03.
- (d) Contemporary Durable Materials. Includes but is not limited to those building materials that appear identical to natural materials and have the same or a higher level of durability than natural materials, but are manufactured through alternative methods and materials.
- (e) Design Review District. Shall mean the established Design Review District as described in this chapter.
- (f) Earth Tone Color. Color scheme(s) that draws from a color palette of browns, tans, grays, greens, blues, purples and some reds.
- (g) Facade. The exterior walls of a structure.
- (h) Harmonious. A quality which produces an aesthetically pleasing whole as in the arrangement of architectural and landscape elements.
- (i) Historic Colors. Those colors taken from any paint manufacturer's historic paint palette. Historic colors shall be appropriate to the era of the structure and/or district.
- (j) Mechanical/Electrical Hardware and Equipment. Includes but is not limited to equipment, devices and accessories, the use of which relates to ventilating, air conditioning, heating and similar purposes.
- (k) New Structure. A new structure is anything newly constructed or erected, the use of which requires location on the ground.
- (l) Modification. Includes additions and any exterior alterations that involve exterior material changes, additions and/or removal of architectural features.
- (m) Opacity. The quality or state of a body that makes it impervious to the rays of light; the relative capacity of matter to obstruct the transmission of radiant energy.
- (n) Site Hardware. Includes but is not limited to street furniture, lighting standards, mailboxes, control boxes, newspaper boxes and similar appurtenances.  
(Ord. 36-08. Passed 10-23-08.)

**1144.05 EXTERIOR PLAN REQUIRED BY DESIGN REVIEW BOARD FOR DESIGN REVIEW DISTRICTS.**

A zoning permit for a structure(s) classified as a New Structure or Modification shall be issued only after an Exterior Plan has been submitted to and approved by the Design Review Board. The Exterior Plan, as approved, shall be part of the zoning permit and the structure or complex shall be constructed in conformity with the Exterior Plan as approved by the Design Review Board. The Exterior Plan shall be drawn to an appropriate scale, submitted on paper 24 inches by 36 inches in size, and shall show:

- (a) Name and address of the property owner and applicant;
- (b) Boundary lines of the proposed development and the total approximate acreage encompassed therein;
- (c) Site Location Map including: North Arrow, graphic scale;

- (d) The zoning and specific land use for the property involved and for all adjacent properties;
- (e) Layout, numbering and dimensions of lots, if more than one;
- (f) Layout, location, dimensions and exterior building elevations of existing and proposed structures;
- (g) Building setback lines with dimensions;
- (h) Appearance, architectural style, size, scale, color and material selection for the proposed structure or complex:
  - (1) Physical samples shall be submitted to the Board in appropriate format.
- (i) Location of mechanical hardware and equipment;
- (j) Location of site hardware;
- (k) Exterior signage:
  - (1) The signage component shall illustrate the location, style, height, color and size of the proposed signage for the site.
- (l) Exterior lighting:
  - (1) The lighting component shall illustrate the location, style, height, color and intensity of the proposed lighting for the site.
- (m) Landscaping, mounding, fencing, buffering in accordance with the Landscape Plan requirements in Chapter 1140;
- (n) Location of natural features to be preserved or incorporated into the site;
- (o) Dimensions of driveway widths, existing and proposed curb cuts, parking spaces; along with sidewalks and walkways (existing and proposed-site materials), and existing paved areas to be removed;
- (p) Storm water management facilities (style/location only);
- (q) Such other information as may be requested by the Design Review Board to determine conformance with this Chapter.  
(Ord. 36-08. Passed 10-23-08.)

#### **1144.06 EXTERIOR PLAN APPLICATION/FEE.**

- (a) An application, in writing for the approval of the Exterior Plan, together with the number of copies as determined necessary by Administration of the Exterior Plan and the supplementary information specified in Section 1144.05, shall be submitted to the Director of Administration or their designated representative at least twelve (12) working days prior to the meeting of the Design Review Board at which the application is to be considered. Staff shall review submitted materials for completeness and shall:
  - (1) If it is found to be complete, place the Exterior Plan application on the next appropriate Design Review Board agenda; or
  - (2) If it is found to be incomplete, reject the application and return the application and fee to the applicant with an itemization of deficiencies.
- (b) The application fee for the Exterior Plan Review shall be in accordance with the Zoning Fee Schedule as established in Section 1100.01 of the Planning and Zoning Code and in force on the date the fees are due and payable. The fee shall be paid by the applicant at the time of submittal of the application and plans.
- (c) Exterior work on a structure that requires approval by the Design Review Board shall not commence until approval is granted by the Design Review Board. Should work commence prior to Design Review Board approval, the property owner shall be subject to penalties per Section 1125.99 of the Planning and Zoning Code.  
(Ord. 36-08. Passed 10-23-08.)

**1144.07 EXTERIOR PLAN APPROVAL.**

(a) The Design Review Board shall, after receipt of reports from City staff and the applicable City Commissions, determine whether the Exterior Plan shall be approved, conditionally approved, or disapproved. The Exterior Plan shall not be approved unless the Design Review Board finds that:

- (1) All of the applicable provisions in the Planning and Zoning Code are complied with.
  - (2) The location and configuration of the building(s), landscaping, off-street parking, driveways and site amenities are visually harmonious within the site and its surroundings.
- (b) If the Exterior Plan is disapproved, the reasons for a disapproving vote shall be stated by those members and it shall be captured in the minutes of the meeting.
- (c) Exterior Plans must be approved, conditionally approved or disapproved within thirty (30) working days from the date of receipt. This thirty day period may be extended by the mutual agreement of the Design Review Board and the applicant.
- (d) Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.
- (e) Exterior plans approved prior to the adoption of this section, in which work has not commenced, shall become null and void one (1) year after the adoption of this section. (Ord. 36-08. Passed 10-23-08.)

**1144.08 DESIGN REVIEW DISTRICTS ESTABLISHED.**

In order to apply the appropriate design review standards to different land uses and areas within the community, the following Design Review Districts are hereby established:

- (a) Multi-Family Residential Design Review District (DRD-1). The Multi-Family Review District (DRD-1) shall include any multi-family dwelling and any property located within a planned unit development that is to be developed as multi-family residential.
- (b) Commercial and Office Design Review District (DRD-2). The Commercial and Office Design Review District (DRD-2) shall include all properties within the City boundaries that are zoned OR, BR, NC, B-1, SD-1, TOC, GOV and HMD, any property located within a planned unit development that is to be developed as a commercial use or for office use, and any created commercial or office zoning district.
- (c) Manufacturing Design Review District (DRD-3). The Manufacturing Design Review District (DRD-3) shall include all properties within the City boundaries that are zoned M-1 and M-2, any property located within a planned unit development that is to be developed as manufacturing use, and any created manufacturing zoning district.
- (d) The Design Review Board also reviews Certificate of Appropriateness applications for any Historic Design Review District(s) and Landmark(s) as defined in Chapter 1136. (Ord. 36-08. Passed 10-23-08.)

**1144.09 DESIGN REVIEW STANDARDS FOR MULTI-FAMILY RESIDENTIAL DESIGN REVIEW DISTRICT (DRD-1).**

The purpose of the DRD-1 District is to encourage a high quality, attractive, and lasting style in multi-family residential developments.

(a) Building Architecture

- (1) Building materials. Building materials shall be of high quality and durability, and architectural features should be used to create visual interest and livability of the multi-family dwellings. Building facades shall be constructed with one or more of the following materials: solid wood, brick, stone, stucco, contemporary durable materials, with minimal use of vinyl, aluminum or metal siding. Materials shall be of low reflectance. All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials. The exteriors on a minimum of forty percent (40%) of the facades of buildings shall incorporate brick, brick veneer, stone, stone veneer, split face block, stucco, glass, decorative block, EIFS or other contemporary durable materials that have the appearance of stone, brick or stucco or other natural materials.
- (2) Building color. Specific colors and color schemes shall be designed to be compatible and harmonious with those of the buildings in the surrounding area. Colors shall be natural earth tone. The color white is also encouraged. Facade colors shall be subtle and of low reflectance. Accent colors may be used to highlight architectural features. Prohibited accent colors shall include metallic and fluorescent.
- (3) Roofing. Roofing shall be compatible and harmonious with building materials and color scheme.

(b) Site Planning.

- (1) Site layout. Principal buildings, accessory buildings, fencing, parking areas, access drives, storm water facilities, pedestrian walkways, and landscaping shall be arranged to provide a visually appealing development that takes the existing topographic features and neighboring properties into consideration. Aesthetically pleasing attributes shall be visible throughout the entire development and the public right-of-way.
- (2) Natural features. Existing natural features such as lakes, ponds, streams, ravines, woodlands, and wetlands are highly encouraged to be retained and incorporated into the new development.
- (3) Open Space. Open space areas in multi-family developments should provide recreational activities for the residents and should maintain the residential character of the development. If the development is adjacent to a public park, school, recreational area or commercial area, or similar type area, the developer shall provide pedestrian access to those areas.
- (4) Parking and access drives. All vehicle use areas, including but not limited to parking areas and access drives, shall consist of a paved surface material with concrete curb. Paved surface materials shall consist of a sealed surface material of asphalt or concrete and along with the curbing shall be constructed to City standards unless a viable or environmentally friendly solution is recommended by the Design Review Board and approved by the City Engineer. The length from the parking area to the building should not be greater than 250 feet.

- (5) Pedestrian safety. Site design shall provide a pedestrian friendly system. All developments shall provide pedestrian walkways between public sidewalks/streets and building entrances. Sidewalks shall also be installed along all existing public streets if sidewalks do not presently exist. Sidewalks shall be constructed according to the minimums set forth in the "Standard Construction Drawings" of the City.
  - (6) Lighting. Lighting shall enhance the visual appearance of the development. The color and design of the light poles and fixtures shall be designed to compliment the architectural character of the buildings.
  - (7) Fencing. Chain link, barbed wire, razor barb, and electrically charged fencing are not permitted. Masonry, wood, vinyl fencing, or decorative iron fencing is encouraged.
  - (8) Landscaping. Landscaping shall comply with the requirements outlined in Chapter 1140.
- (c) Trash Enclosures. Trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure meeting the following criteria:
- (1) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.
  - (2) The trash enclosure shall be constructed of a wooden or vinyl fence structure, or masonry wall with an opacity of one hundred percent (100 %) and a height of one foot above the top of the tallest container.
  - (3) The trash enclosure shall be constructed and located so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.
  - (4) The building materials used for the trash enclosures shall be compatible with the building materials used on the principal building. A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosed area.
  - (5) Gates and doors on the enclosure shall be of wood, vinyl, hardiplank or any alternative material the Board deems suitable. Fencing with slats is prohibited.
  - (6) The location of trash enclosures shall be as inconspicuous as possible.
- (d) Signs. In addition to the requirements in Chapter 1143 - Signs, the following guidelines should apply:
- (1) Height. Signage shall be low profile to avoid adversely affecting the residential area.
  - (2) Design. Signage shall be compatible with topographic features and the architectural design of the principal building, with a color scheme that is compatible with that of the principal building.  
(Ord. 36-08. Passed 10-23-08.)

#### **1144.10 DESIGN REVIEW STANDARDS FOR COMMERCIAL AND OFFICE DESIGN REVIEW DISTRICT (DRD-2).**

The purpose of the DRD-2 District is to encourage a high quality, attractive and lasting style in commercial and office development.

- (a) Building Architecture
- (1) Building materials. Building materials shall be of high quality and durability, and architectural features should be used to create visual interest and usability of the commercial or office buildings. Building facades shall be constructed with one or more of the following materials: solid wood, glass, brick, stone, stucco, decorative block or contemporary durable materials, with minimal use of vinyl, decorative aluminum or metal siding.

Materials shall be of low reflectance. All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials. The exteriors on a minimum of forty percent (40%) of the facades of buildings should incorporate brick, brick veneer, stone, stone veneer, split face block, stucco, glass, decorative block, EIFS or other contemporary durable materials that have the appearance of stone, brick or stucco or other natural materials.

- (2) Building color. Specific colors and color schemes shall be designed to be compatible and harmonious with those of the buildings in the surrounding area. Colors shall be natural earth tone. The color white is also encouraged. Facade colors shall be subtle and of low reflectance. Accent colors may be used to highlight architectural features. Prohibited accent colors include metallic and fluorescent.
- (3) Roofing. Roofing shall be compatible and harmonious with building materials and color scheme.
- (4) Facades and exterior walls. Facades shall be articulated to reduce the massive scale and the uniform, impersonal appearances of large buildings and provide visual interest that will be consistent with the community's identity, character and scale. Facades greater than 75 feet in length, measured horizontally, should incorporate wall plane projections or recesses. No uninterrupted length of any facade should exceed 75 feet.
  - A. Ground floor facades. Ground floor facades that face public streets and parking areas should have arcades, display windows, entry areas, awnings, or other such features along no less than sixty percent (60%) of their horizontal length.
  - B. Back and side facades. All facades of a building which are visible from adjoining properties and/or public streets should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristics similar to the front facade.

(b) Site Planning

- (1) Site Layout. Principal buildings, accessory buildings, fencing, parking areas, access drives, storm water facilities, pedestrian walkways, and landscaping shall be arranged to provide a visually appealing development that takes the existing topographic features and neighboring properties into consideration. Aesthetically pleasing attributes shall be visible throughout the entire development and the public right-of-way.
- (2) Natural Features. Existing natural features such as lakes, ponds, streams, ravines, woodlands, and wetlands are highly encouraged to be retained and incorporated into the new development.
- (3) Parking and Access Drives. All vehicle use areas, including but not limited to parking areas and access drives, shall consist of a paved surface material with concrete curb. Paved surface materials shall consist of a sealed surface material of asphalt or concrete and along with the curbing shall be constructed to City standards unless a viable or environmentally friendly solution is recommended by the Design Review Board and approved by the City Engineer.
- (4) Pedestrian Safety. Site design shall provide a pedestrian friendly system. All developments shall provide pedestrian walkways between public sidewalks/streets and building entrances. Sidewalks shall also be installed along all existing public streets if sidewalks do not presently exist. Sidewalks shall be constructed according to the minimums set forth in the "Standard Construction Drawings" of the City.

- (5) Lighting. Lighting shall enhance the visual appearance of the development. Color and design of the light poles and fixtures shall be designed to compliment the architectural character of the buildings.
  - (6) Fencing. Chain link fencing shall be limited to areas behind the front facade(s) of the primary building. Masonry, wood, vinyl, or decorative iron fencing is encouraged. Barbed wire, razor barb and electrically charged fencing are not permitted.
  - (7) Landscaping. Landscaping shall comply with the requirements outlined in Chapter 1140.
- (c) Outdoor Storage, Mechanical Hardware and Equipment, Trash Collection, and Loading Areas. Loading docks, truck parking, outdoor storage, utility meters, mechanical hardware and equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are minimized to adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
- (d) Trash Enclosures. Trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure meeting the following criteria:
- (1) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.
  - (2) The trash enclosure shall be constructed of a wooden or vinyl fence structure, or masonry wall with an opacity of one hundred percent (100 %) and a height of one foot above the top of the tallest container.
  - (3) The trash enclosure shall be constructed so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.
  - (4) The building materials used for the trash enclosures shall be compatible with the building materials used on the principal building. A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosed area.
  - (5) Gates and doors on the enclosure shall be of a wood, vinyl, hardiplank or any alternative material the Board deems suitable. Fencing with slats is prohibited.
  - (6) The location of enclosures shall be as inconspicuous as possible.
- (e) Signs. In addition to the requirements in Chapter 1143 - Signs, the following guidelines should apply:
- (1) Height. Signage shall be low profile to avoid adversely affecting the commercial and office areas.
  - (2) Design. Signage shall be compatible with topographic features and the architectural design of the principal building, with a color scheme that is compatible with that of the principal building.  
(Ord. 36-08. Passed 10-23-08.)

**1144.11 DESIGN REVIEW STANDARDS FOR MANUFACTURING DESIGN REVIEW DISTRICT (DRD-3).**

The purpose of the DRD-3 District is to encourage a high quality, attractive and lasting style in manufacturing development.

(a) Building Architecture

- (1) Building materials. Building materials shall be of high quality and durability, and architectural features should be used to create visual interest and usability of the manufacturing buildings. Building facades should be constructed with one or more of the following materials: wood, contemporary durable materials, brick, stone, scored block, with minimal use of vinyl, decorative aluminum or metal siding. Materials shall be of low reflectance. The use of a combination of decorative stone, brick or masonry materials and wood is encouraged.
- (2) Building color. Specific colors and color schemes shall be designed to be compatible and harmonious with those of the buildings in the surrounding area. Colors shall be natural earth tones. The color white is also encouraged. Facade colors shall be subtle and of low reflectance. Accent colors may be used to highlight architectural features. Prohibited accent colors include metallic and fluorescent.
- (3) Facades and exterior walls. Facades should be articulated to reduce the massive scale and impersonal appearances of large manufacturing buildings and should provide visual interest that will be consistent with the community's identity, character and scale. The office portions of the building(s) shall meet the guidelines required for office buildings constructed in the DRD-2 Design Review District.

(b) Site Planning

- (1) Site layout. Principal buildings, accessory buildings, fencing, parking areas, access drives, storm water facilities, pedestrian walkways, and landscaping shall be arranged to provide a visually appealing development that takes the existing topographic features and neighboring properties into consideration.
- (2) Natural features. Existing natural features such as lakes, ponds, streams, ravines, woodlands, and wetlands are highly encouraged to be retained and incorporated into the new development.
- (3) Parking and access drives. All vehicle use areas, including but not limited to parking areas and access drives, shall consist of a paved surface material with concrete curb. Paved surface materials shall consist of a sealed surface material of asphalt or concrete and along with the curbing shall be constructed to City standards unless a viable or environmentally friendly solution is recommended by the Design Review Board and approved by the City Engineer. Vehicular storage or heavy equipment use areas may also use alternative surface materials, as recommended by the Design Review Board and approved by the City Engineer.
- (4) Pedestrian safety. Site design shall provide a pedestrian friendly system. All developments shall provide pedestrian walkways between public sidewalks/streets and building entrances. Sidewalks shall also be installed along all existing public streets if sidewalks do not presently exist. Sidewalks shall be constructed according to the minimums set forth in the "Standard Construction Drawings" of the City.

- (5) Lighting. Lighting shall enhance the visual appearance of the development. Color and design of the light poles and fixtures shall be designed to compliment the architectural character of the buildings.
  - (6) Fencing. Chain link fencing should be limited to areas behind the front facade(s) of the primary building. Masonry, wood, vinyl or decorative iron fencing is encouraged.
  - (7) Landscaping. Landscaping shall comply with the requirements outlined in Chapter 1140.
- (c) Outdoor Storage, Mechanical Hardware and Equipment, Trash Collection, and Loading Areas. Loading docks, truck parking, outdoor storage, utility meters, mechanical hardware and equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are minimized to adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
- (d) Trash Enclosures. Trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure of one hundred percent (100%) opacity where visible to a public street.
- (1) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.
  - (2) The trash enclosure shall be constructed of a wooden or vinyl fence structure, earth mound or masonry wall with an opacity of one hundred percent (100 %) and a height of one foot above the top of the tallest container.
  - (3) The trash enclosure shall be constructed so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.
  - (4) The building materials used for the trash enclosures shall match the building materials used on the principal building. A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosure.
  - (5) Gates and doors on the enclosure shall be of a wood, vinyl, hardiplank or any alternative material the Board deems suitable. Fencing with slats is prohibited.
  - (6) The location of trash containers or receptacles shall be as inconspicuous as possible.
  - (7) The trash enclosure shall not be required if the trash containers or receptacles are otherwise screened or enclosed from public view as determined by the Design Review Board.
- (e) Signs. In addition to the requirements in Chapter 1143 - Signs, the following guidelines should apply:
- (1) Height. Signage shall be low profile to avoid adversely affecting the areas surrounding the industrial site.
  - (2) Design. Signage shall be compatible with topographic features and the architectural design of the principal building.  
(Ord. 36-08. Passed 10-23-08.)

#### **1144.12 APPEAL.**

Any person whose plan has been disapproved or who has otherwise been aggrieved by a decision of the Design Review Board, Zoning Inspector or designee may appeal that decision to the Board of Zoning Appeals. Please refer to Chapter 1129.  
(Ord. 36-08. Passed 10-23-08.)