

**CHAPTER 1145**  
**C-H HISTORIC COMMERCIAL DISTRICTS I and II**

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**1145.01 PURPOSE**

- (a) The C-H Historic Commercial District I is established to preserve and protect the Village downtown core which is the historic and retail center of the Village at and near the intersection of Broadview Road and Streetsboro Road. This purpose shall be accomplished in this District by preserving the historic character and architectural integrity of the existing buildings in the District and setting forth guidelines for new development. The regulations contained in this District are intended to encourage a predominance of compact, neighborhood and pedestrian scale retail, service and office uses in the Village core. New commercial and retail development will be required to reflect the overall appearance, form, pattern, design and scale of this historic district. Pedestrian ways and bikeways are encouraged. This District is established to provide for commercial uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs, and smaller business office buildings, which do not generate traffic congestion or an excessive need for parking. In addition to the standards in this Chapter, all new structures, additions and renovations in the Commercial Historic District I&II must comply with the architectural standards found in Section 1181.29, Historic District Overlay.
- (b) The C-H Historic Commercial District II is established to preserve and protect the existing historic area at and near the intersection of Brecksville Road and Streetsboro Road and to provide for uses which will be compatible with certain existing uses, the historic structures in the area, and the rural residential character of the Village. This purpose shall be accomplished in this District by preserving the historic character and architectural integrity of the existing buildings in the district and setting forth guidelines for new development. The regulations contained in this District are intended to encourage a predominance of neighborhood-scale retail, service and office uses. New commercial and retail development will be required to reflect the overall appearance, form, pattern, design and scale of this historic area. Pedestrian ways and bikeways are encouraged. This District is established to provide for commercial uses principally to accommodate the sale of convenience

retail goods and personal services purchased frequently for daily or weekly needs and smaller business office buildings, which do not generate traffic congestion or excessive need for parking.

### 1145.03 USES

#### (a) Permitted Uses

The following uses are permitted in the C-H Historic Commercial Districts:

- (1) Single-family dwelling as permitted ~~and as regulated~~ in the R-2 District. Single-family homes shall follow the performance requirements found in Section 1126.05 through 1126.13. The Design of single-family homes must comply with the standards found in Section 1181.29, Historic District Overlay
- (2) Antique shop
- (3) Gift/Florist/card shops
- (4) Book stores
- (5) Bakery shop, candy shop, ice cream parlor, donut shop
- (6) Personal services, including barbershop, beauty shop
- (7) Business services, including insurance, legal or real estate
- (8) Medical and dental offices, including medical & dental professionals
- (9) Bed and breakfast inns
- (10) Tailor or dressmaker

#### (b) Conditionally Permitted Uses

The following uses shall be conditionally permitted uses in the C-H Historic Commercial Districts, subject to meeting all applicable requirements set forth in this Chapter and the requirements of [Chapter 1173](#):

- (1) Non-fast food restaurant
- (2) Dry cleaning establishment
- (3) Produce or health food store
- (4) Convenience or minimarket (not selling gasoline)
- (5) Hardware and home furnishing shops
- (6) Veterinary clinics (without outdoor kenneling or boarding of animals)
- (7) Government owned and /or operated buildings and facilities
- (8) Churches and other buildings for the purpose of religious worship.
- (9) Dwelling units in combination with offices or other commercial or retail space
- (10) Financial offices
- (11) Office buildings
- (12) Pharmacy
- (13) Public Utility rights-of-way and related structures subject to [Section 1173.09\(b\)](#)

#### (c) Accessory Uses

- (1) Off-street parking and loading as regulated in [Chapter 1177](#)
- (2) Signs as regulated in [Chapter 1163](#)

- (3) Other accessory uses customarily associated with the main use and clearly incidental to the main use

(d) Similar Uses

The Commission may approve other retail, office and service uses not listed as permitted or conditionally permitted in the C-H Historic Commercial Districts I and II if it determines a use is similar to those specified in this Section with respect to the hours of operation, amount of traffic generated, and the general characteristics of the use and that it is compatible with the purpose of the District.

**1145.05 LOT REQUIREMENTS**

- (e) Lot requirements for the C-H Historic Commercial District I are as follows:

- (1) Minimum Lot Area: ~~not applicable~~ 8,000 sq.ft.
- (2) Minimum Lot Width: not applicable, except flag lots are not permitted
- (3) Maximum Building Coverage: ~~not applicable~~ 25%
- (4) Minimum Landscaped and Planted Area: 30%

- (f) Lot requirements for the C-H Historic Commercial District II are as follows:

- (1) Minimum Lot Area: 40,000 square feet
- (2) Minimum Lot Width: 100 feet
- (3) Maximum Building Coverage: 20%
- (4) Minimum Landscaped and Planted Area: 40%

- (g) In either the C-H Historic Commercial District I or II, one dwelling unit may be conditionally permitted that is attached to or above a permitted or conditionally permitted use. Additional dwelling units may be attached to or above a permitted or conditionally permitted use for each 10,000 square feet of lot area.

## 1145.07 YARD REQUIREMENTS

(h) Minimum front, side and rear yards shall be provided as follows: (all figures in feet)

Yard	Use	CH-I District Adjacent to:		CH-II District Adjacent to:	
		Non-Residential	Residential	Non-Residential	Residential
Front	Main/Accessory Building <sup>1</sup>	50 feet	50 feet	100 feet	100 feet
	Off-street Parking/Loading	10 feet	10 feet	25 feet	25 feet
Side	Main/Accessory Building	10 feet	50 feet	15 feet	25 feet
	Off-street Parking/Loading	5 feet	25 feet	10 feet	25 feet
Rear	Main/Accessory Building	10 feet	50 feet	15 feet	25 feet
	Off-street Parking/Loading	5 feet	25 feet	10 feet	25 feet
Minimum Distance <sup>2</sup> between Buildings		50 feet	50 feet	50 feet	50 feet

## 1145.09 MAXIMUM BUILDING HEIGHT

No structure shall exceed 35 feet in height, nor more than two stories.

Building height shall be determined in relation to adjoining building as provided in Building and Site Design Standards in [Section 1145.15\(h\)](#).

## 1145.11 SIGN REGULATIONS

Signs for the C-H Historic Commercial Districts shall be as regulated by [Chapter 1163](#), except for the additional standard that all signs must be architecturally compatible with the building or buildings on the lot and with the general architectural character of the District and possess high degree of compatibility with their surroundings as to composition, materials and design integrity.

## 1145.13 OFF-STREET PARKING AND LOADING REQUIREMENTS

Except as may be stated to the contrary in this Chapter, parking and loading requirements shall be as regulated by [Chapter 1177](#).

<sup>1</sup> Except where existing buildings within 200 feet of the lot in question have an average setback lesser or greater than specified. In such cases, the depth of the front yard shall not be less than the average depth of the existing buildings.

<sup>2</sup> Minimum distance between principal buildings in a development site, the Commission may lessen this requirement by up to 50% when the reasonable arrangement of buildings on the site supports a lesser distance.

## 1145.15 BUILDING AND SITE DESIGN STANDARDS

### (a) Site Development

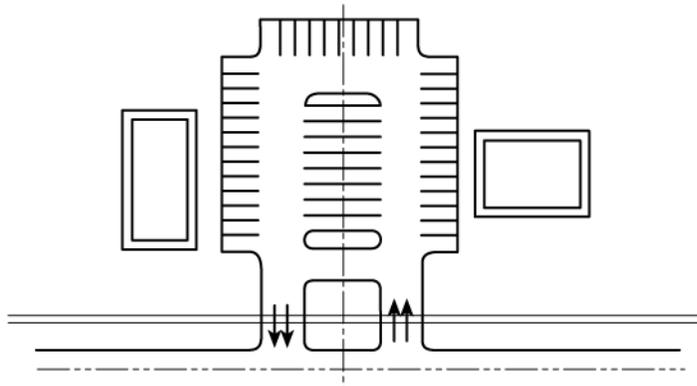
- (1) To the maximum extent feasible, the proposed development shall avoid or minimize land disturbance and grading and preserve the original contours and other natural topographical features of the site and existing trees on the site and shall incorporate measures to minimize soil erosion during all construction phases.
- (2) Parking areas shall be designed to minimize the visual impact of parked cars as viewed from the public right-of-way and adjacent properties through the use of plantings and earth berms.
- (3) Off-street parking shall not occupy any part of any front yard, but may be included in a required side and rear yard within the setbacks required by **Section 1145.07**. Joint use of parking areas is encouraged. The Commission may permit parking to extend to the side or rear property line in the case of joint parking area.
- (4) Utility services on private property shall be placed underground for all new services.
- (5) Where a sidewalk/bikeway does not exist in the public right-of-way abutting the applicant's property, a five foot wide sidewalk shall be provided by the applicant. A pedestrian/bikeway connection shall occur from the building to the sidewalk/bikeway in the public right-of-way.
- (6) To the maximum extent feasible, provision shall be made in the design of the development for connections with the existing or future pedestrian systems on adjoining properties, including but not limited to connections to existing or planned future sidewalks, bikeways, or trail systems.
- (7) Site features such as service entrances and loading zones shall be screened from adjacent properties and the public right-of-way and located in the side or rear of the lot.
- (8) Mechanical equipment shall be located so as not to be visible from any public ways or adjacent residential areas. Where such limitation is not possible, the facilities shall be screened from public view with materials compatible with those used in the building.
- (9) All trash containers and trash storage areas shall be screened with a six-foot high enclosure on three sides and a solid gate on the front. The enclosure shall be similar to the main structure as to materials and color.
- (10) All storage of materials and equipment shall be within enclosed buildings. All business activity shall be within enclosed buildings, except as permitted by the Commission.
- (11) Decorative fencing such as split rail, wrought iron or wood picket shall be permitted in the front yard and shall not be higher than four feet.
- (12) Security fences shall not be permitted in the front building setback, in front of any building or in the side yard setback on a corner lot. Security fences must be screened from view with trees and shrubs. Chain link fencing shall not be permitted.

(b) Vehicular Circulation and Access

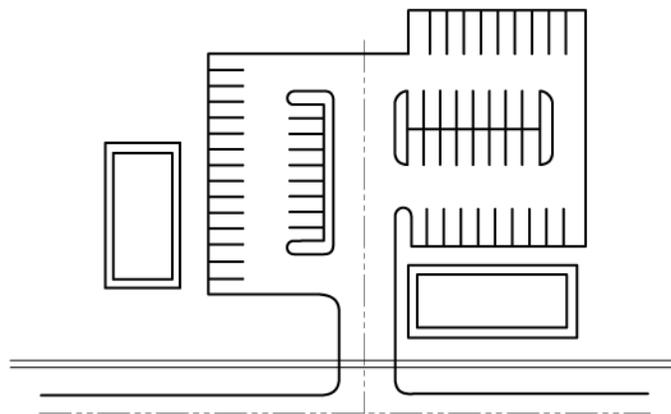
Any development in this District shall:

- (1) Minimize the number of vehicular turning movements by limiting access points to one. Points of ingress and egress shall be clearly defined and promote the safe movement of traffic.
- (2) Provide for the safe and functional movement of vehicles and pedestrians both on and off-site.
- (3) Give consideration to the location of existing access points, adjacent to and directly across the street from the site.
- (4) Not use driveways as points of ingress and egress for individual parking spaces. Driveway placement should be such that loading and unloading activities will not hinder vehicular ingress and egress.
- (5) Be designed so the plants and structures on the site do not interfere with the safe movement of motor vehicle traffic, bicycles or pedestrians.
- (6) Encourage vehicular circulation between parcels. Where legally possible, provisions for circulation between adjacent parcels shall be provided through coordinated or joint parking systems to minimize curb cuts along the street. (See following examples)

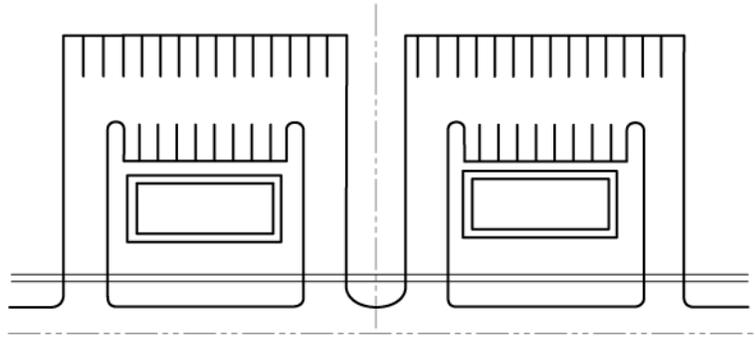
Shared Parking Example Preferred



Shared Access Example Preferred



## Avoid Separate Parking and Access Example



- (7) Give priority to pedestrian safety and residential character issues when evaluating access design elements.
- (8) Maintain curb definitions and prohibit continuous access along the frontage of the site.
- (9) Pave all drives and parking areas with concrete, bituminous concrete, brick, or paving blocks.

### (c) Landscaping

- (1) Landscaping shall be used as a transition between uses, and to screen areas from public view and to improve the appearance of developed areas. All yard areas not used for accessory structures and uses shall be landscaped and maintained with grass, trees, and shrubs.
- (2) Plant materials should be chosen which are indigenous, moderately fast growing, and require minimal maintenance. The landscape design should incorporate the entire site and consist of a palette of plants with year round appeal, which may include: annuals, perennials, shrubs or trees.
- (3) Landscaping shall be compatible with the Village's Historic Streetscape Plan.
- (4) Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade, energy conservation, sound absorption, dust abatement, reduction of glare and screening.
- (5) Where landscaping is used as screening it shall be opaque year round.
- (6) Landscape screening shall be of a height and density so that it provides the full desired affect within three years growing time.
- (7) Landscaping, walls, planters or similar means shall be used to screen parked cars. Whenever structures such as walls or fences are used to create a screen, plants shall be located on the sides of the structure which can be seen from the surrounding streets, walks and other properties which are used by the public. Landscape plans shall be approved by the Commission.
- (8) All parking areas shall be landscaped with trees, shrubs and fences to provide an effective buffer for any adjacent residential property and public street right-of-ways. Within the interior of the parking areas there should be landscaping to break up large areas of parking.
- (9) New and remodeled buildings shall include landscaping in the form of street trees and/or shrubbery along the public right-of-way, low shrubbery around the

buildings themselves to soften the appearance and landscaping between and along site boundary lines. All street trees shall be at least 3 1/2 inch caliper and shall be spaced a minimum of 25-30 feet apart.

(10) Tree species should be hardy city types and approved by the Commission.

(d) Lighting

- (1) All exterior lighting shall be an integrated part of the architectural and landscape design concept and compatible with the Village Historic Streetscape Plan.
- (2) All lighting shall be so directed so as not to produce glare and unnecessary diffusion onto adjoining properties.

(e) Location, Orientation, Size and Shape of Buildings

- (1) No building shall exceed 5,000 square feet of gross floor area on the ground floor. The 5,000 maximum square foot limitation set forth above shall not be varied by the Board Planning Commission except upon a demonstration by the applicant by clear and convincing evidence that a particular difficulty exists as a result of the application of such standard and that the property cannot be put to any viable economic use without the variance exception. The decision to grant any variance exception to such 5,000 square foot limitation shall be forwarded by the Board Planning Commission to Council for its review. Council shall have 30 days from its receipt of the decision of the Board Planning Commission to confirm, deny, or modify said decision. In the event Council does not act upon the decision of the Board within said 30 days, the decision of the Board Planning Commission shall be deemed to be confirmed.
- (2) Linear continuity of buildings shall be preserved by placing primary facades parallel to the street.
- (3) New and remodeled buildings shall be compatible with their surroundings. Architectural style, bulk, shape, massing, height, scale and form of new and remodeled buildings and the shape between and around buildings shall be consistent with the character of the area and be in harmony with neighboring buildings. Building design and materials shall also be compatible with the historic residential structures in the Village and include gable roofs and residential-type windows and doors.
- (4) Buildings with a facade in excess of 55 feet shall be divided into modules not exceeding 50 feet in width. Each module may have a separate entry, display windows, and/or other architectural features to distinguish it from adjacent modules.

(f) Exterior Renovation or Alteration of Existing Historic Structures

- (1) The distinguishing original qualities of an historic building or structure shall not be destroyed. The removal or alteration of any historic materials or distinctive architectural features shall not occur whenever possible.
- (2) Existing houses which are converted to commercial uses shall retain the residential character and general construction design of the period of the structure.
- (3) Architectural elements shall be sensitively designed to reflect detailing associated with the particular style of the building.
- (4) The design elements of a building addition shall match the design elements of the principal structure, in particular, building materials and color, rooflines and shapes, and window proportions and alignment.
- (5) The scale of an addition shall be compatible with the principal structure and surrounding structures and context.
- (6) The original pattern of window and door openings and their shape and configuration shall not be altered unless approved by the Commission. Window and door openings should not be reduced, enlarged or filled in on the street facade. Replacement windows and doors should match the original size, shape and design as closely as possible.
- (7) Original materials shall be repaired, restored and reused whenever possible. Original materials shall not be removed or covered whenever possible. Where necessary, missing or deteriorated materials shall be replaced with appropriate recycled or new materials, which match the original as closely as possible.
- (8) Renovations or additions shall follow the guidelines of the Ohio Historical Society.

(g) Building Materials and Appurtenances

- (1) The architectural character and exterior building materials of new and remodeled buildings shall be harmonious with nearby historic buildings in color and texture, materials, proportion, scale, patterns and opening sizes and shapes. Vinyl and aluminum siding are not permitted.
- (2) Construction materials and colors for walls and fences that are visible from the street shall be uniform and compatible with the architectural style, color and building material of the building and its surroundings.
- (3) Accessory buildings shall be compatible in design and material with the main structure.