ORDINANCE NO. 3 , 2010

AN ORDINANCE ADOPTING HOSPITAL CORRIDOR OVERLAY DISTRICT REGULATIONS

WHEREAS, the Montgomery 2006 Strategic Plan called for a planning study to be conducted to determine if it is appropriate to establish design guidelines along the Montgomery Road hospital/office corridor between Pfeiffer Road and Weller Road; and

WHEREAS, the City contracted with McBride Dale Clarion which has completed a study of the corridor and developed a set of building and site guidelines for the area; and

WHEREAS, the Planning Commission has reviewed and recommended to Council their approval of these guidelines with certain modifications; and

WHEREAS, Council did hold a public hearing on January 20, 2010, to consider such recommendation by the Planning Commission.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. The Hospital Corridor Overlay District Regulations (HOS) developed by McBride Dale Clarion with the assistance of staff and public input and recommended by the Planning Commission, a copy of which is attached hereto and incorporated herein by reference, is adopted in its entirety.

SECTION 2. This Ordinance and the revisions to the Land Usage Code to incorporate these design standards shall take effect the earliest opportunity as allowable by law.

PASSED: April 7, 2010

ATTEST: Susan J. Hamm
Susan J. Hamm, Clerk of Council

Gerri Harbison
Gerri Harbison, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellon, Law Director

Chapter 151.16

Hospital Corridor Overlay District Regulations (HOS)

FOR PLANNING, ZONING, & LANDMARKS COMMITTEE DISCUSSION ONLY

§ 151.1601 PURPOSE.

The Hospital Corridor District Regulations (HOS) are established in order to impose specific design criteria for both rehabilitation and new construction projects along the northern portion of the Montgomery Road corridor in the vicinity of Bethesda North Hospital. The overlay regulations address all properties fronting on Montgomery Road with the exception of existing residential properties. The district's south boundary is the north side of Pfeiffer Road at the intersection with Montgomery Road. The boundary to the north is at the City corporation line near the intersection of Montgomery Road and Weller Road.

Therefore the purposes of this chapter are to:

(a) Guide development and redevelopment within the Hospital Corridor Overlay District to protect and enhance the City's image.

(b) Ensure that new development and redevelopment is respectful of the surrounding residential areas.

(c) Ensure that new development and redevelopment is consistent with the desired character of the City.

(d) Create aesthetically cohesive development along the Montgomery Road corridor.

(e) Provide the basis for consistency and objective decision making by providing criteria to be used by the Zoning Administrator, Planning Commission, and City Council when evaluating proposed development.

§ 151.1602 APPLICABILITY OF DISTRICT.

All properties designated HOS – Hospital Corridor Overlay District on the official zoning map of the City of Montgomery and the inset (see Section 151.16) shall be subject to the regulations of this chapter. Current residential uses will become a part of the district when the property is redeveloped to a non-residential use. The underlying regulations applicable to these properties are set forth in Chapter 151.12 and specifically Section 151.1215, but these regulations are intended to supplement

such regulations. As a result, the regulations stated in this chapter shall apply to the properties in addition to the underlying zoning district regulations. Where the standards are in discrepancy, the more stringent shall apply.

(a) **Review Procedure.**

(1) The Zoning Administrator, subject to approval by the Planning Commission, shall adopt certain rules and regulations setting forth the pallet of colors, roof materials, building materials, and other construction materials acceptable in the Hospital Corridor District for the enforcement of this Code.

(b) **Compliance.**

(1) All new construction on a lot in the Hospital Corridor district where the existing principal building is completely removed and a new building is proposed shall be subject to the provisions of this Chapter and the development plan review procedures set forth in § 150.14, unless exempt by §150.1207.

(2) Additions to the principal structure which result in an increase in the total exterior wall area of 25% or more shall be subject to the provisions of this Chapter with the exception of Sections 151.1604 & 151.1605; and the development plan review procedures set forth in § 150.14, unless exempt by §150.1207.

(3) Renovation to existing facades where the renovation only involves the total replacement of an existing façade material need not comply with the provisions of Section §151.1604, 151.1605, 151.1606 and 151.1608, but must use approved colors and materials.

(4) Maintenance, or minor alterations to existing structures shall be exempt from development plan review and these standards.

(5) No conforming structures as of the adoption of these standards shall be modified or altered in a manner which makes them noncompliant with these standards.

(6) Site modifications, parking, and modifications to mechanical equipment shall meet the standards related to those features to the maximum extent feasible. Modifications to the site will not require modifications to the building.

(7) Applications for exterior changes to property in the Hospital Corridor Overlay District that is not subject to a development plan review shall comply with the procedures set forth in § 150.1207.

§ 151.1603 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply:

BULKHEAD. The part of the façade that forms a base for one or more windows on the ground floor, typically in traditional store fronts. **See Figure 1.**

Figure 1

CLERESTORY. An upper story row of windows, or windows so placed. Often applied when there is not an actual interior corresponding floor. **See Figure 2.**

CUPOLA. A domed or hipped roof cap, usually topping a roof or turret.

FENESTRATION. Window and other openings in a building's façade.

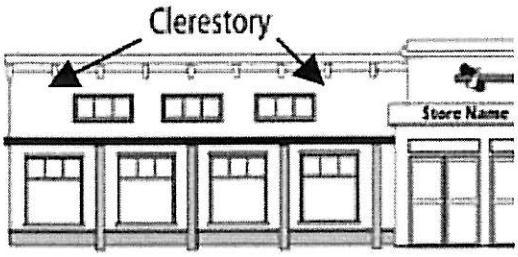


Figure 2

GLAZING. Fitted or covered with glass.

KICK PLATE. A hard plate or veneer fitted to the lower portions of a building including the lower rail of a door, bulkhead, or risers of a step to prevent damage from moderate impact. Also referred to as a "toe kick".

MULLIONS. A vertical member separating (and often supporting) windows, doors, or panels set in series. **See Figure 3.**

MUNTIN. A secondary framing member to hold panes within a window, window wall, or glazed door. **See Figure 3.**

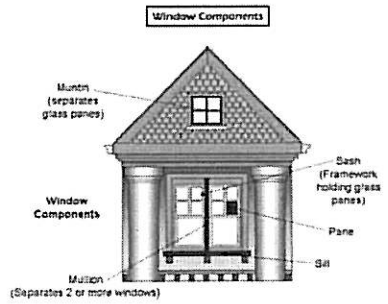


Figure 3

Source: www.axiominspection.com

QUOINING. Dressed stones or bricks at the corners of buildings, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, they are now used for more decorative purposes. **See Figure 4.**

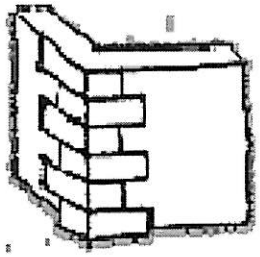


Figure 4

SPANDREL. A wall panel filling the space between the top of a lower story window and the sill of an upper story window. Often with ornamentation or as a place for signage.

SPANDREL GLASS. Heat-strengthened flat glass with a colored ceramic coating adhered to the back by a heat fusion process. It has double the strength of annealed glass of the same size and thickness, enabling it to withstand greater uniform loads and thermal stresses. Spandrel glass cannot be re-cut after heat strengthening. It is used as fixed opaque colored glass on buildings in front of floor slabs and columns. It is available in a wide array of colors.

VISIBLE. Capable of being seen or exposed to view from a public place or residential property.

VISIBLE TRANSMITTENCE (VT). An optical property that indicates the amount of visible light transmitted. The higher the VT the more light is transmitted.

WATER TABLE. A horizontal projecting string course, molding, or ledge placed so as to divert rainwater

from a building's foundation. In traditional buildings, this element is often placed at or directly above the sill between the foundation and the base of the structural wall.

WIDOW'S WALK. A walkway or narrow platform on roof. Also referred to as a "captain's walk."

§ 151.1604 PARKING AND LOADING FACILITIES.

(a) Parking shall be located to the side or rear of buildings relating to the Montgomery Road frontage when it can be effectively screened from adjacent residential uses through the use of walls and/or landscaping.

(b) If a site is too narrow to effectively provide parking to the side of the building, the required parking spaces can be provided between the street and the building, but shall be screened from public view by berms or landscaping and meet the setback requirements stated in §151.1207.

(c) The visual and environmental impact of loading areas and off-street parking should be reduced through their location on the site, their design and configuration, inclusion of landscaping, and minimization of impervious surfaces.

§ 151.1605 INTERNAL PEDESTRIAN AND AUTOMOBILE CONNECTIONS.

(a) **Pedestrian Connections**

(1) Attractive, well marked pedestrian connections shall be provided between parking areas and the entrances to buildings.

(2) Pedestrian connections from public sidewalks to building entrances should be provided along private access drives.

(3) Pedestrian connections between adjacent commercial and office developments/buildings are encouraged. **See Figure 5.**

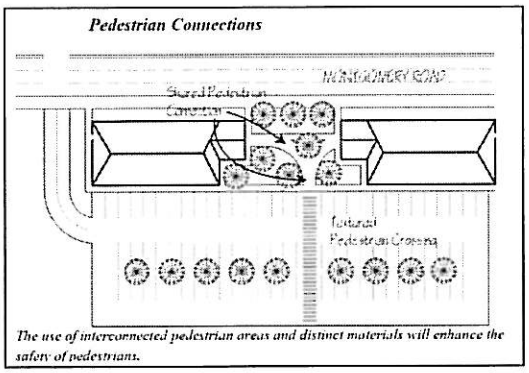


Figure 5

(b) **Pedestrian Safety**

(1) When feasible, pedestrian connections or paths shall be incorporated to reduce the conflict between pedestrian and vehicular traffic.

(2) Pedestrian connections and paths shall be clearly identified through the use of alternate paving materials, colors, pavement markings or textures at key locations where they cross vehicular circulation patterns at grade.

(3) Materials used in the development of pedestrian connections shall be level and slip resistant to reduce the potential for tripping hazards and promote access for all users.

§ 151.1606 ARTICULATION AND MASSING.

(a) A single, large, dominant building mass shall be avoided.

(b) Facades shall incorporate variation through the use of recesses, projections, windows, columns, horizontal and vertical offsets, awnings, canopies, and similar features.

(c) A building's vertical and horizontal dimensions should be related to each other through the use of bays or articulation that visually separate the building planes into components with proportions that emphasize neither the vertical nor horizontal dimension beyond a 2:3 ratio. Buildings with larger footprints should have the façade subdivided into components to provide variation and a hierarchy of components.

See Figure 6.

Figure 6

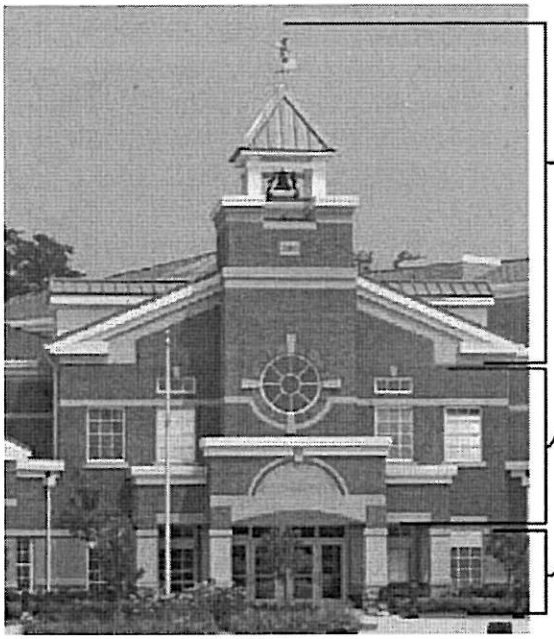
(d) Building shall have a clearly defined base, middle, and top. **See Figure 7.**

(1) A recognizable base may consist of, but is not limited to: thicker walls, ledges, or sills; integrally textured materials such as stone or masonry; integrally colored and patterned materials such as smooth-finished stone or tiles; lighter- or darker-colored materials different from the body of the building; mullions; or panels. The use of bulkheads and water table trims are strongly encouraged.

(2) A recognizable top may consist of, but is not limited to: dimensional cornice treatments other than just colored stripes or bands, variation in masonry pattern or material or differently colored materials; sloping roof with overhangs and brackets; stepped parapets; or aligned openings and articulations.

(e) Primary facades which have total building heights over fifteen (15) feet which have only one floor level shall be vertically articulated to present the appearance of a clerestory, half-story, or multiple full stories through one of the following methods:

(1) Exterior demarcation of the change in floors such as a soldier course, belt course, change in material, or masonry patterns every twelve (12) feet, or portion thereof, of vertical height.



(2) Vertical recess of wall plane to a depth of at least three (3) percent of the building's depth, indicating the presence of a wall change.

(f) **Building Entrances**

(1) Canopies, awnings, porticos, atriums, or similar features may be used to demarcate primary entrances to buildings.

(2) Entry features should not exceed the average building height by more than 10%.

(3) Entry features should not occupy more than 40% of the horizontal façade length.

(4) Building entrances may be set back or project to add emphasis to the entrance.

(5) Building entrances should coordinate with the scale, mass, and style of the building.

§ 151.1607 BUILDING MATERIALS AND COLORS.

(a) **Permitted Materials**

(1) **Primary Materials** - A minimum of fifty (50) percent of each visible façade surface shall be finished in brick, stone, natural wood clapboard, wood board and batten, or wood shingles. Modern manufactured materials that create the appearance of these materials such as Hardiplank™, architectural panels, or cast stone may be considered appropriate. Glass cladding must be installed at least eighteen (18) inches from the ground. (See Section 151.1608 for additional regulations on glazing.)

i. Atriums, entryways or additions which extend from the main foot print and do not exceed 10% of the total floor area of a building or are designed to be used as a conservatory, or entry feature

may be exempt from the primary materials standards and be almost entirely glazed provided glazing is installed at least eighteen inches from the ground.

(2) **Accent Materials** - No more than thirty (30) percent of each visible façade may be clad in the following materials: copper, terra cotta, or decorative concrete masonry units, stucco, and EIFS (exterior insulated finish systems), decorative precast panels and non-reflective architectural metal panels

(3) **Other Materials** - Other materials not listed as prohibited may be considered by the Planning Commission on a case-by-case basis as a primary or accent building material. The use of energy producing elements, advanced roofing features, and other energy efficient features is encouraged.

(4) Visible roofing materials shall be appropriate for the architectural style of the structure. Dimensional asphalt shingles, slate, synthetic slate, and tile are permitted materials.

(b) **Prohibited Materials**

(1) Exterior covering materials that are prohibited include vinyl, aluminum siding, standard concrete masonry units (cinder block), tilt-up concrete, corrugated steel, and highly reflective materials such as mirrored glass or chrome.

(c) **Permitted Colors**

(1) The base colors used on buildings in the HOS District should be of the natural color of the material in the case of brick or stone, or of a muted pallet. Brighter more vivid colors should be reserved for limited use as a trim or accent.

i. Any proposed color or materials scheme not consistent with these Guidelines, including but not limited to those with trademarked or brand affiliated colors, must be approved by the Planning Commission.

ii. Exemption for signs. The permitted colors do not apply to signage as regulated by section 151.30.

(d) **Prohibited Colors**

(1) No fluorescent, neon, or reflective colors shall be used in the construction of a new building or renovation of an existing building within the corridor.

i. Exemption for signs. The prohibited colors shall not apply to signage as regulated by section 151.30.

(e) **Color and Material Variation**

(1) A maximum of four (4) different materials or colors shall be used on a single structure, except in the case where the building's façade is designed to appear as more than one building. In such case, each element may use a maximum of four (4) colors and or materials, but the overall color scheme of the building should be coordinated.

(2) Transition of Materials

i. When a transition from one material to another is made on

the same façade, it shall be completed either with appropriate trim or as an accent with variation such as quoining or reveals based on the material thickness.

ii. When a transition in materials is made from one façade to another, the transition of materials shall be made at an inside corner.

§ 151.1608 WINDOW REGULATIONS.

Fenestration and window openings in a façade assist with the articulation of a building and improve the overall visual appearance.

(a) **Window Scale and Proportions**

(1) Windows should be between twenty five percent and 50 percent of the of the floor height as measured from floor to ceiling. It should be designed for an organized exterior appearance and the intended use of the building.

(2) Horizontally proportioned windows are encouraged to be divided into vertically proportioned components either through multi-part windows or other divided lights. **See Figure 8.**

Figure 8

(3) Windows shall not be installed to run from grade. A bulkhead constructed of brick, stone, wood, or fiber cement siding with a minimum of eighteen (18) inches shall stand between the sill of the window and grade. This area should be finished to enhance the architecture of the building. Inclusion of a water table, knee wall, or kick plate is required to articulate the base of the façade.

iii. A maximum of fifty (50) percent of a façade area shall consist of glazing. Atriums, entryways or additions which extend from the main foot print and do not exceed 10% of the total floor area of a building or are designed to be used as a conservatory, or entry feature may be exempted from the glazing standards and be almost entirely glazed provided glazing is installed at least eighteen inches from the ground.

(4) Windows should be modulated and separated by mullions or muntins finished in permitted materials. Fully glazed facades shall not be permitted.

(5) Multi-story windows may be reviewed and approved by the City on a case-by-case basis.

(b) **Fenestration Patterns and Rhythm**

(1) Generally window openings or groups of windows should be equidistant from one to another to create a regular pattern.

i. A horizontal distance of more than one and one-half (1.5) times the width of the windows or a group of windows should be avoided unless other elements of the façade's detailing or building articulation help continue an established pattern.

(2) When a genuine window opening is not feasible, variation in the façade pattern or the use of "blanks" on mortar buildings and shuttered windows on non-mortar buildings may be considered.

(3) Windows on upper stories should generally be vertically aligned with lower story windows or off-set in a manner that creates an intentional pattern.

i. If the distance between the lintel of the first floor and the second floor windows is greater than two (2) times the height of the upper story window, spandrel panels shall be used. **See Figure 9.**

Figure 9

(4) Windows used to establish a fenestration pattern should generally be of the same size; however, smaller or larger windows may be employed to create variation and interest.

(c) **Glazing**

(1) Fully opaque glazing or mirrored glazing is prohibited for required window openings. The Planning Commission may approve fully opaque glazing on the first floor of medical office buildings.

(2) Spandrel or other opaque glass may be appropriate in limited applications as an accent, where genuine window openings are not feasible due to internal layout, but not as a replacement for the required windows.

(d) **Blanks**

(1) Blanks or bricked in openings may be used in locations where genuine window openings are not feasible due to internal layout, to continue an established window pattern. **See Figure 10.**

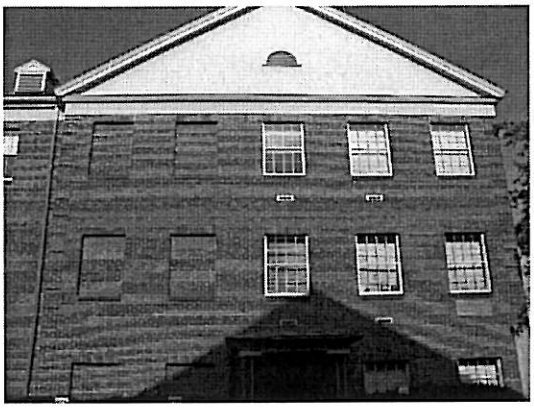


Figure 10

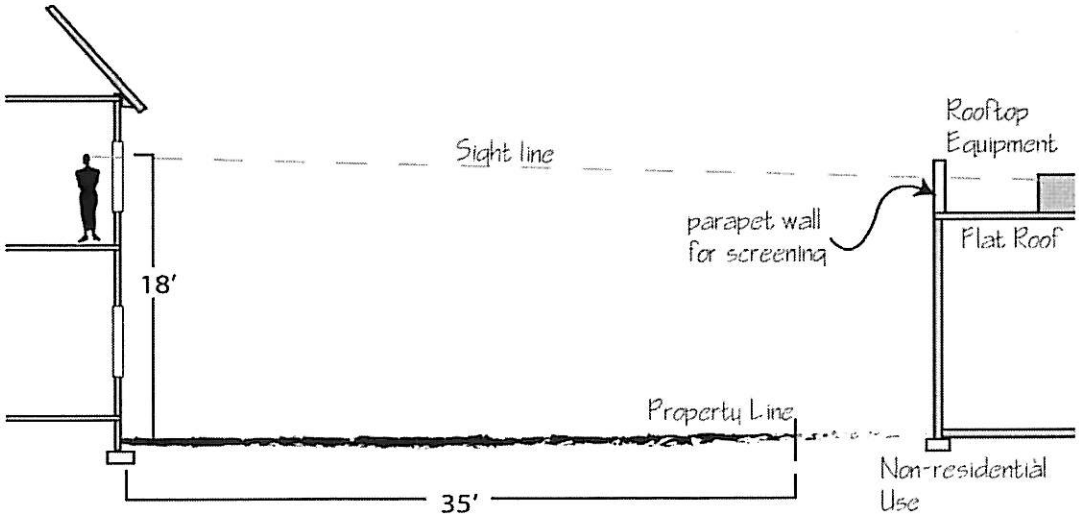
§ 151.1609 ROOFTOP SCREENING AND UTILITY HOUSINGS.

Rooftop equipment shall be located in a manner so that it shall be screened from public view and adjacent residential properties.

Equipment screening must be provided so that rooftop equipment should be minimally visible from public rights-of-way or adjacent residential properties when viewed from an average second story window at a height of eighteen (18) feet above the grade at the property line, at a point thirty-five (35) feet from the property line of the residential property. **See Figure 11.**

(a) Use of parapet walls and the placement of equipment shall be coordinated with the specified site lines identified above.

Rooftop equipment and flat roof screening from residence



The use of a parapet wall or other appropriate screening shall be used to screen the view of a flat roof or rooftop equipment from the second story of adjacent residences.

Figure 11

(b) All utility housings, junctions, and other exterior duct work or conduits shall be painted and/or permanently colored to match the basic building material color on which it is located; or successfully integrated with other trim or detailing in a manner that enhances the architectural style of the structure. **See Figure 12.**

Figure 12

(c) Flat roofs with parapets and decorative cornices are appropriate on buildings with at least two (2) stories with finished wall heights of more than twenty (20) feet.

(d) Creative treatments of traditional roof elements such as dormers, cupolas, or widow's walks to screen rooftop equipment from view from the primary road and/or adjacent residential uses are encouraged.

(e) Roof-mounted mechanical or utility equipment should be screened in a manner that is architecturally integrated with the structure through the use of materials, color, shape, and size.

(1) The screening materials should be solid building elements such as parapet walls, cupolas, or dormers, etc., rather than add-on screening materials wherever possible.