

### **5.10 Corridor Overlay District – Purpose**

The purpose of the Corridor Overlay District for transportation corridors identified herein is to promote and protect the public health, safety and welfare by providing for consistent and coordinated treatment of properties bordering and within the identified transportation corridors in Stark County. The identified corridors are important transportation corridors, and will continue as such with future growth of the County. These transportation corridors are expected to carry significant volumes of traffic, making development along these transportation corridors highly visible to the traveling public. Therefore, it is the purpose of this District to ensure high aesthetic quality of development along these important transportation corridors through:

- (A) The establishment of enhanced standards for buildings, landscaping, and other improvements constructed on the properties bordering and within the identified transportation corridors; and
- (B) The establishment of development requirements which will encourage high quality of design of development of those properties and promote the quality, scale, and character of development consistent with existing and planned uses bordering and within the identified transportation corridors.

#### **5.10.1 Corridor Overlay District – Boundaries**

The boundaries of the Corridor Overlay Districts are hereby established as follows:

- (A) All structures that are within 400 feet of either side of the right-of-way (existing or future if additional right-of-way is required, whichever is greater) for the following identified corridors:

- 1. Highway 22 (North and South)
- 2. I-94 Highway Corridor
- 3. 116<sup>th</sup> Street SW (North and South)
- 4. Highway 10 (East and West)
- 5. Highway 85 (North and South)
- 6. Highway 8 (North and South)

#### **5.10.2 Corridor Overlay District – Permitted Uses**

The overlay district provisions apply to any base zoning district set forth in this chapter that exists within the defined overlay area. Permitted uses shall be subject to the provisions of this section and shall be further subject to requirements of the applicable base zoning district.

### **5.10.3 Corridor Overlay District – Application and Exemptions**

- 1) These standards apply to sites (including all principal and accessory buildings) that are within the Corridor Overlay District unless otherwise specified herein, and apply to all use categories.
- 2) Farm structures are exempt from these requirements provided they meet the base zoning district requirements.
- 3) Existing single-family structures are exempt from these requirements provided they meet the base zoning district requirements.
- 4) Expansions to buildings that exist on the date this ordinance is adopted are exempt from the requirements of this ordinance for any building additions that do not exceed fifty percent (50%) of the existing building square footage. If multiple building expansions are conducted after the adoption of this ordinance, the expansion that causes the total square footage of expansions to reach or exceed a 50% expansion of the original building square footage shall thereafter be required to conform to the requirements of this chapter.
- 5) If overlapping regulations appear in other sections of this Zoning Ordinance, those regulations stated herein shall take precedence.
- 6) Unless otherwise noted in this Section, the standards of the underlying base zoning districts shall apply.

### **5.10.4 Corridor Overlay District – Permitted Uses**

The overlay district provisions apply to any base zoning district set forth in this chapter that exists within the defined overlay area. Permitted uses shall be subject to the provisions of this section and shall be further subject to requirements of the applicable base zoning district.

### **5.10.5. Corridor Overlay District – Application and Exemptions**

These standards apply to sites (including all principal and accessory buildings) that are within the Corridor Overlay District unless otherwise specified herein, and apply to all use categories.

Farm structures are exempt from these requirements provided they meet the base zoning district requirements.

Existing single-family structures are exempt from these requirements provided they meet the base zoning district requirements.

Expansions to buildings that exist on the date this ordinance is adopted are exempt from the requirements of this ordinance for any building additions that do not exceed fifty percent (50%) of the existing building square footage. If multiple building expansions are conducted after the adoption of this ordinance, the expansion that causes the total square footage of expansions to reach or exceed a 50% expansion of the original building square footage shall thereafter be required to conform to the requirements of this chapter.

If overlapping regulations appear in other sections of this Land Development Code, those regulations stated herein shall take precedence.

Unless otherwise noted in this Section, the standards of the underlying base zoning districts shall apply.

#### **5.10.6. Corridor Overlay District – Standards**

##### **Building Design**

1) Building design shall incorporate materials to convey permanence, substance, timelessness, and restraint. Each building shall be constructed with one or more of the following material(s) consisting of at least fifty percent (50%) of the exterior materials.

2) Any exterior building wall visible from the corridor shall be constructed of one or more of the following (minimum of 50%):

- a) Clay or masonry brick
- b) Customized concrete masonry with striated, scored, or broken faced brick type units (sealed) with color consistent with design theme.
- c) Poured in place, tilt-up, or precast concrete. Poured in place and tilt-up walls shall have a finish of stone, a texture, or a coating.
- d) Architectural flat metal panels or glass curtain walls.
- e) Stucco or Exterior Finish Insulation Systems (EFIS).
- f) Natural stone.
- g) Residential grade permanent siding provided that buildings are enhanced by the application of brick, decorative masonry, or decorative stucco surfaces in combination with decorative fascia,

overhangs, and trim. Wooden siding may be used as a substitute for residential grade permanent siding.

- h) Metal siding systems may be used along the corridor provided that metal is limited to 70% of the building face. In addition the building must be enhanced by the application of brick, decorative masonry, or decorative stucco surfaces in combination with decorative fascia, overhangs, and trim.
  - i) Additional materials may be approved by the Zoning Administrator provided that the substituted or additional materials meet the purpose and intent of this chapter and are similar in nature to those specified materials herein.
- 3) Non-decorative exposed concrete block buildings are prohibited.
  - 4) Ground floor building facades of commercial and office buildings visible from identified corridors shall have a minimum of 20 percent glass windows.
  - 5) Any portion of a building façade that exceeds one hundred (100) feet shall incorporate windows or architectural and design elements to break up the expanse of wall. Examples include, but are not limited to, windows, lighting, material changes, articulated wall surfaces, architectural treatments such as sculptured wall features or shadow lines, vertical accents, texture changes or color changes. Landscaping may be used in combination with the design elements listed above.
  - 6) Sloped roofs shall not exceed one hundred (100) feet in length without a change in roof plane, or gable, or dormer.
  - 7) Building design shall incorporate architectural characteristics that emphasize human scale design features, and minimize the mass and scale of buildings through the use of features including, but not limited to: variation in the rooflines and form, designs that visually define “tops” and “bottoms” of buildings, use of protected or recessed entries, use of vertical elements on or in front of expansive blank walls, use of focal points, inclusion of windows on elevations facing streets and pedestrian areas.
  - 8) Building entrances, excluding emergency exits, shall be designed as focal points and shall be enhanced through the use of elements such as canopies, overhangs, peaked roofs, paving materials, planters, landscaping features, and outdoor seating areas.

- 9) Roof-mounted and ground mounted mechanical equipment shall be fully screened from the identified corridor. Penthouses for mechanical equipment shall be incorporated into the building façade design, consistent with the exterior building design requirements.
- 10) Exterior mechanical equipment shall be shielded in a manner that protects adjacent properties from visual impacts and noise levels.
- 11) To assist in the interpretation of the above regulations the Zoning Administrator shall maintain a catalog of approved building designs and materials as a reference.

### **Multi-building or Mixed Use Projects**

- 1) Prior to issuance of a building permit on a multi-building development, the applicant shall submit plans that demonstrate the use of consistent design elements throughout the project. Subsequent building permits shall conform to the design elements presented.
- 2) Multi-building developments shall include prominent focal points, which shall include, but not be limited to architectural structures, art, historical and/or landscape features. These features shall be located at, or visible from, vehicular and pedestrian entrances to the site.
- 3) Free standing garage clusters of multiple family residential sites shall not be placed along the corridor overlay districts unless the overall appearance is similar to the primary residential building.

### **(C) Site Design**

- 1) Building and Parking Setbacks
  - a. Buildings on sites located at major intersections along the identified corridor (i.e. at intersections with traffic corridors as identified herein) shall be sited in the corner of the intersection with parking areas in the rear or side yard.
  - b. The Zoning Administrator shall consider all site design proposals with the requirements set forth herein. In those instances in which a prevailing setback has previously been established, the Zoning Administrator may require compliance with the prevailing setback rather than the provisions set forth below.
- 2) Natural Features

Significant natural or existing features, such as drainage swales,

existing trees, and shelterbelts, shall be incorporated into the site design to the extent that retention of the feature allows reasonable use of the site, as determined by the Zoning Administrator.

### 3) Functional Site Elements

- a. Trash enclosures and trash compactors shall be located such that they are not visible from the identified corridor.
- b. Outdoor storage that does not consist of display of merchandise shall be located such that it is not visible from the identified corridor, by placing the outdoor storage on the opposite side of the building from the identified corridor, or by placing outdoor storage in an enclosed area that has the appearance of being integral to the building. All outdoor storage shall be fully screened from view through the use of an opaque decorative fencing material or architectural screen walls.
- c. Loading and delivery areas shall not be located along the front or side of the building that fronts on the identified corridor, unless compliance is not reasonable feasible. Such areas shall be screened from view through the use of landscaping or architectural building elements that are consistent with the architecture and building materials used in the primary buildings.
- d. Contractor yards, service yards, heavy equipment, salvage, and items of a similar nature shall be located away from public street frontages and shall be screened with opaque fencing.

### 4) Pedestrian Accommodations for Commercial Projects

- a. Pedestrian walkways shall be provided between building entrances/exits and parking areas, and within parking areas to provide a designated walking area, especially where there is a need to connect dispersed buildings with parking areas.
- b. Pedestrian walkways shall be provided between buildings and sidewalks or multi-use paths along adjacent streets.
- c. On multi-building sites and mixed use sites, the site design shall include buildings. Designs shall include some areas with weather protection, such as overhangs provide functional pedestrian spaces, plazas, and seating areas between or in front of, awnings, and canopies to increase usefulness in a variety of weather conditions.
- d. Canopy shade trees, landscape features, and seating, or other pedestrian amenities near colonnades, storefronts, and pedestrian

routes shall be incorporated into the site.

5) Lighting for Commercial Projects

- a. Pedestrian scale lighting fixtures shall be provided in areas designed for pedestrian activity (walkways, plazas, outdoor seating areas).
- b. Lighting fixtures shall coordinate and complement the general architectural style of the development.
- c. Lighting should accent entryways and other site focal points, such as significant architectural, landscaping, or artistic features shall be provided.

**(D) Administration**

Submittal of plans. All plans for construction and renovation of structures within the district shall be submitted to the Zoning Administrator or their designee. The owner of the property to be constructed upon or renovated, or their authorized agent, shall submit two (2) full sized and to-scale plans and two (2) reduced copies of the necessary drawings to the Zoning Administrator.

**(E) Appeals**

Any applicant may appeal a decision of the Zoning Administrator on the interpretation of the requirements herein. The appeal shall be filed with the Zoning Administrator within ten (10) business days following the decision.

- 1) The Zoning Administrator will notify all property owners abutting the subject property prior to the Planning and Zoning Commission taking action on the appeal.
- 2) The applicant or any property owner shall have the right to appeal the decision of the Planning & Zoning Commission to the County Commission.
- 3) The appeal fee shall be established by the County Commission and included in the County's Fee Schedule.